

CANADA WATER Community Update

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

Southwark Council grants planning permission for a new 3.5-acre park and new Tesco Extra Supermarket

We're pleased to share that since our last update, Southwark Council has granted planning permission for the creation of a new 3.5-acre park with a pavilion building, play spaces, and a cafe. We have also received permission for the creation of a new Tesco Extra supermarket and cafe, below-ground car park, and 384 new homes of which 42% will be affordable (by habitable room).



Artist's impression of the new park

What's been happening?

Our construction of a new town centre in Canada Water is progressing well. You may have noticed works in progress to improve some of the public open spaces in Canada Water.

Over the page you will find updates on how we're revitalising the historic Canada Dock to provide habitats for wildlife, and on the new park and pavilion being created next to the Printworks site.

We also take a look at how Canada Water Connect are connecting local people to the new opportunities being created by the development.

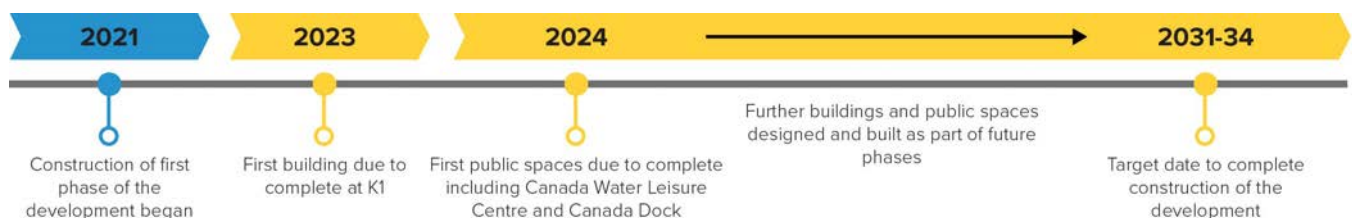
We're also celebrating TEDI-London welcoming their third cohort of students at their Canada Water campus. Read more about the innovative research taking place, along with details of some fun activities for both kids and adults to get involved with over the autumn.

What is the Canada Water Masterplan?

The development will deliver a new town centre for Southwark, with shops, restaurants, bars, offices, and community and leisure facilities, alongside nearly 3,000 new homes of which at least 35% will be affordable. Importantly, the development will include 12 acres of new public open spaces, including a park and a town square.

It 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



TEDI-London welcomes its third intake

Innovation, ideas and up-to-the-minute engineering skills will all be needed in the new town centre we're building at Canada Water. Helping equip a new generation to support a sustainable future for us all is engineering higher education provider TEDI-London (full name The Engineering & Design Institute London), which has welcomed its third cohort of students.

TEDI-London was founded with a mission to transform engineering higher education and diversify the range of people entering the sector. Scholarships are available for eligible Southwark residents and there's a bursary scheme to support lower-income applicants.

The Institute also aims to play an active role in the life of the community. Earlier this year it launched a repair café where local people brought in their slow or damaged electrical devices to be diagnosed and where possible repaired, with some attendees learning some skills so they could fix their own items.

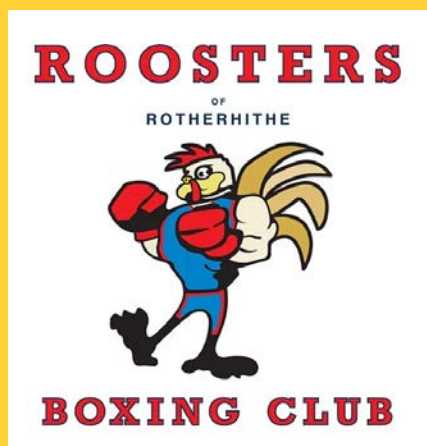


Students learn through hands-on projects

Autumn activities

It's a new season and a new school year... why not try something new? Here in Canada Water there's plenty going on that you can get involved in. We're proud to partner with a number of organisations delivering activities for people of all ages this autumn...

Get in the ring at Roosters



Roosters Boxing Club run youth sessions on Mondays, Wednesdays and Fridays after school, along with adult sessions on Tuesday and Thursday evenings, and Saturday mornings.

For more info email roostersboxingclub@yahoo.com or call **020 3876 6626**.

Get your fingers green at the Paper Garden



Green ambassadors at the Paper Garden

This green community space is run by environmental education charity Global Generation in partnership with British Land. **The Paper Garden** plays host to workshops on gardening, storytelling, cooking and more. It's open to the public on the first and third Saturday of each month, offering an escape to nature in the city. Discover the wonders of nature, engage in sustainable practices, and connect with the community. Pop down and get involved!

Be a game-changer at Ballers Academy



Young ballers

Ballers Academy offer free football sessions for children aged 4 to 11 years old on Saturday mornings at Dockland Settlements. Ballers' ethos is all about developing not just talented footballers, but well-rounded individuals, and their unique programme aims to help participants with grow in terms of their personal and social development as well as their sporting prowess. There will be fully qualified coaches, and fun games to participate in.

For more info call **020 7231 7108**.

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 team@canadawater.co.uk **0800 470 4593** (freephone)

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

We want to be accessible to all. If you would like to receive this newsletter in a different format, or have accessibility requirements, please contact us.



The Canada Water development is creating new opportunities for local people

Canada Water Connect are helping to connect local people with meaningful sustainable jobs and other opportunities being created by the development. British Land have partnered with ELBA, a charity with 30 years' experience in enabling business to support their local community, to create this new local service.



Navardo and Angela

Two long-term residents, Navardo and Angela, have been supported by Canada Water Connect in finding new roles as the property manager and front of house manager at newly completed life sciences facility Paper Yard. Navardo says: *"Having a career in Canada Water was a no-brainer - I get the chance to work locally whilst being part of this once-in-a-lifetime regeneration project."* Angela adds: *"I'm so excited to see this new building come to life and be part of its journey."*

To date, dozens of local people have found long-term work on the development. To find out more, view the many employment and training openings currently available, register for updates or list opportunities you are offering locally, visit: www.canadawater.co.uk/connect or email connect@canadawater.co.uk

Young people explore Canada Water through time at Evolving Docks

Canada Water Connect recently walked through the past, present and future of our area with young visitors to Evolving Docks. The event, hosted by our partner Bizzie Bodies at the Canada Water Library, was part of the London Design Festival. It explored Canada Water through the lens of young people. Visitors drew comics imagining a day in the life of the area in 2030, and learned about our industrial heritage at a stand from the Brunel Museum. They also checked out a robotic racetrack from TEDI-London (more on them overleaf), a 3D printer and a virtual model of the development as imagined by young minds. Canada Water Connect were delighted to see so many young people interested in their area's future. We look forward to getting out in the community again very soon. Pictured is our competition winner Tayo, who went home with a Raspberry Pi computer and t-shirt.



Open spaces bring nature into the city

London is renowned worldwide for the quality of its green spaces, with 3,000 parks of varying sizes covering almost 18% of the capital - more space than is covered by roads and railways combined.* As part of the capital's first new town centre in 50 years, we are determined to extend that tradition here. The 12 acres of new open spaces we are creating within the development will boost biodiversity while providing people in the area with room to relax, play and connect with the natural world.

*www.london.gov.uk

Restoring the wetland at Canada Dock

Work continues to revitalise Canada Dock, where we are working in partnership with the London Wildlife Trust to boost biodiversity and provide a haven for local wildlife. Reed beds and a wet woodland will be established to provide nesting sites for birds and recreate a nature-rich environment as part of three distinct wetland habitats.



Illustrative view of the boardwalk

People will be able to get up close to the nature via a new 170m boardwalk, set at a height that won't disturb the wildlife, and steps down to the dock's southern edge.

As part of the first phase of landscaping, four trees have been planted along the dock's western edge, with further trees along the Deal Porters Way edge. The works are scheduled to complete in summer 2024.

New park and pavilion

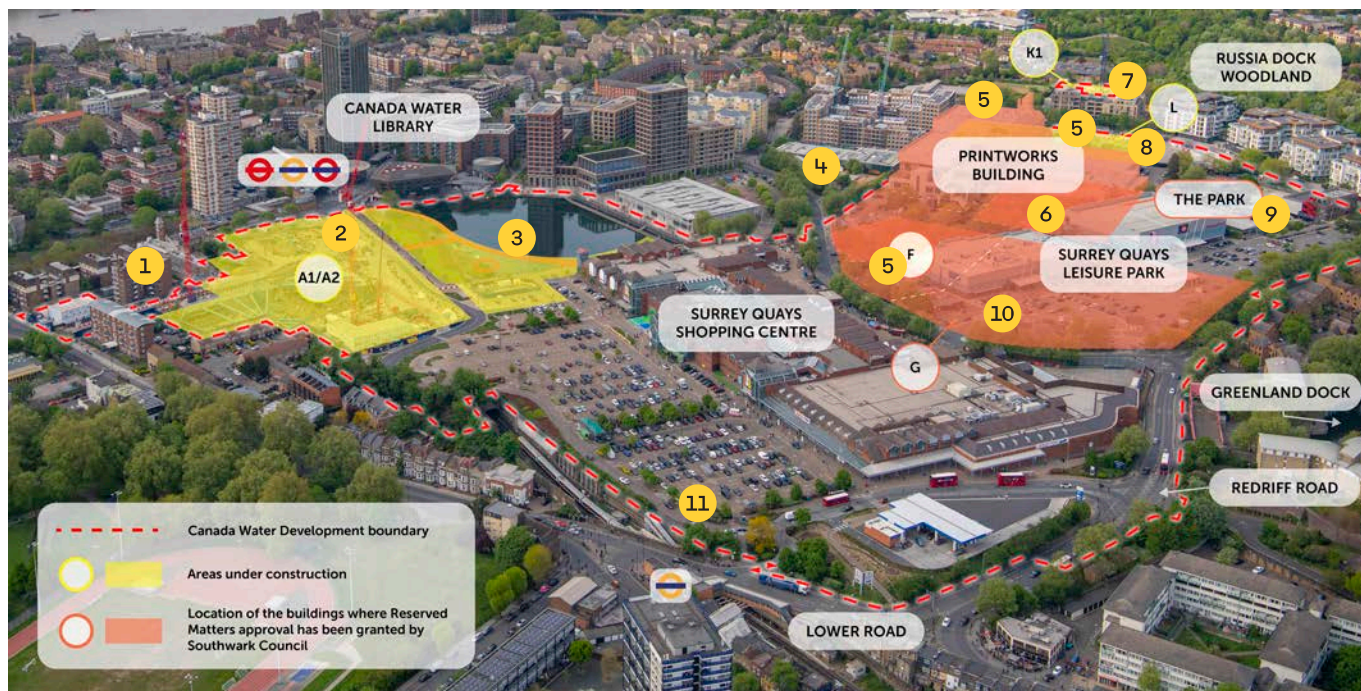


Illustrative overview of the new park

We have recently received approval from Southwark Council to create a new 3.5-acre park and pavilion next to the Printworks building. The park will be made up of five character areas, including a meadow, a dry garden planted with drought-resistant plants, an open lawn and a shaded area. These areas have been designed with input from local ecology groups to support existing wildlife in the area and create new habitats to promote biodiversity.

Visitors to the park will be able to interact with nature in the Horticultural Learning Garden. The pavilion will have a café with indoor and outdoor seating. The park will connect into 160+ acres of parks and woodlands through a network of green pedestrian routes and public spaces running throughout the development. The new park has been developed in close cooperation with the local community, taking inspiration from Canada Water's industrial past and drawing upon its layers of history to give social meaning to a new public space.

Overview of the development



Label	Description/update
1	Former Dock Office courtyard: The courtyard of the former Dock Offices is part of the public realm for Plots A1 and A2. Construction work here will commence later in 2023.
2	Plots A1 & A2: Construction work is well underway to build new homes, offices and shops, as well as Canada Water Leisure Centre and public open spaces. Expected completion late 2024.
3	Canada Dock: Work to revitalise the dock continues, including laying foundations for the southern steps, boardwalk construction and landscaping. The new 170-metre boardwalk is scheduled to complete in late spring 2024 and landscaping is scheduled to finish in late summer 2024.
4	Southwark Construction Skills Centre on Surrey Quays Road is running free pre-employment training courses for local residents.
5	'Printworks Street/Reel Street' (working names): Enabling works are underway to facilitate the ongoing development. This includes crossovers and service installation works to facilitate Zones F, H and L.
6	Park: Southwark Council has now granted planning permission for a brand new 3.5-acre park within the development.

7	Plot K1: Construction work is progressing well to build 79 homes for Southwark Council and is due to complete in November.
8	Below-ground substation (Zone L): The new below-ground electricity substation at the rear of the Printworks by Quebec Way is now complete. It will provide electricity for the development as well as the wider local area. UK Power Networks will now commence their internal fit-out, and contractor Galldris will return in autumn 2023 to install covers over the transformer bays, before UKPN return again to continue with the fit-out/installation. The site will reach full operation by 2025.
9	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.
10	Zone G: Southwark Council has now granted planning permission to develop Zone G, providing 42% affordable housing (by habitable room) and a brand new Tesco.
11	Surrey Quays station: TfL continue with their improvement works to Surrey Quays station. The works will facilitate building a new entrance for the station and include the creation of a new step-free station entrance within the Canada Water development and improvements to station capacity and accessibility. This is being co-funded by British Land (£10m) in partnership with TfL and Central Government's HIF funding. It is expected to open in 2025.

Paper Yard mural celebrates local heritage



On the back wall of Paper Yard, the innovation and life sciences lab space that has just opened its doors off Quebec Way, visitors will find an eye-catching mural that celebrates some of the things that make Canada Water special. The piece has just been completed by agency Global Street Art.

At the centre of the piece is one of the iconic deal porters who epitomised the working Surrey Commercial Docks in their heyday, being greeted by a magnificent mute swan, a bird that still inhabits the area today. Also depicted is another local bird, the dashingly attired kingfisher, along with various wildflowers that flourish locally, a chicken from neighbouring community project Paper Garden and a distinctive local landmark, the Rotherhithe Bascule Bridge.