

About the Canada Water Masterplan

The Canada Water Masterplan is being brought forward as a partnership between British Land and Southwark Council to deliver a new town centre for Southwark. It is designed to complement the local area and make an active, positive, long-term contribution to local life.

Over 5,000 people took part in consultation on the Masterplan between 2014 and 2018, with feedback directly informing the plans.

What's currently happening

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 new homes, offices and shops, as well as a new leisure centre and public open spaces (Plots A1 & A2).

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.

At the Paper Garden Global Generation are building a more permanent home. It will include a multi use education space to continue education workshops with local schools and groups.

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

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.

A greener, more sustainable place



- 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 Dock.

Affordable homes for local people



- c.3,000 new homes, including affordable housing (minimum of 25% social rented and a further 10% 'intermediate' - including shared ownership); and
- 6 in 10 of the affordable homes will be two-bed or larger, and suitable for families.

Over £33m local transport investment



- 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.

Support for a thriving local community and economy



- 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, 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.

New and improved facilities for local people



- 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.

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. We have also recently received detailed planning permission for Plots L1, L2, L3, H1, H2, F1,

and F2. Restoration works for Canada Dock have planning permission, and this work is also underway.

The rest of the Masterplan, including the Park, 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 next board.

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. We have a number of programmes that are focused on helping people and businesses access these opportunities, so please speak to a member of the team or visit our website (www.canadawater.co.uk) to find out more.

Contact us: canadawater.co.uk team@canadawater.co.uk

0800 470 4593 (freephone) [@CWmasterplan](https://twitter.com/CWmasterplan) [Canada Water Masterplan](https://www.facebook.com/CWmasterplan)



The Reserved Matters Application planning process

The Park and the Pavilion were granted outline planning approval as part of the planning permission for the Masterplan. We are now developing the detailed plans for the Park and the Pavilion before we submit a Reserved Matters Application (RMA) to Southwark Council later this year.



Illustrative overview of the new Park

About Reserved Matters Planning Applications

A hybrid planning application is one that seeks outline planning permission for one part, and full planning permission for another part of the same site. In this case the planning conditions for the Park and Pavilion were given outline planning permission as part of this application. Outline planning permission is where the maximum height and scale, as well as the future use of the Park and Pavilion, are determined. These are set by three control documents - the Development Specification, Parameter Plans and Design Guidelines - which are available to read on the tables behind you.

The control documents determine the planning conditions within which the Park and Pavilion can be developed and have already been approved by Southwark Council as part of the original hybrid planning permission. The Park and Pavilion are being brought forward in line with these conditions. This means that the acceptable maximum height, scale and future uses of the Pavilion have already been determined, including the size of the Park.

As previously noted, the Park and Pavilion sit across part of the existing Surrey Quays Leisure Park and the Printworks, therefore demolition of part of the leisure park will be required to enable the Park to be built. The outline planning permission allows for more leisure and entertainment uses to be provided elsewhere on the Masterplan site which will be brought forward in future phases.

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

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

We plan to submit the application to Southwark Council in the coming months once public feedback from this consultation has been taken on board.

Public Engagement on Reserved Matters Applications

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.

We continue to share plans and engage with the community on detailed proposals for other buildings which form part of the Masterplan as part of the Reserved Matters Application process. We continue to keep engagement personal and be present locally, meeting with local residents and neighbours to the site and attending community events and local meetings. We will remain engaged with local organisations and community groups on both general and specific matters related to the Masterplan.

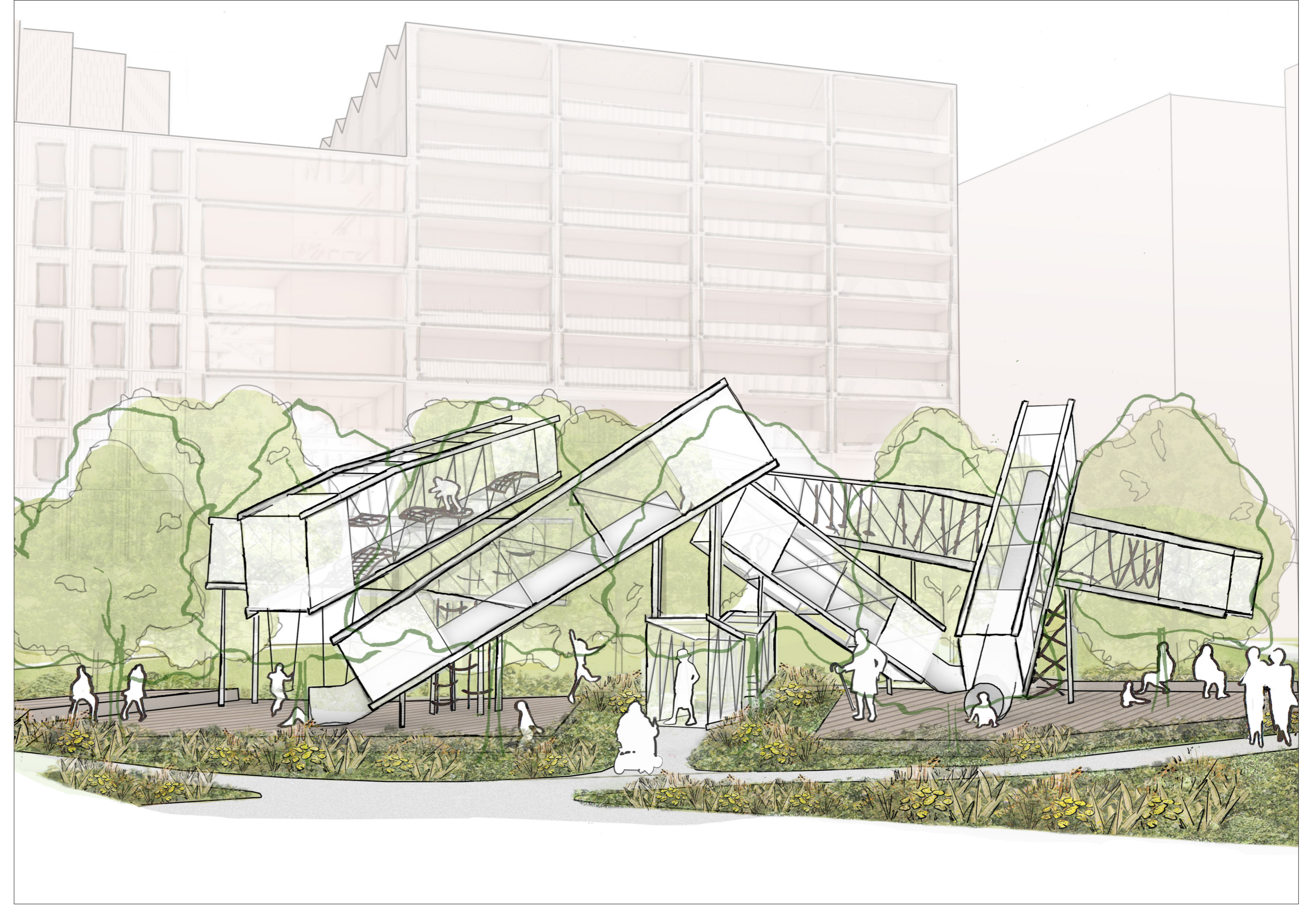
Play Spaces

The Park will incorporate different types of play space which will include more informal types of play as well as a purposely designed Adventure Play space. The Adventure Play space in particular will provide the opportunity to interact with nature as well as the local industrial heritage of the Printworks building.

Natural play elements such as logs and boulders will be located within the woodland area as well as the shaded garden. The Adventure Play space will occupy a prominent place and will provide the opportunity to interact with nature as well as the local industrial heritage of the Printworks building.



Illustrative view of the adventure play space from the South



Illustrative view of the adventure play space from the West

Aims for the play space

We're keen to ensure that any play space we provide within the Park (formal and informal) supports the needs of children and young adults in the local area, but also remains open and welcoming to all generations and all abilities. We are working towards ensuring all play spaces are inclusive for all.



Reference image for rope play



Reference image for climbing frame

Adventure Play

The Adventure Play Space is designed to be inclusive, to appeal to a wide variety of user groups and to make people of all backgrounds, age groups, genders and abilities feel welcome. The idea is to stimulate, not separate, and for everyone to be encouraged to participate in a multi-generational, fun and entertaining experience.

The design of the Adventure Play space references the industrial heritage of the Printworks. The adventure play structure takes inspiration from the steel structure of the Printworks building and celebrates the local industrial heritage. We have an aspiration to try and re-use elements from the original Printworks building where we can (pending feasibility).

The play space won't have segregated zones for the different age groups. A wide range of challenge levels in and around the play structures will be offered to create play areas for all needs, abilities and wishes. The nature and the degree of difficulty of the various areas will determine their suitability and attractiveness for a variety of age groups, without excluding others.

The design will incorporate an accessible ground floor wooden platform with integrated seating for caretakers and visitors as well as a sand pit for young children. The playground tunnel structures on ground level will be easily accessible and they will primarily focus more on cognitive skills and sensory play. The elevated tunnel structures will instead be designed to stimulate scaling and climbing. We will try to incorporate look-out windows, tube slides of various difficulties, and swings which could be suspended to the underside of tunnel structures.

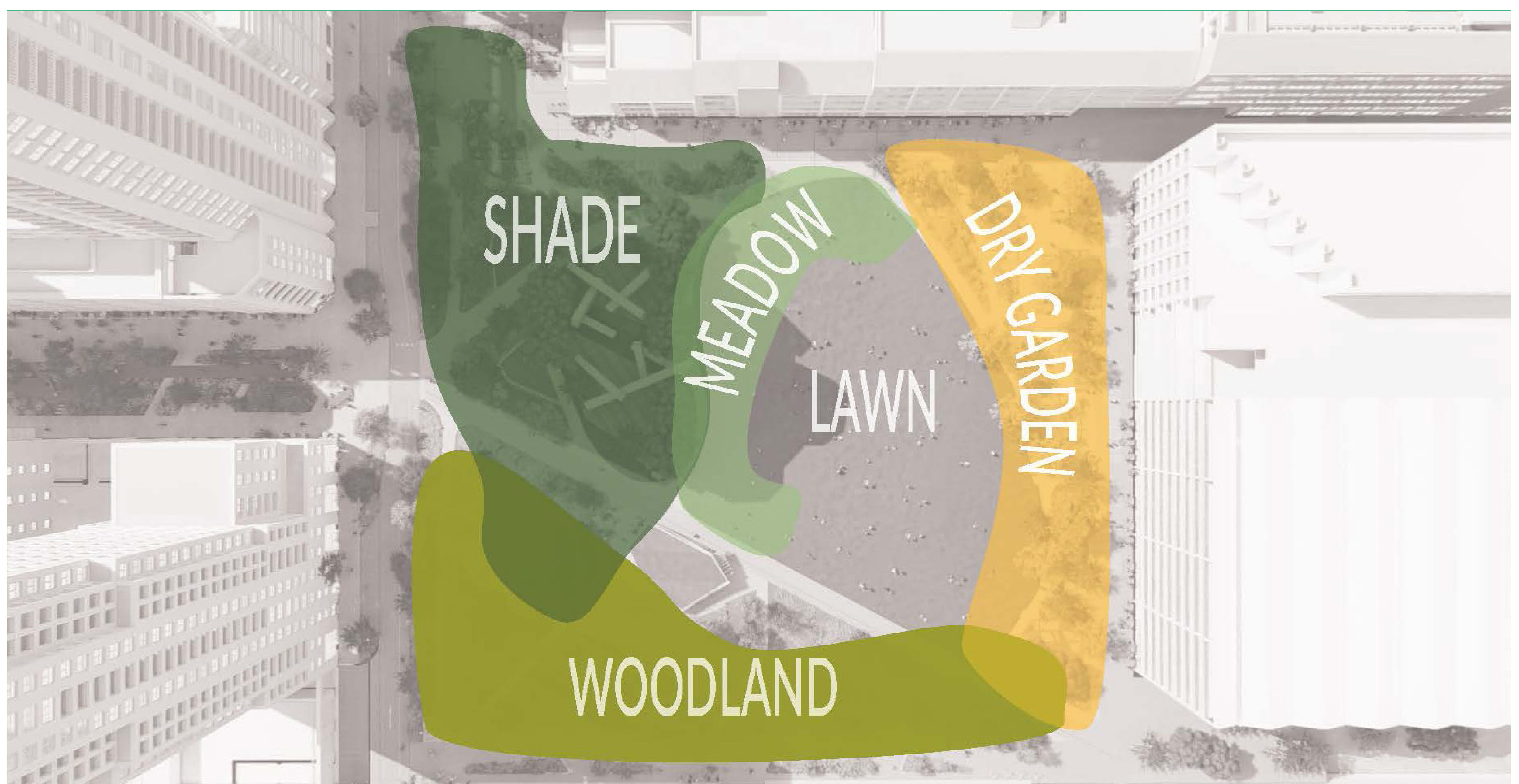


Reference image for new wooden platform

Planting

The Park will be connected into the 160+ acres of parks and woodlands in the local area such as Russia Dock Woodland and Southwark Park through a series of green pedestrian routes and public spaces that run through the Masterplan. The planting strategy aims to create a continuity of habitats linking the nature and wildlife together across all green space in the area.

Through a varied planting strategy, we will look to create five character areas within the Park, including a woodland area, a meadow, a dry garden, an open lawn and a shaded area. These unique ecosystems will take into account colours, seasonality and flowering periods to create a safe and attractive environment for wildlife and biodiversity in the Park as illustrated in the below plan.



Illustrative map depicting the different character areas within the planting strategy

Aims for the planting strategy

The planting strategy is based on an aspiration to create an appealing place that encourages biodiversity, attracts pollinators and provides a long and varied flowering period. As part of the design process, we met with local ecology groups and explored how our planting strategy can support the existing wildlife within Canada Water and create new habitats within the Park that are attractive to those species. The planting will provide a rich sensory experience, with seasonality and colour. Planting will play an important role in creating a biodiverse environment for insects and wildlife, as well as the wider ecology. Drought tolerant species will be considered for most sun exposed areas of the Park to reduce the need for irrigation. The planting habitats will respond to local ecologist feedback to complement the existing ecology.



Illustrative view of the dry garden and the open lawn from the North East towards the Café pavilion building.

Lighting Strategy

Our lighting strategy will look to create a safe and secure place without negatively impacting the ecology of the Park. Suitable lighting will be provided to support the different type of activities, this will include the Adventure Play Space. The Café Pavilion and vent lighting will be designed to enhance their character and to support wayfinding and legibility.

Sustainable Drainage Systems Strategy (SuDS)

The Park will include SuDS around the edges where water runoff will be harvested to create different visible and engaging experiences with water. Some of the features include a small dry riverbed within the dry garden, and rain gardens within the shady garden that absorb excess water.

Horticultural Learning Garden

We plan to create a Horticultural Learning Garden within the Park. This will be a public garden where people of all ages and abilities can learn about the wildlife and biodiversity within the Park, as well as providing educational space for local community groups.

Formal vs Wild Gardens

A varied planting strategy means each edge of the Park will have a different mix of formal and wild spaces to add to the character of the Park and create a more natural park environment.

Water

Water plays a really important role across the Masterplan given the rich heritage of the docks and the proximity to the river. Canada Dock remains central to our plans for showcasing the dock heritage of the area. The plans and regeneration have been and continue to be shaped by local people.

We have begun improvement works on the dock to enable the upcoming construction to take place. In the future we are excited about the prospect of local schools visiting the dock to learn about their natural environment, the area's history, and how they might use the children's amphitheatre and experience nature at the dipping pool.

A place for everyone

We hope that the Park will be somewhere that everyone, especially those who live, work and spend time locally, feels part of and wants to enjoy, whether it's a space for relaxation and enjoyment, for play and fun, or to immerse yourself in the peace and quiet of the green spaces.

To make sure we achieve this, we are exploring ways to celebrate and reflect the local heritage within the design as well as the people who will use it. We're keen to hear your thoughts on how we can do this so please do fill out a feedback form.

Ongoing consultation

To help ensure that the designs for the Park are accessible and inclusive we met with a number of local groups and charities that work across accessibility, ecology, and early years earlier on in the design process. This has informed the plans shared in this exhibition.

We are seeking your feedback and ideas on this, as well as opportunities for further community engagement and involvement in the future.

Ongoing involvement

Even after we have submitted the planning application, we want to continue to involve the local community in the future of the space, including shaping ideas for how we can celebrate the area's history and what activities we should incorporate within our new shaded area. We're asking for your thoughts and ideas in the feedback form to help inform future plans.

Celebrating local heritage

Given the proximity of the park to the Printworks as well as the former Quebec Dock, we are exploring how the Park can link to the local history and celebrate it by offering different ways to interact with it. Examples include the Adventure Playspace and the old dock reference along the Park main circulation route.

The old dock line

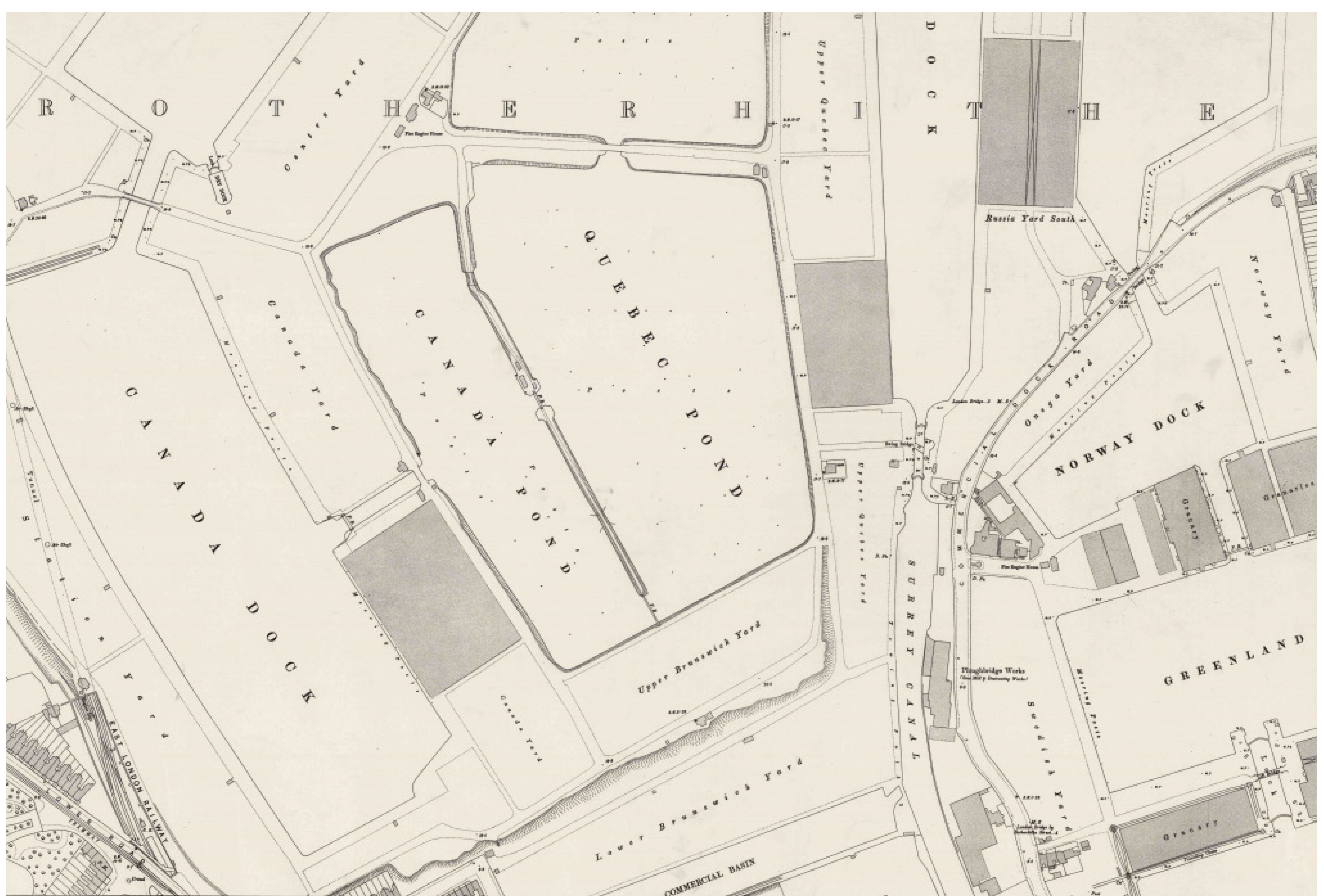
Quebec Dock, also known as Quebec Pond, dates back to the 1820s and was built by the Port of London Authority who took over control of the port in 1909. The needs of the soft wood trade were examined and some of the timber ponds were incorporated into this new deep-water dock. In the early 1980s, following the closure of the Surrey Docks all of Quebec Dock was filled in and Harmsworth Quays (now home to the Printworks) was built on the site.



Historical image of Canada Dock



Reference images of the timber docks



Map of the old docks including Quebec Pond

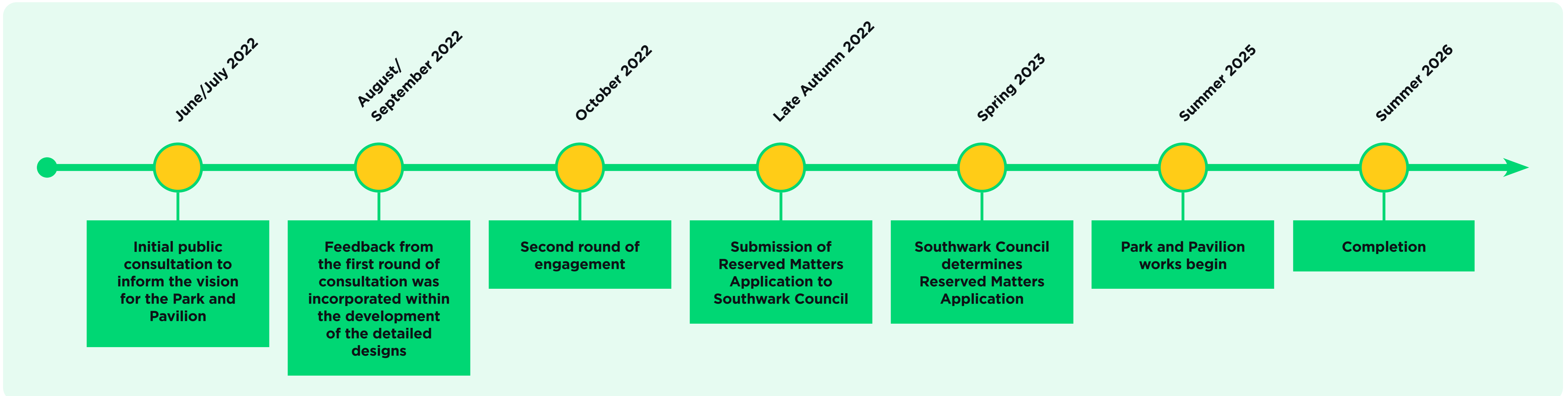
Naming the new park

We are asking local people to share their name suggestions for the Park. With the site of the new park being host to such a rich history, our thinking to date has been that it would be good for the name to tie back to this heritage and support the Park in being a celebration of the history of the docklands.

What happens next

Thank you for taking the time to visit this consultation. Please do fill out a feedback form – these can be found on the tables behind you. We look forward to hearing your thoughts and feedback on the proposals.

Once your feedback has been analysed and fed back to the Project Team, British Land is planning to prepare a Reserved Matters Application (RMA) for The Park including the Pavilion and the Adventure Playground, which we plan to submit to Southwark Council later this year.



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 their 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 park.

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).

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

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 below and we will be happy to help

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