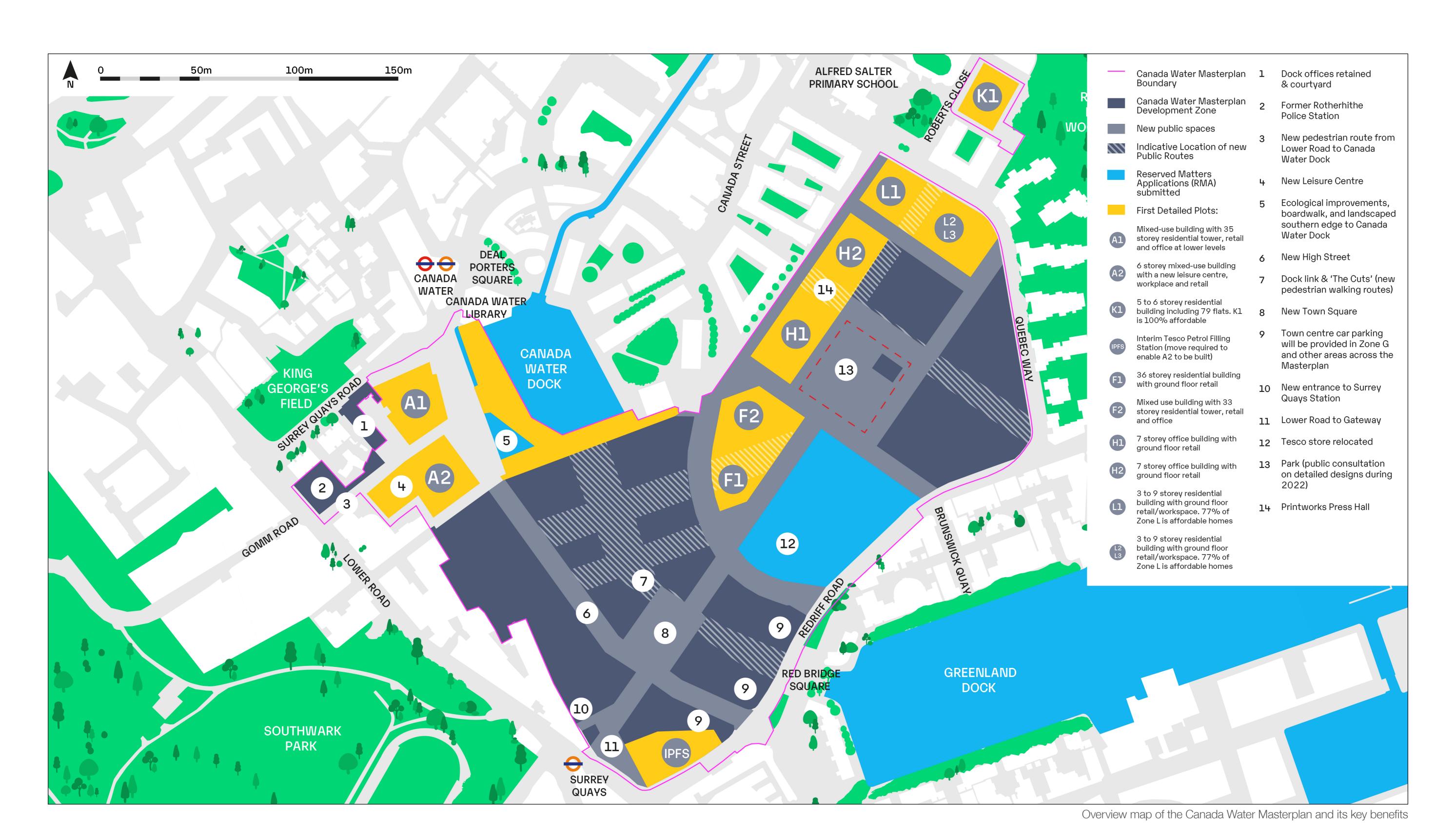
# Welcome to the consultation on the designs for a new Park and Pavilion in Canada Water



Welcome to our consultation on the detailed designs for a new Park and Pavilion within the Canada Water Masterplan.

We're bringing forward plans for a new 3.5 acre park as well as a new Park Pavilion building that will be c. 150 sqm in size and include space for a café and public toilets. We'd love to know what you think!

The Park is located across a portion of the existing Surrey Quays Leisure Park and the Printworks. It is intended to form part of a "Green Link", a new route running through the Masterplan that will join up Southwark Park and Russia Dock Woodland, helping to bring people locally closer to nature and wildlife. It's also being designed to reflect the history of the local area.

Earlier in the Summer we held a number of consultation meetings and events to help us understand what people locally wanted to see in this new Park, and what you wanted to use

the space for. We also sought to gain feedback to inform the detailed design of elements of the Park, including play spaces for children and young adults, planting and gardens that support biodiversity and ecology, and the Park Pavilion building. Thank you to everyone who was involved for sharing your ideas and feedback to help shape the vision for the Park and Pavilion.

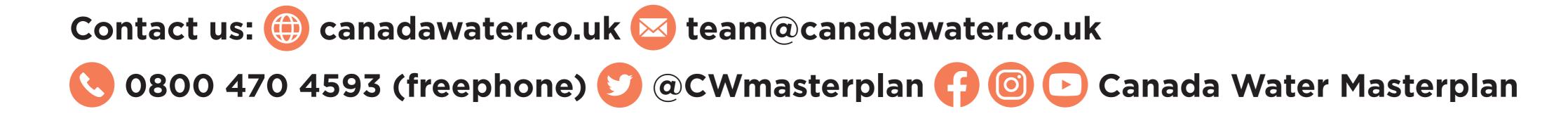
We're now sharing the developed designs and would love to hear what you think about them before the designs are finalised and before a Reserved Matters Planning application is submitted later in the Autumn.

### Who are British Land?

British Land is a leading UK-based property company. We have significant experience in delivering long-term and large-scale regeneration projects, creating and managing high-quality and inclusive places that reflect the changing needs of the people who work, visit, or live in and around them.

We have been involved in the Canada Water area for many years – both as the owner of Surrey Quays Shopping Centre and Leisure Park, and in our role bringing forward the Canada Water Masterplan. We support several local community organisations and charities as well as providing volunteers, work experience, and pro-bono support to a range of local projects. For more information on the broad range of local groups and organisations we work with, see the 'Local Investment' page of our website.

www.canadawater.co.uk





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# 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 belowground 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.



for Southwark Council (Plot K1)

underway to build 79 homes

Construction work is

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.

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.



### 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





### 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: (iii) canadawater.co.uk 🖂 team@canadawater.co.uk

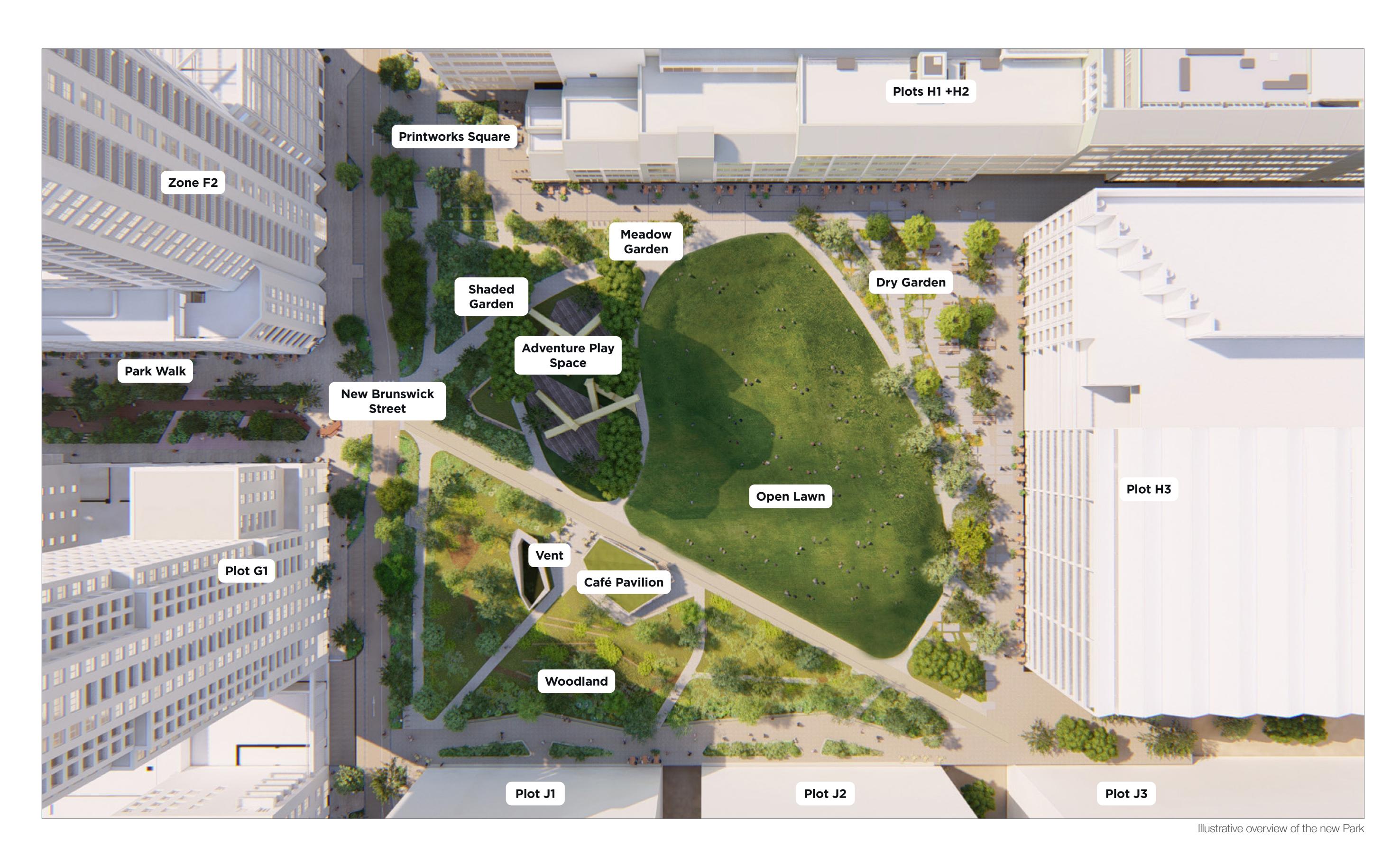


O800 470 4593 (freephone) 🕜 @CWmasterplan 😝 🎯 🕞 Canada Water Masterplan



# 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.



### 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 where 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.



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# The vision

We want the Park to be a valuable space for the community to use, as well as a space that encourages and supports social interaction and cohesion. It is important that the Park and Pavilion are inclusive and accessible spaces for everyone, regardless of age or ability, to experience and enjoy.

Over the summer we met with a number of specialist local groups and held a public drop-in session so that local people could inform the design team's work from an early stage, and we could understand aspirations for this new public space.



A summary of some of the feedback we received is available below:



Support for the provision of activities and social games within the Park.

It's important to include references to the old dock and industrial heritage.

It is important to include a mix of wild and natural gardens, as well as sensory gardens and colour within the planting strategy.

Support for the inclusion of open spaces and hills within the Park.

It's important to ensure that the café Pavilion building was inclusive and accessible to people of all abilities and ages, and that it should include public toilets provision and changing facilities.

Local ecology groups asked us to connect ecology and green spaces across the whole area.

Some raised the importance of ensuring that the new Park and Pavilion building are well maintained and managed to deter anti-social behaviour. Some also said that they sometimes feel unsafe within other local parks.



We have created a range of seating areas that can be used to play board games and designed informal activities through the park.

We have mirrored the old dock edge in the main diagonal path through the Park and we are referencing the steel structures of the Printworks through the Adventure Play Space.

We have included five types of planting areas, including a woodland area, a meadow, a dry garden, an open lawn, and a shaded area. This aims to create variety, colour and seasonality through the Park.

We have introduced a playful topography within the open lawn area.

We have designed a fully accessible Café Pavilion with level thresholds throughout. The public toilets include a large accessible WC, changing facilities, as well as additional WC cubicles with integrated wash basins. The public toilets will be designed to serve Park users and café visitors alike.

We will look to create a continuity of habitats and support the local ecology through the planting proposals and reinforce the link between the new Park, Southwark Park, and Russia Dock Woodland. We will partner with Green Connections 106 and other local groups to achieve this.

The Park has been designed with safety considerations in mind. We will manage the Park as part of the management of the public spaces within the Canada Water Development, and this will include security teams and adoption of the best measures to maintain safety (including CCTV full coverage).

### Global Generation

It's important that young people locally are involved in shaping this new public space that they will use for years to come. We partnered with local environmental education charity Global Generation to ensure that young people could creatively input into and influence the design process for

the Park. The project team organised several sessions with Global Generation and local young people enrolled on their Youth Leadership programme known as the Green Ambassadors. These sessions helped us explore the Ambassadors' views on heritage, planting and play. Their most prominent suggestions related to the use of sustainable materials for play spaces and the Pavilion building as well as the importance of celebrating the local heritage and support local wildlife and ecology. Alongside this exhibition, we will also be meeting with the Green Ambassadors again, to hear their feedback on how the designs have developed.

"I think the park should have spaces for wildlife and nature, and places that reflect the history." - Green Ambassador

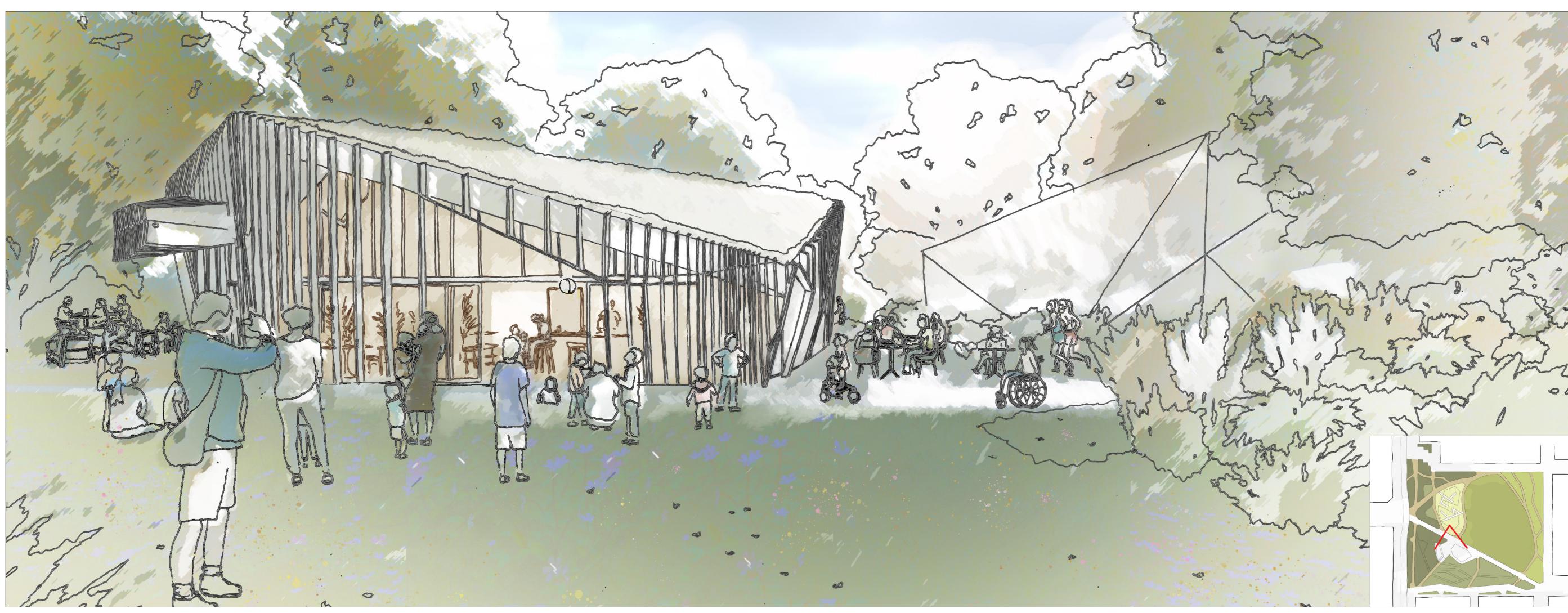


# The Pavilion Building

We think that the Pavilion building should be an inclusive and accessible space that everyone can experience and enjoy. The plans provide a step free café as well as outdoor seating and accessible public toilets, so that the building encourages relaxation, enjoyment, and opportunities to socialise for the park visitors and people locally.

This approach has been developed following feedback received during earlier public consultation, where there was support for this approach.

The café Pavilion building has been designed to act as a wayfinding within the Park together with the vent serving the basement car park of Zone G. The two share a common architectural language and stand in a prominent location within the park surrounded by nature.



Illustrative view of the Café Pavilion building and the vent from the adventure play spac

### Café

The café building will include circa 55 sqm of café space offering the opportunity to purchase refreshments, relax and socialise with friends and family. There will be internal seating as well as external seating around the Pavilion, offering different gathering opportunities depending on the season. The open character of the building as well as the orientation of windows and doors will allow parents to oversee their children playing in the adventure play space opposite.

### Public Toilets

We will provide public toilets to serve park visitors and café users alike. The public toilets include an accessible WC, baby changing facilities, as well as additional WC cubicles with integrated wash basins.

### Zone G Vent

Alongside the Café Pavilion building, the plans include an air vent serving the basement car park of Zone G has been designed to function as a wayfinding sculpture for the Park. The café pavilion building and the vent share a common architectural language and their volumes are closely related creating a family of sculptural elements within the Park. The vent is necessary to guarantee air quality within the ZoneG basement car park in operation and in (rare) emergency situations. We take air quality seriously and have thoroughly assessed the impact of the vent to the air quality of the Park. This has proven that this is maintained irrespective of the car park vent.

### Activities

We are looking at ways to incorporate various activities through the Park and specifically in the area around the Café Pavilion and the vent. This will include an informal shaded garden and various seating configurations which will encourage socialisation, learning, as well as fun and healthy activities suitable for all generations and all abilities.

Examples of activities we could provide include: natural play edges, dominoes, chess, hopscotch, table tennis and nature play edges.

You told us that providing activities and social games is a feature that you would enjoy having in the Park, so if you have any suggestions for activities not mentioned above that would encourage you to come to the Park, then please let us know.

### Management and maintenance of the Park

British Land will manage the Park as part of the public realm management of the Masterplan. British Land has extensive experience in managing numerous large areas of public space across the UK. In order to ensure this new park is safe and accessible for all, safety measures will be adopted to ensure public safety day and night, this will include, among other things, full CCTV coverage of the area.





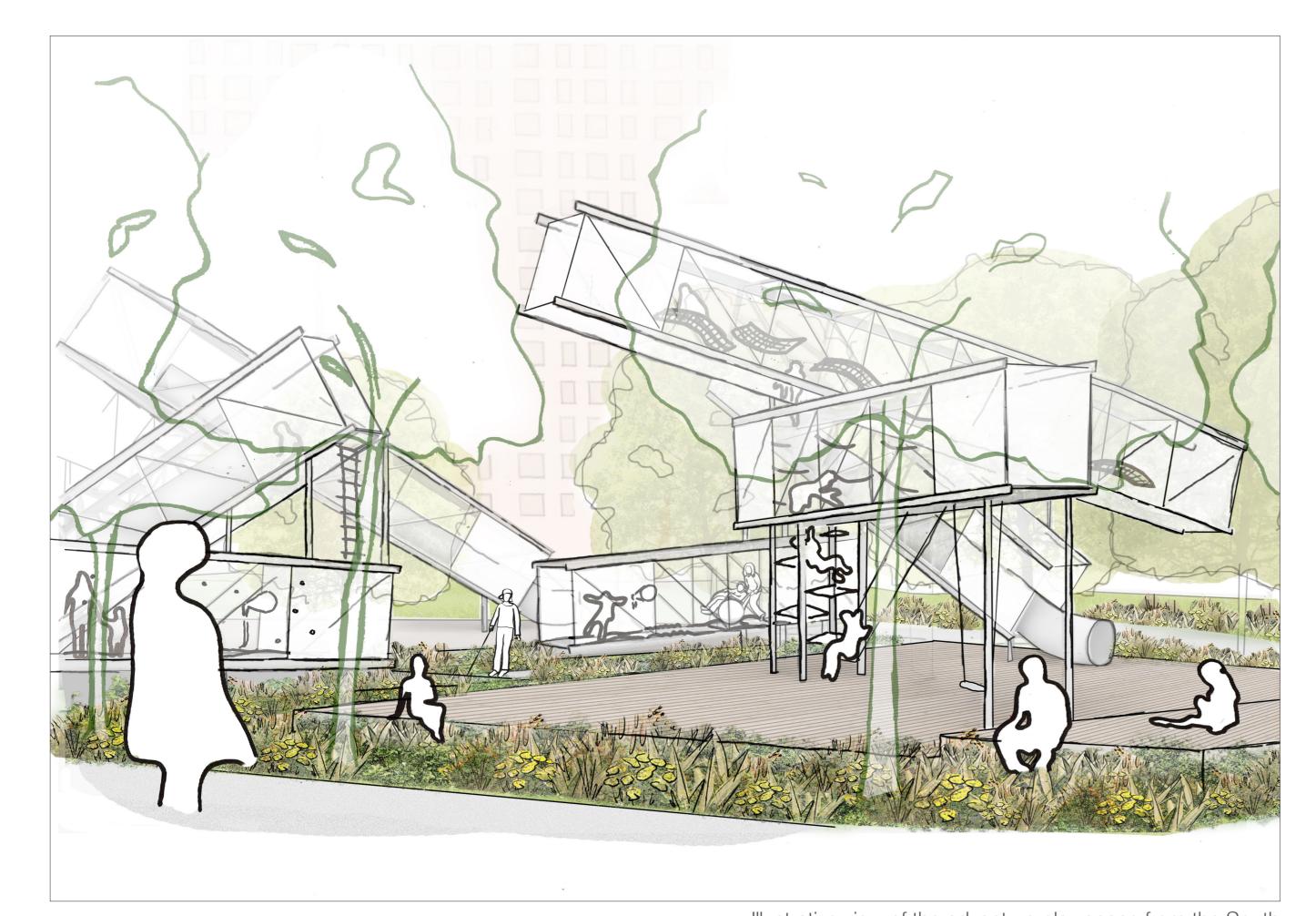




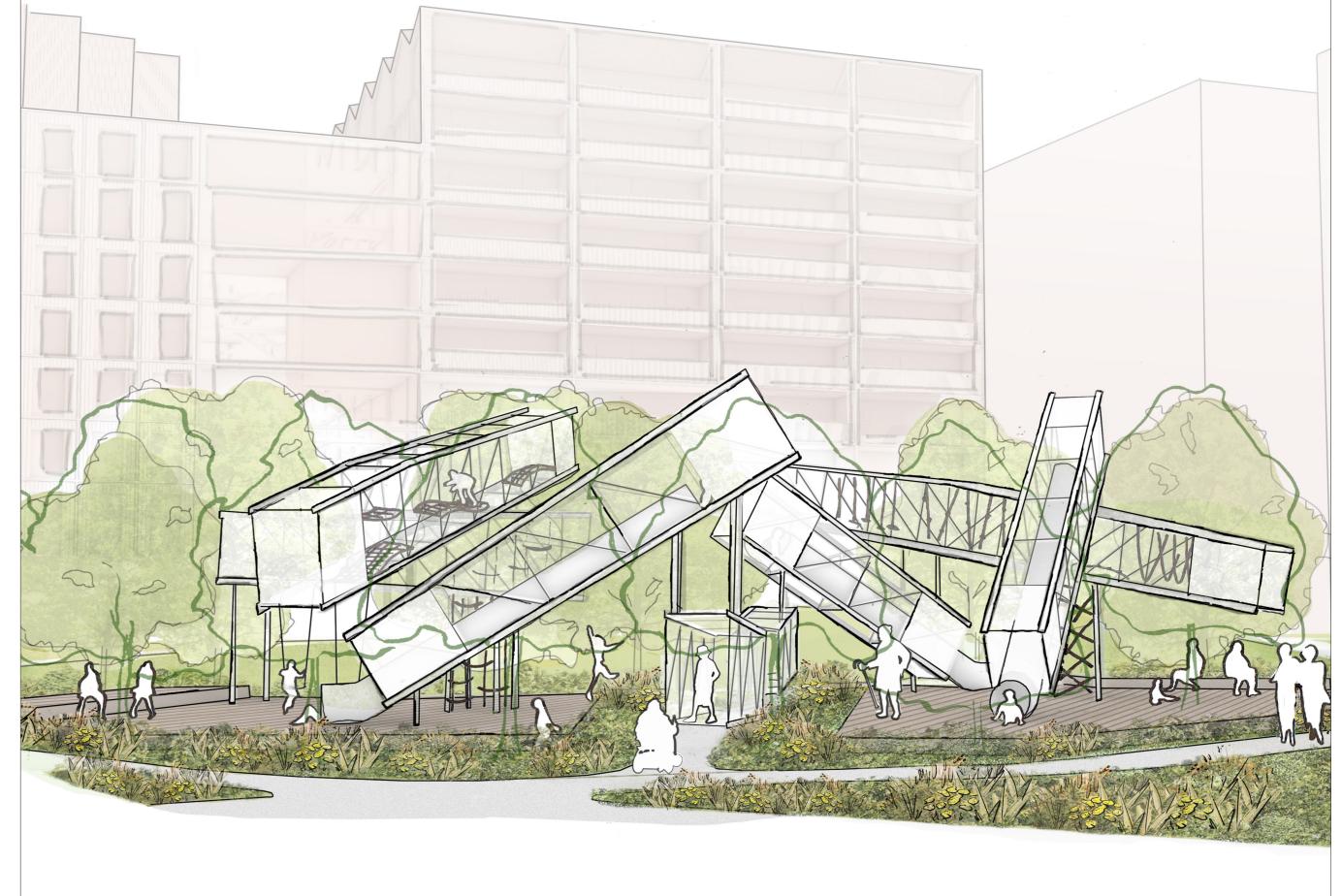
# Play Spaces

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.



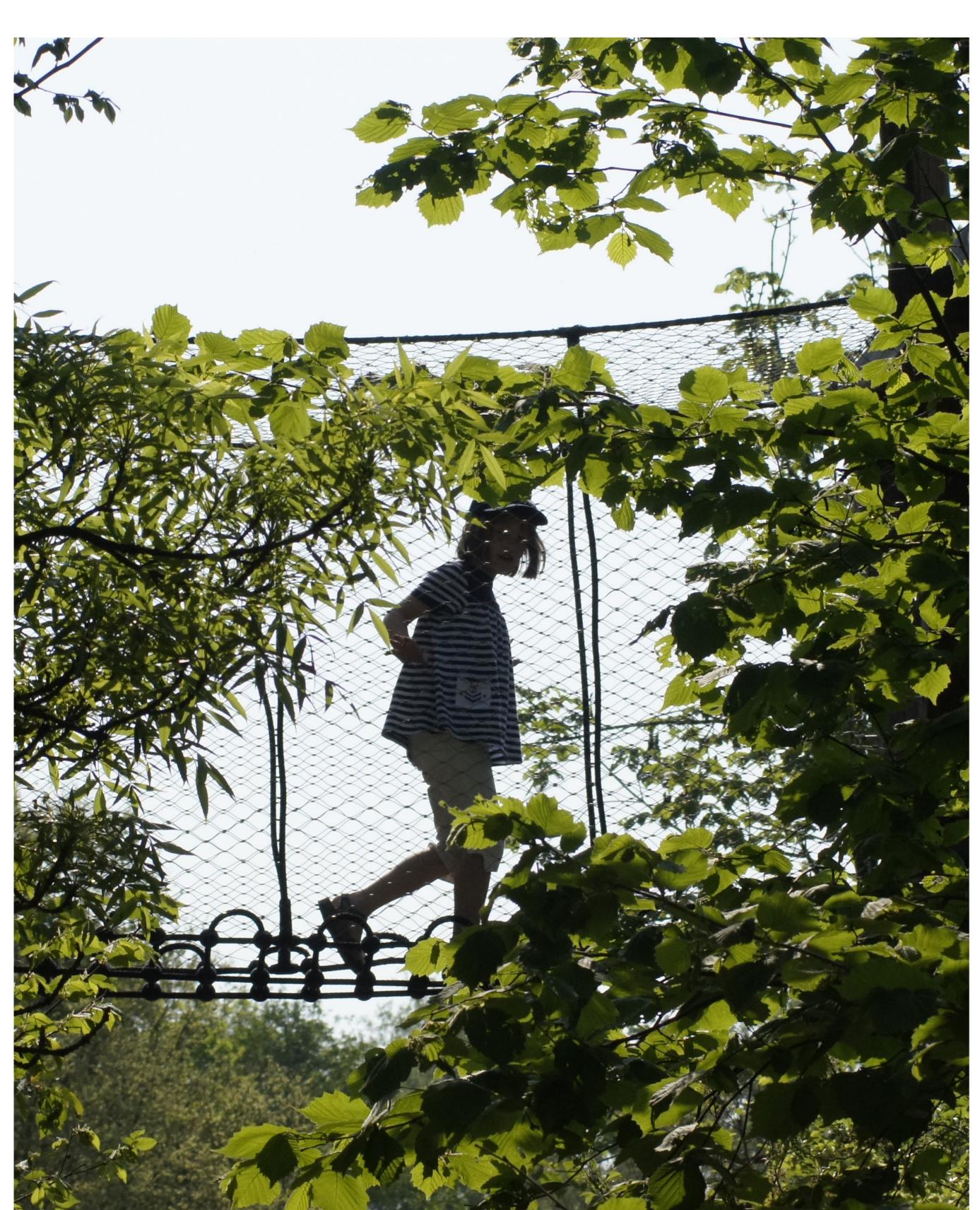
Illustrative view of the adventure play space from the South



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



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.

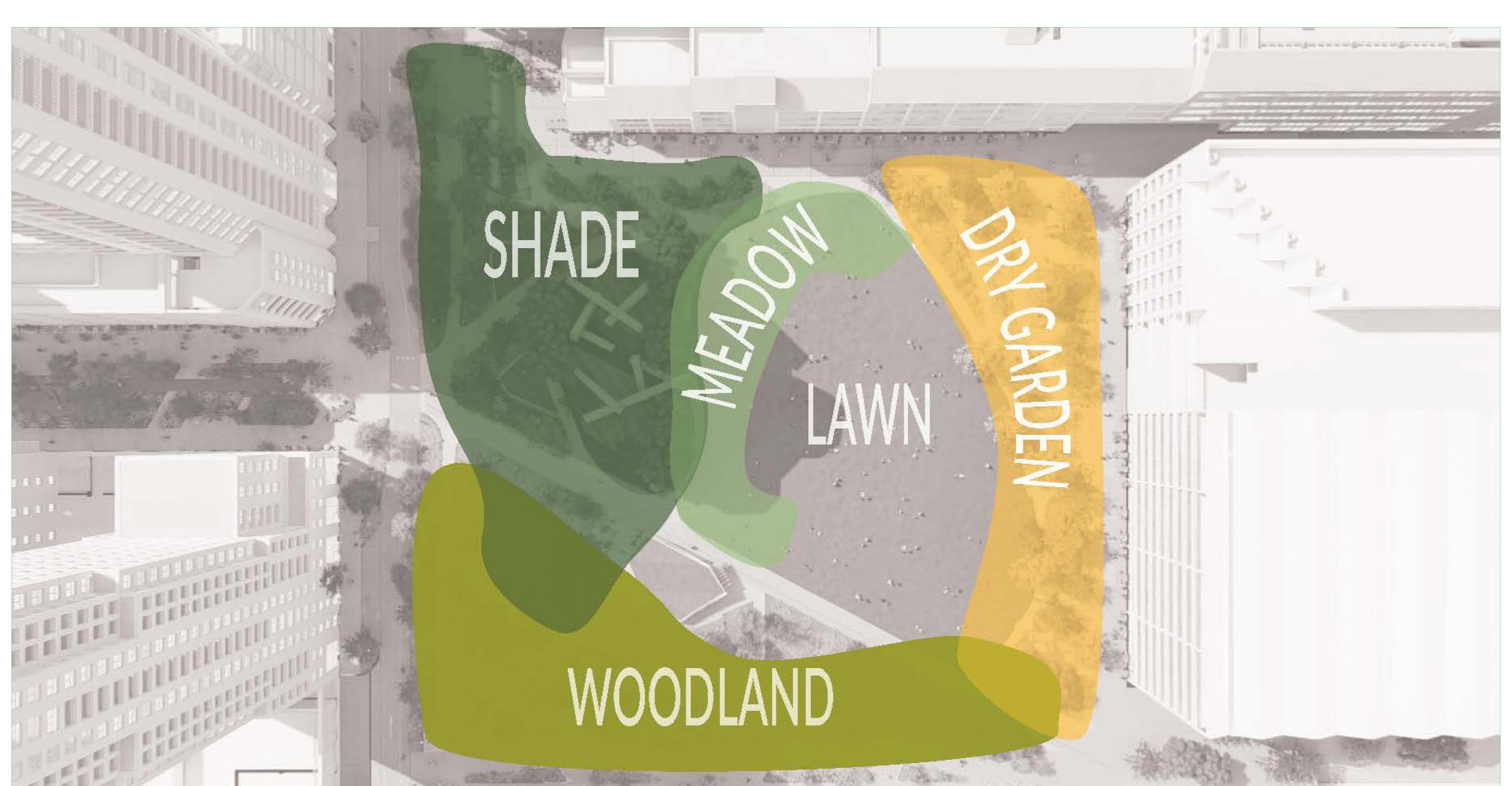


Reference image for new wooden platform

# 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.



### **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 Play space and the old dock reference along the Park main circulation route.

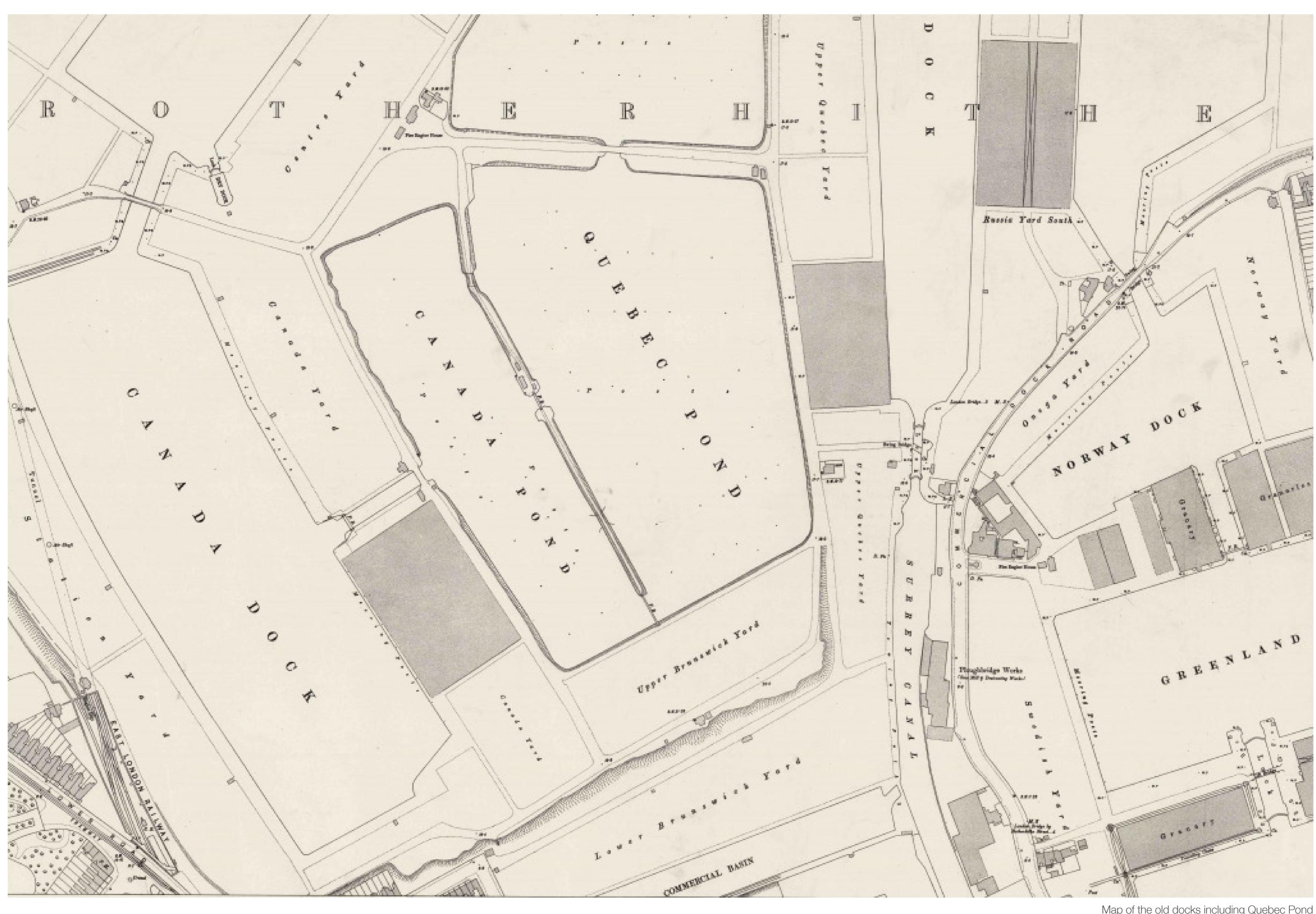
### The old dock line

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 deepwater 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.









Map of the old docks including Quebec Pond

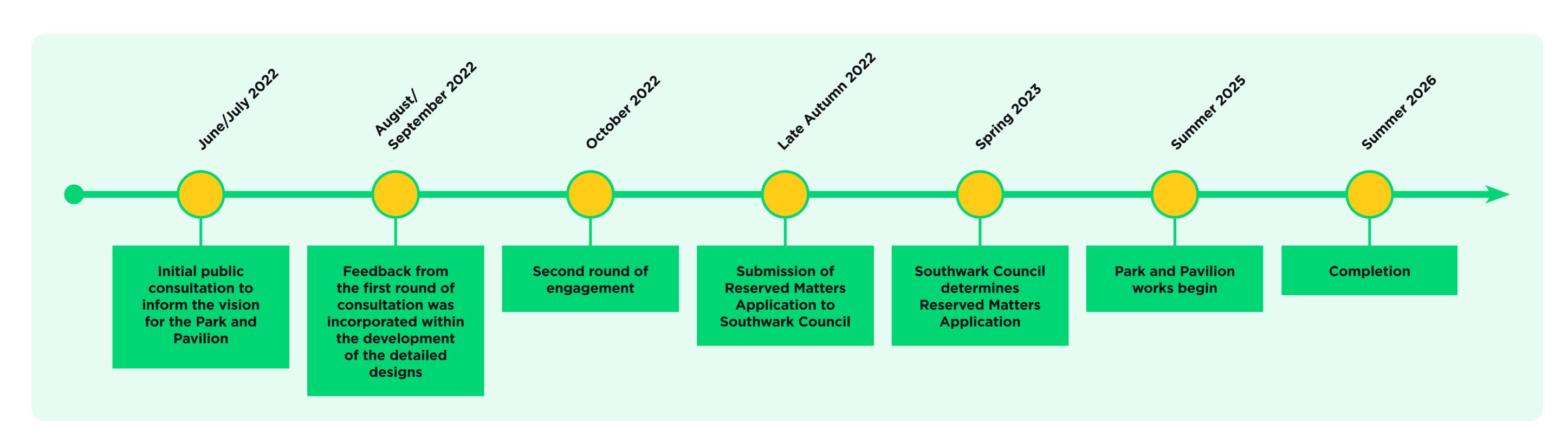
### Naming the new park

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.





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