

CANADA WATER

Canada Water Masterplan: Project Update

Surrey Docks Ward Meeting
22nd September 2022



Our presenters



KEIR FREESTONE

**Project Executive,
British Land**



MILES PRICE

**Planning Director,
British Land**



SAUL COLLYNS

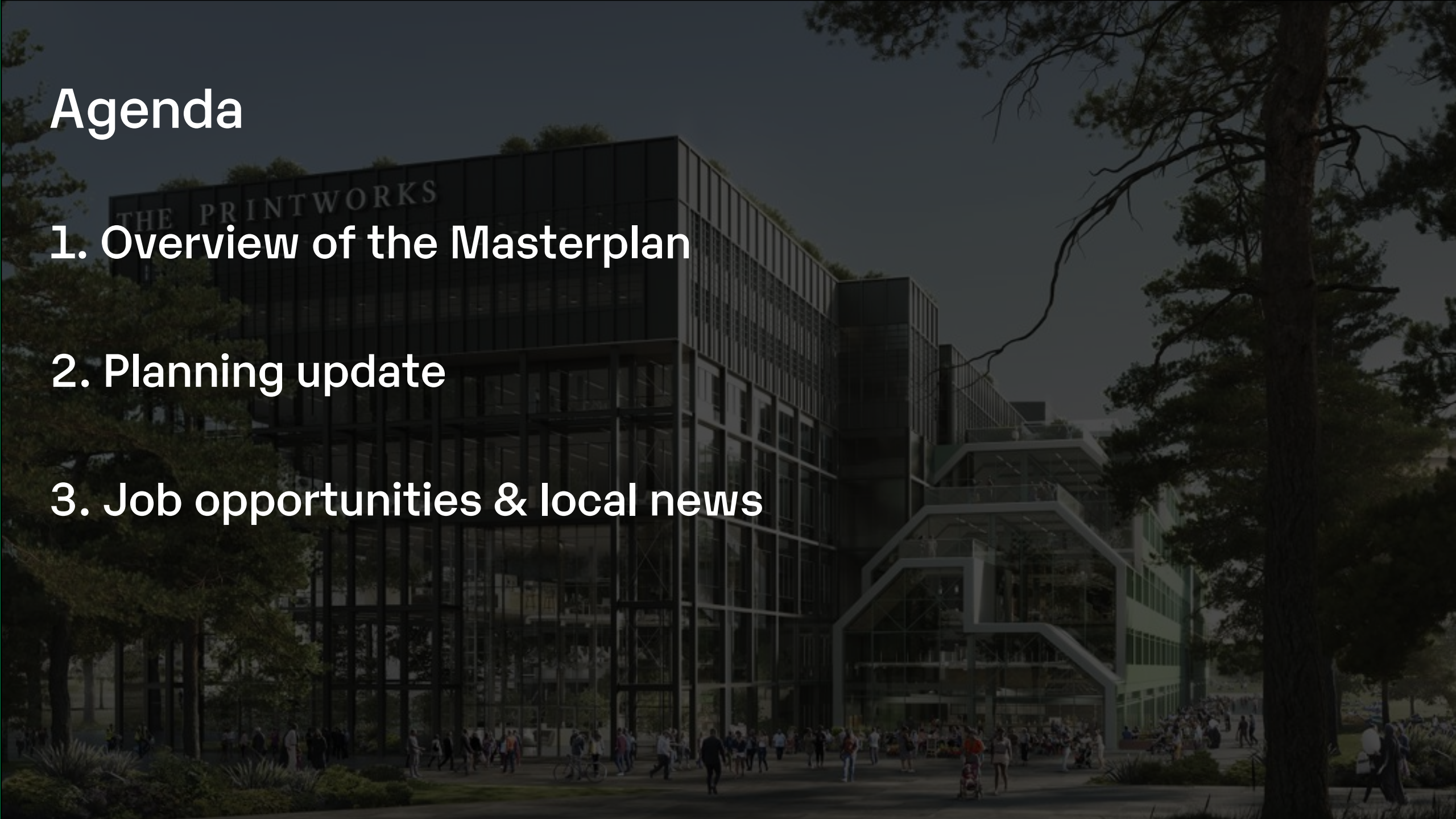
**Community
Engagement Lead,
British Land**

Agenda

1. Overview of the Masterplan

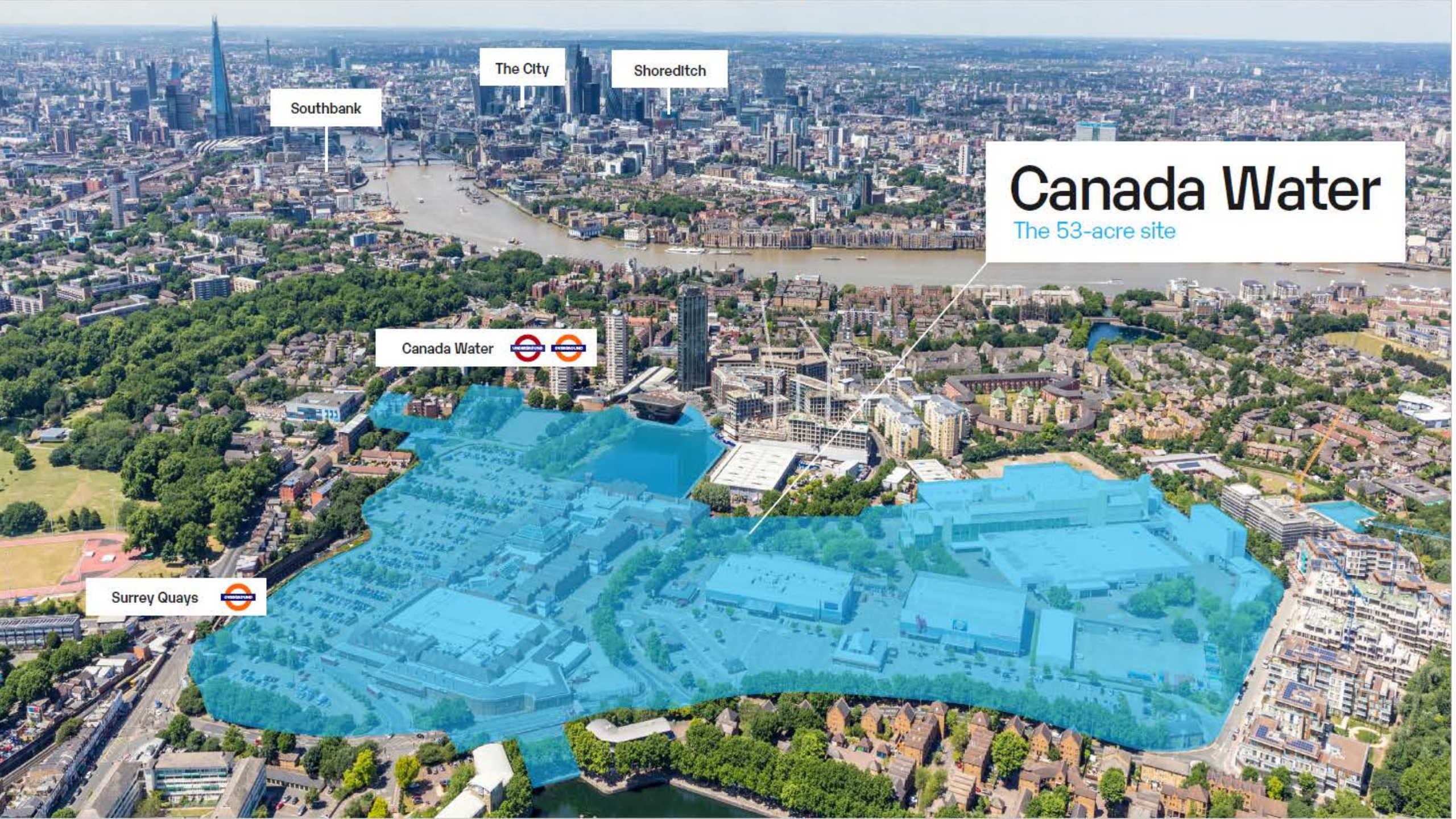
2. Planning update

3. Job opportunities & local news



Overview of the Masterplan





Southbank


The City

Shoreditch

Canada Water

The 53-acre site

Canada Water  

Surrey Quays 

Canada Water Today



Canada Water Future



Illustrative aerial view of the Masterplan



WATER

DOCK OFFICE

CANADA DOCK

SOUTHWARK PARK

RUSSIA DOCK WOODLAND

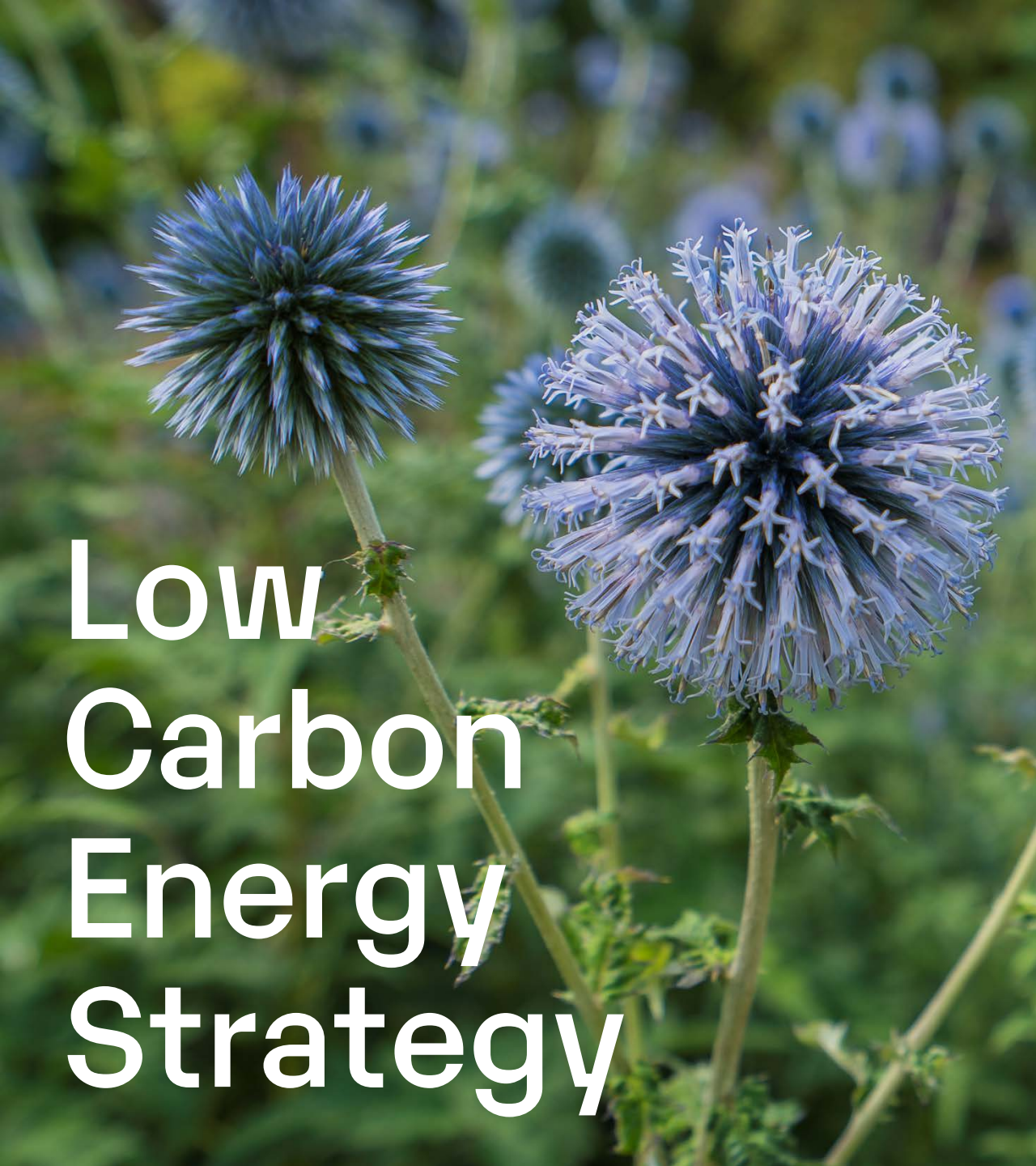
PRINTWORKS PARK

SURREY QUAYS

Canada Water
Illustrative Scheme

About the development

- Joint venture with Southwark Council, British Land & Australian Super
- c.10 year scheme
- 53 acre Masterplan
- Around 3,000 homes (25% social rent, 10% intermediate homes)
- 2.5m sq ft workspace for 20,000 workers (including affordable workspace)
- 1.0m sq ft retail, leisure, education, culture (including affordable retail and community use space)
- 12 acres of parks, squares and open spaces
- Space/funding for a new health centre, primary school expansion, a new sixth form, police hub and transport improvements
- Employment and training programmes to support local people to access meaningful, sustained employment as part of the development



Low Carbon Energy Strategy

All-electric energy approach with low temperature (ambient) heat networks.

BRE Applied Innovation Credit for **industry first - re-use of office waste heat** to heat residential homes. Now implemented across the masterplan.

First use of cement-free, Earth Friendly Concrete (EFCTM), in permanent piling works in the UK – 45% carbon reduction.

Ultra Low Carbon, reusable, concrete and timber cassettes in some buildings.



Planning update




Masterplan progress – currently under construction

Plot A1



Plot K1



 Detailed Permission

 Outline Permission

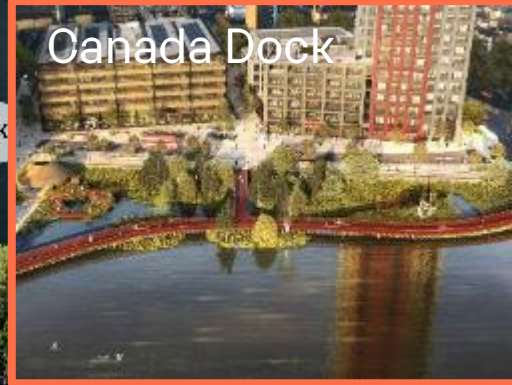
Plot A2



Dock Offices
marketing suite






Canada Dock



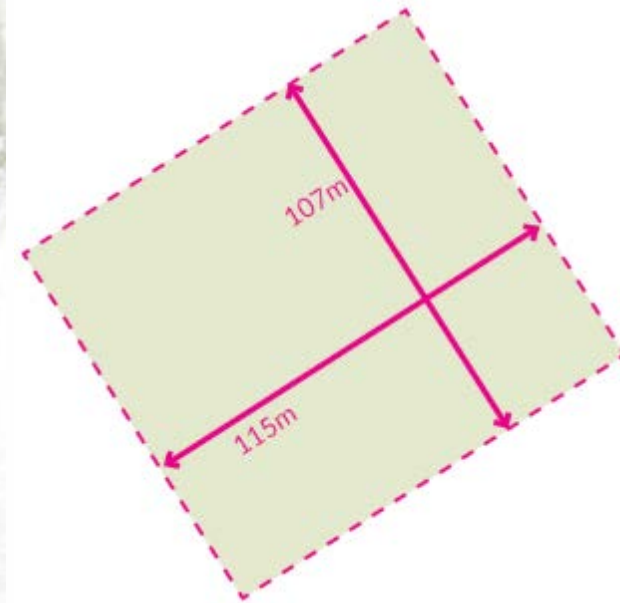
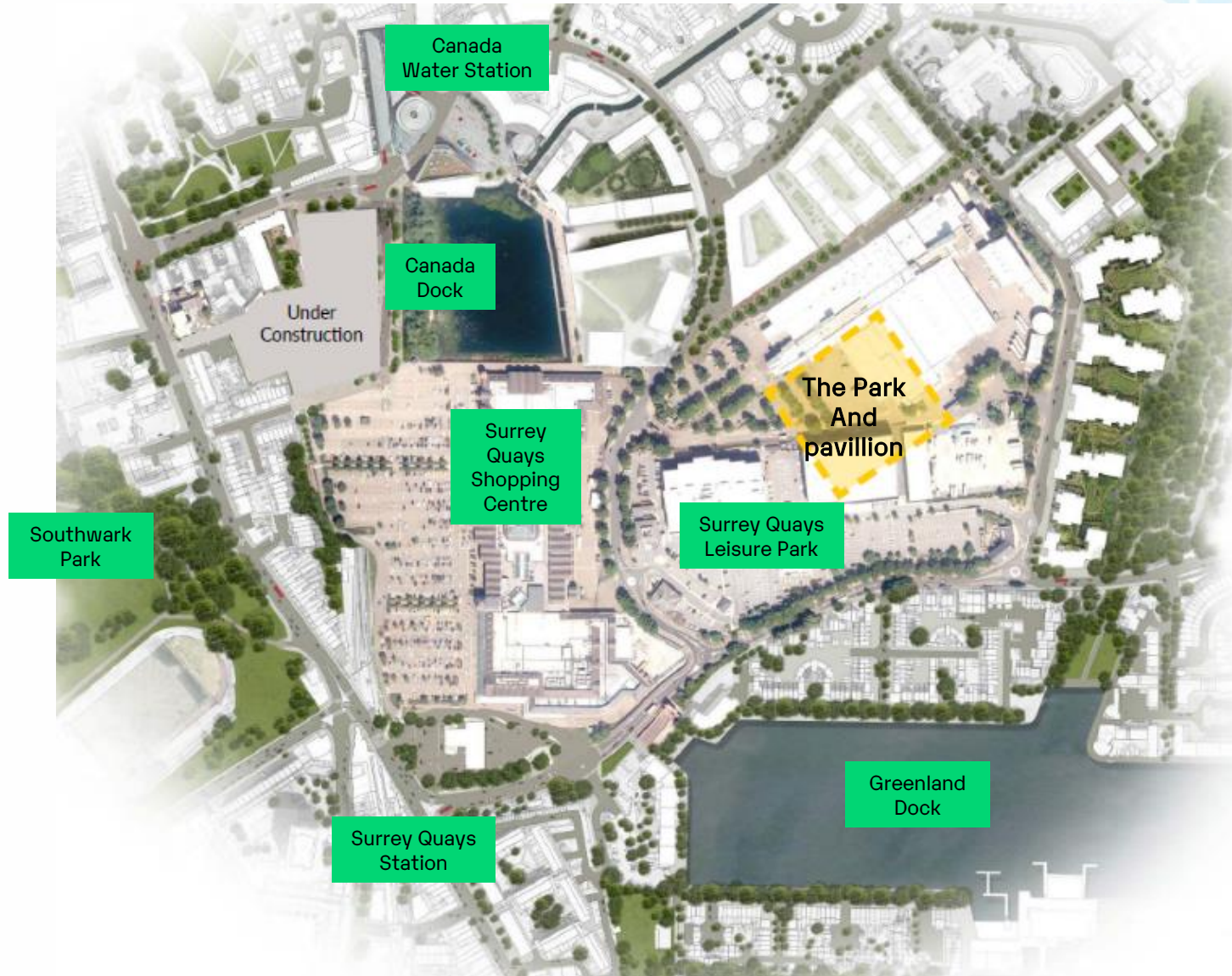
Next phase of development



-  Detailed Permission
-  RMA Submitted
-  Outline Permission



The Park and Pavilion – Location within the existing site



The Park and Pavilion Design

Within the Outline Planning Permission, the plans are to deliver:

- Play spaces for a range of different age groups;
- Gardens, that are engaging & encourage biodiversity and pollinators, to provide a long and varied flowering period;
- A Pavilion, that could include a café or event space



Illustrative view of the Park

Approved and Submitted Reserved Matters Applications

Approved – Plots A1, A2, K1, L, F, H

Homes – 912 (197 social rent, 64 intermediate, 651 Market)

- Office space – 1.2m sq ft GEA
- Retail space – 76,000 sq ft GEA
- Leisure / Community – 66,000 sq ft GEA

Submitted – Plot G (Pending decision)

- Homes – 419 (115 social rent, 140 intermediate, 164 Market)
- Retail – 132,753 sq ft GEA

Zone	Office space (sq ft)	Retail (F+B) (sq ft)	Leisure/Community (sq ft)	Total number of Homes	Private Homes	Intermediate Homes	Social Rent Homes	Number of Habitable Rooms	Percentage Affordable (Habitable rooms)
A1	172,690	12,540	0	186	178	8	0	605	4%
A2	234,416	10,441	64,960	0	0	0	0	0	
K1	0	0	0	79	0	19	60	258	100%
L	4,145		1,262	237	63	37	137	787	77%
F	390,973	22,868		410	410	0	0	1,161	0%
H	405,456	30,626	0	0	0	0	0	0	
Sub Total	1,207,680	76,475	66,222	912	651	64	197	2,811	
G*	0	132,753	0	419	164	140	115	1,311	66%
Total	1,207,680	209,228	66,222	1,331	815	204	312	4,122	

Footnote – Sq ft GEA

* Subject to Planning. Every 500 unit threshold needs to achieve 35% Affordable (by habitable room)



View of Canada Dock, showing the new 170m pedestrian boardwalk and new wetland habitat (Buildings A2, and A1 in the background)

Job opportunities & local news

An aerial view of a modern urban courtyard. The courtyard features a central pond with lily pads, surrounded by lush greenery and trees. People are seen walking on paved paths, sitting on benches, and gathered around tables. The courtyard is bordered by modern buildings with large windows and balconies. The text "Job opportunities & local news" is overlaid in white on the left side of the image.

Ongoing and recent local programmes



Love Summer at Canada Water



Terrarium workshops | 126 attendees



4 Adult Art Classes | 54 attendees



40 Live Music Performances and 8 DJ Sessions

12 Kids Art Classes | 153 attendees

Live job and training opportunities



- View our website for live job & apprenticeship opportunities, or register for updates whenever new opportunities become available (team@canadawater.co.uk / 0800 470 4593 (Freephone))
- **Current opportunities for Southwark residents, open for applications until November:**
 - **Handyman** (basic carpentry, plumbing, repairs), £15/hour
 - **Traffic Management Operative**, £15/hour
 - **Waste Management Operative**, £12.90/hour*CSCS cards required for all roles*
- **Access free pre-employment training at Southwark Construction Skills Centre on Surrey Quays Road**
 - Open to Southwark residents
 - Several courses running throughout the Autumn, to help you obtain a CSCS card, opening the door to job opportunities on site
 - More information at www.southwarkconstructionskillscentre.com

Other updates

Trees:

British Land has funded 116 trees which have been planted across Surrey Docks and Rotherhithe Wards

Surrey Quays Station:

The car park is being reconfigured to enable TFL to start works on the new station in 2023

Thank you