

# CANADA WATER Community Update

Welcome to our autumn community update on the Canada Water development – which includes the redevelopment of Surrey Quays Shopping Centre, Surrey Quays Leisure Park, The Printworks and the former Rotherhithe Police Station.



Image of recently approved plans for new affordable housing at Zone L of the Canada Water development

## What's happening?

We're building a new town centre in Canada Water. Construction is well underway and the first buildings are now starting to rise from the ground. Approval has also recently been granted for the next phase of the development, which will deliver new homes (including affordable), along with exceptional public spaces, play areas, shops, restaurants and offices in and around the Printworks, Surrey Quays Road and Quebec Way.

We've also submitted plans to build a brand new Tesco store in what's currently Surrey Quays Leisure Park, and we're starting to bring forward plans for a new 3.5-acre park. It is important that the park is part of the local area and that it's a space that people want to use, so we've had lots of conversations and meetings over the summer with local groups, organisations and residents to discuss ideas for this. We'll be sharing updated designs for the park later in the autumn and look forward to hearing your feedback.

September saw the end of our fantastic Love Summer events in the pop-up park outside Surrey Quays Shopping Centre. We were delighted to welcome thousands of people to play sports and enjoy events ranging from live music and DJs to art workshops and plant making and yoga classes – all for free. Though the summer series has finished, the new wallball courts and

The Arch climbing centre remain open for people of all ages and abilities to enjoy.

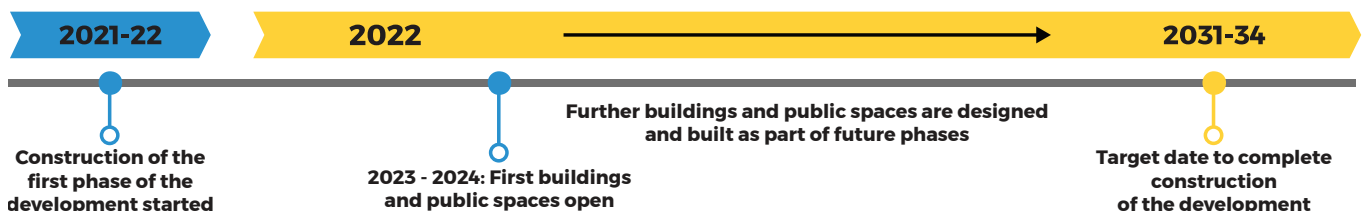
Read on for an update on development activity and local news, as well as information about some of the job and training opportunities that are currently available for Southwark residents.

### What is the Canada Water development?

The development will deliver a new town centre for Southwark, with shops, restaurants, bars, offices, and community and leisure facilities. There will also be around 3,000 new homes, of which at least 25% will be social rented and a further 10% will be 'intermediate', including shared ownership. Importantly, the development will include 12 acres of new public open spaces, including a new park and a town square.

The development is being brought forward by British Land as a 50/50 joint venture with Australian pension fund AustralianSuper, in partnership with Southwark Council. British Land is a UK-based property company and we have been active in the local area for many years, principally as owners of Surrey Quays Shopping Centre.

## Construction timeline



# Affordable housing delivery accelerates

In July, Southwark Council approved plans for over 600 more homes to be built within what are known as Zones F and L of the Canada Water Development. This is an exciting milestone, as it opens the door for British Land to continue to help meeting the pressing need for new homes in the area.

Zone F, located across a portion of the Surrey Quays Leisure Park, will provide around 400 new homes along with workspace, shops, and restaurants.

Zone L, which will be located near to the Printworks site on Quebec Way, will deliver a further 237 new homes, of which c.58% will be social rent, with a further c.15% intermediate affordable and c.27% market sale. The developments feature plenty of public space for people to enjoy, such as open courtyards and play areas.

Following public drop-in sessions that we held in the spring we have also now submitted a Reserved Matters planning application for a brand new Tesco as well as 419 new homes at what's known as Zone G, located across a portion of Surrey Quays Leisure Park. c.27% of the new homes here will be available at social rent, and a further c.33% as intermediate affordable.

Over at Plot K1 on Roberts Close by Russia Dock Woodland, construction is underway on 79 homes which we are building for Southwark Council. At least 60 of these will be council homes at council rents.

This is just the tip of the iceberg. Of the approximate 3,000 new net zero homes delivered across the development, at least 25% will be social rent and 10% intermediate, making these homes a significant start with much more to come.

For updates on how the project is progressing, please visit [www.canadawater.co.uk/construction-activity](http://www.canadawater.co.uk/construction-activity), or you can drop by one of our regular construction drop-in meetings (watch our social media channels or email us at [team@canadawater.co.uk](mailto:team@canadawater.co.uk) for details)



New affordable homes coming soon to Zone L



Location of Zone L between the Printworks and Quebec Way

## Apply for construction jobs now

We want to get local people into meaningful, sustained employment as part of the Canada Water development, and we anticipate around a hundred **construction jobs and apprenticeships** to be generated over the next four years.

Our contractors are recruiting for a number of jobs this autumn.

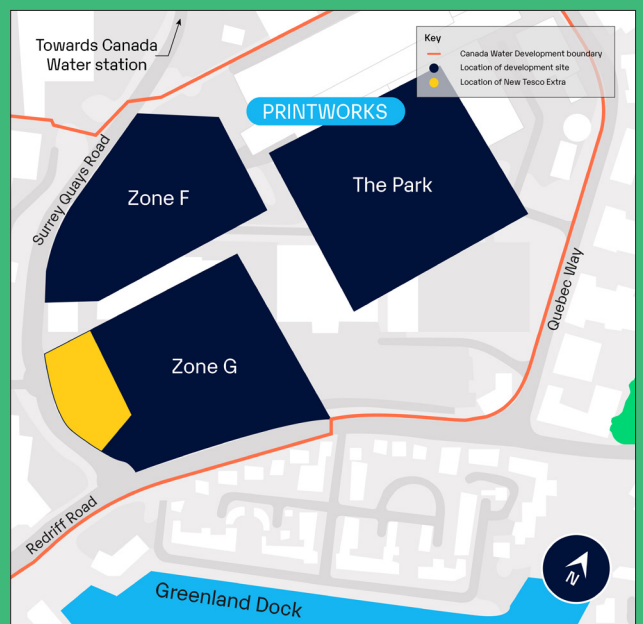
Wates, our contractor on A1, has the following vacancies currently open for Southwark residents:

- **Traffic Management Operative** – CPCS Plant and Vehicle Marshaller A73 card required
- **Waste Management Operative** – CSCS card required
- **Handyman** – CSCS card required

Applications for all these roles will be accepted until **November**. For more information on these roles and to apply, please email [team@canadawater.co.uk](mailto:team@canadawater.co.uk)

Further jobs and apprenticeships will be coming forward soon. To register your interest and find out more, sign up to our mailing list by emailing [team@canadawater.co.uk](mailto:team@canadawater.co.uk), call **0800 470 4593** (freephone), or keep an eye on [www.canadawater.co.uk](http://www.canadawater.co.uk) and noticeboards around the site.

We are also working with the Southwark Construction Skills Centre to help local people of all ages access these opportunities. Throughout the autumn they are running several **free pre-employment training courses for Southwark residents**. These courses focus on helping local residents acquire a CSCS card, which can open the door to a variety of construction job opportunities. More information is available at: [southwarkconstructionsskillscentre.com/pre-employability](http://southwarkconstructionsskillscentre.com/pre-employability)



Location of Zone G, Zone F and the Park, across a portion of Surrey Quays Leisure Park

# Overview of the development

Construction work is underway to build new homes, offices and shops, as well as a new leisure centre and public open spaces (Plots A1 & A2).

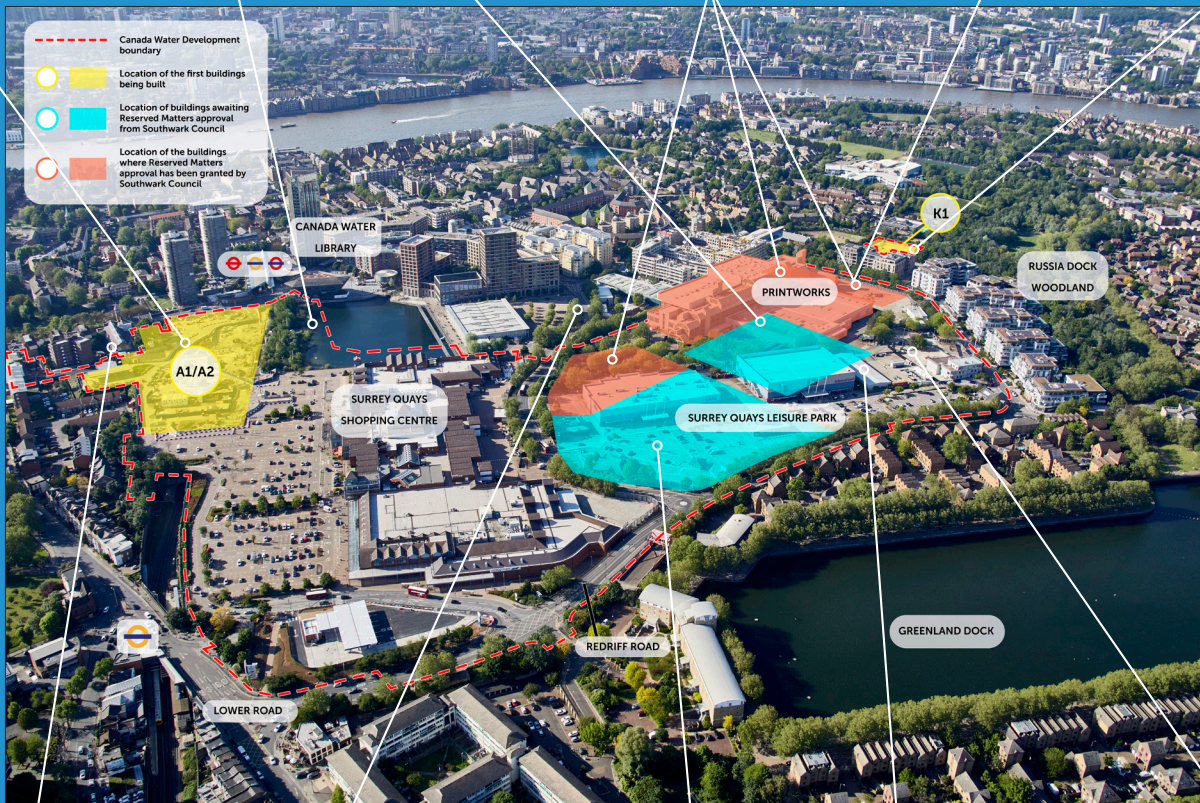
Preparatory works continue at Canada Dock ahead of improvement works beginning in the coming months.

We're bringing forward designs for a new 3.5-acre park within the development and will be sharing the next iteration of the plans in the autumn.

Infrastructure works on what are currently known as Printworks Street and Reel Street (Plots F, H, and L) are beginning in October this year.

Construction work continues to build a new below-ground electricity substation at the rear of the Printworks by Quebec Way. It will provide electricity for the development as well as the wider local area.

Construction work is underway to build 79 homes for Southwark Council (Plot K1).



Further restoration works to the Grade II listed former Dock Offices are underway, including creating a sales and marketing suite and landscaping works in the Dock Office Courtyard.

Southwark Construction Skills Centre on Surrey Quays Road, is running free pre-employment training courses for local residents.

A Reserved Matters Application has been submitted to Southwark Council to develop Zone G, providing affordable housing and a brand new Tesco

Global Generation is building a more permanent home. It will include a multi-use education space to continue education workshops with local schools and groups.

Work on Phase 2 of the temporary modular hub, the building next to TEDI's campus, is starting this September, with completion of all the works planned for spring/summer 2023.

## Help shape the plans for a new 3.5-acre park

We are bringing forward plans for a new 3.5-acre park next to the current Printworks building. The vision is for the design to draw on the location's industrial heritage, keeping existing trees and making the park a place to play, relax and connect with nature. The designs also include a pavilion and café with rooftop terrace.

We want to make sure that we design the park so that it is integrated into the local area and meets the needs and aspirations of people who will use it. During the summer we enjoyed meeting local people at a range of events and hearing their ideas on what should be included within the new park. We are taking this feedback on board as we develop the designs so that the park and pavilion are somewhere for the whole community to enjoy. We look forward to sharing refined designs in the autumn ahead of submitting a planning application. Please look out for further information on how to get involved on our website and social media channels.



Drop-in session at Surrey Quays Shopping Centre on 28th July 2022

# Summer fun at Surrey Quays

New public facilities and social spaces have begun to take shape for people of all walks of life to enjoy. Recent months have seen new wallball courts and a new climbing wall open at Surrey Quays Shopping Centre, a busy events schedule at the Love Summer pop-up park, and live music and family fun at Rotherhithe Festival.



Canada Water's new wallball courts take the local landscape as their design inspiration

## Wallball courts bring sport to the street

The UK's first double wallball courts opened next to Surrey Quays shopping centre at the start of the summer. Wallball is a game based on the simple concept of hitting a ball against a wall with your hands, a bit like squash without a racket. The courts are free to use, and have been a big hit with people of all ages and abilities. You might have seen them on TV – last month the courts got some airtime on BBC London News.

## New climbing wall opens in Canada Water



The Arch welcomes complete beginners and experienced climbers alike

Fancy trying a new adventure sport? Come down to **The Arch Climbing Wall**, Canada Water's brand-new facility, which is now open to the public.

You can find The Arch next to the wallball courts at Surrey Quays Shopping Centre. The centre offers a broad range of walls and routes, so there's something for everyone, whether you're an experienced climber or a complete beginner. Pop into reception at The Arch and speak to staff who can run through options.

The Arch will also offer free of charge sessions for local groups to use at certain times of the week, so that the space is accessible to everyone.

For more on The Arch, visit: [www.archclimbingwall.com](http://www.archclimbingwall.com)

## Love Summer at Canada Water

During the summer Canada Water became home to an exciting new space to hang out – the Love Summer pop-up park, outside Surrey Quays Shopping Centre.

The space hosted a variety of free social activities, workshops, DJs and live music. The pop-up park had a Chill Zone with space to relax with deck chairs, a bar and table tennis, as well as a Plant Pavilion with a varied events schedule each week. From children's and adults' art classes with Surrey Quays artist in residence Rod Kitson, to plant workshops with local business Plant&Person and yoga classes run by The Lodge, there was something for everyone. We hope people enjoyed getting involved with the activities on offer and we look forward to bringing forward more opportunities in the future.



The Love Summer pop-up park featured spaces to relax and enjoy a range of activities

## Get in touch!

British Land is committed to engaging with people in a way that is inclusive and accessible to everyone who lives, works and spends time here. We always look to communicate proactively and be contactable via a range of means, as well as keeping engagement personal and continuing to listen and learn about the local area and seek ideas and feedback on how we're doing.

If you have any questions or comments, please **get in touch** with the project team. Please also sign up to our mailing list for updates. We look forward to hearing from you.

Contact us: [canadawater.co.uk](http://canadawater.co.uk) [team@canadawater.co.uk](mailto:team@canadawater.co.uk) 0800 470 4593 (freephone)

[@CWmasterplan](https://www.instagram.com/cwmasterplan) [Canada Water Masterplan](https://www.facebook.com/cwmasterplan)

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