

# Zone L virtual exhibition



Aerial view of Canada Water masterplan area

**Thank you for visiting our virtual exhibition displaying the Reserved Matters Application (RMA) for Zone L of the Canada Water Masterplan. The development will see around 237 new homes built, around 75% of which will be affordable housing.**

Designed by award winning architects, Haworth Tompkins, the plans will also incorporate open courtyards, community spaces and locally-focused shops across three buildings. Our proposals have been designed to complement the existing residential feel of the area and create a significantly greener space.

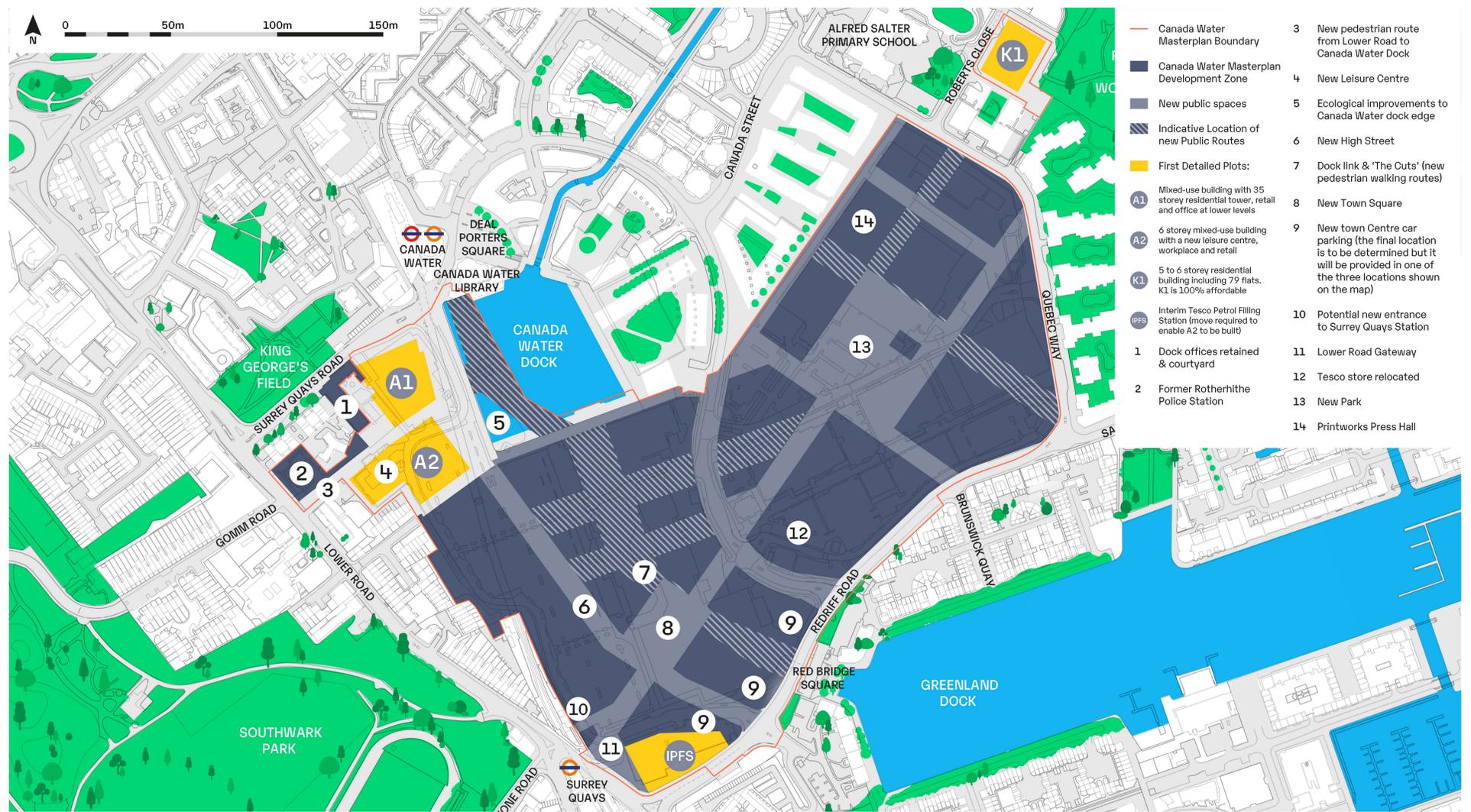
Zone L is on a brownfield site, located off Quebec Way at the rear of the Printworks site (where vacant industrial buildings were demolished last Autumn), to the North East of the Canada Water Masterplan area.

You may recall that we held an exhibition last year for an electricity substation at this location. This will provide power to the Masterplan site, reinforce the local network and provide the majority of its capacity to the wider area. This has been granted planning permission by Southwark Council and building work is due to begin shortly. As part of the substation proposals, British Land has committed to submerging the substation below the courtyard to minimise the visual impact. This development will sit above the substation.

Whilst the outline application for Zone L received approval from Southwark Council last year as part of the Canada Water Masterplan, we will now be submitting a Reserved Matters Application (RMA) for the detailed designs. More information about this process and the Masterplan can be found on Board 2.

# About the Canada Water Masterplan

The Canada Water Masterplan is a partnership between British Land and Southwark Council. The joint aspiration is to deliver a new town centre for Southwark that complements the local area and makes an active, positive, long-term contribution to local life. Hybrid planning permission - with some areas in outline and some in detail - was granted by Southwark Council in May 2020. Over 5,000 people took part in consultation between 2014-18, with feedback directly informing the plans.



Canada Water Masterplan Outline Map

The Masterplan area is 53 acres in size, which is about the same size as 29 football pitches. We estimate that it will take around ten years to build and will provide a new town centre with homes, offices, shops, public spaces, a new leisure centre and a range of facilities, responding to the Greater London Authority (GLA) and Southwark Council's policy aspirations.

Construction work has now begun to deliver the first phase of the Masterplan, with the development of the first buildings (known as Plots A1, A2 and K1) starting this year. Please see the map above for their locations. Detailed plans are also being drawn up for buildings that will be delivered as part of the next phase (and these will be submitted as separate Reserved Matters Applications - RMAs). We recently held a public exhibition showing plans for Zone H (The Printworks) which you can view by clicking [here](#).

The Masterplan will deliver a range of benefits for Canada Water, Rotherhithe and Surrey Docks. These include:

## Affordable housing for local people

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

## A Greener, more sustainable place

- 12 acres of new open spaces, including a new town square and 3.5 acre park (a minimum of 35% of the Masterplan will be public open space);
- Over 1,200 new trees, provided both on and off site; and
- Ecological enhancements to improve biodiversity at Canada Water Dock.

## 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 for c. 20,000 jobs, with employment and training programmes for local people; and
- Support for local businesses to access workspace by allocating 7,000 sqm at 75% of market rent for 15 years.

## Local transport investment

- Improvements to Surrey Quays and Canada Water stations, including step free access;
- New bus routes, cycle routes, highways, and walkways;
- Approximately 10,000 new cycle parking spaces; and
- 16 new streets.

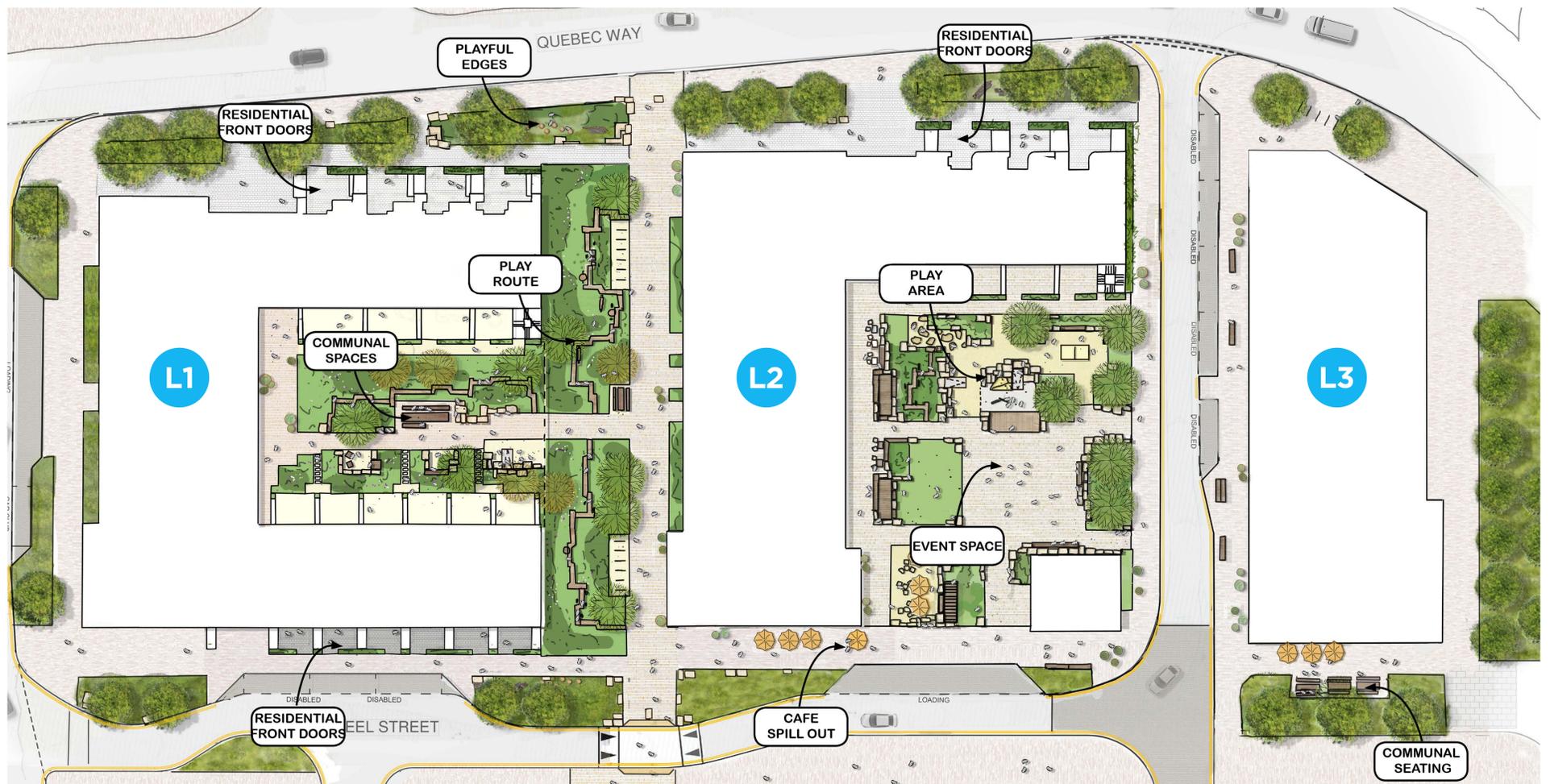
## New and improved facilities for local people

- A new 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.

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. To find out more, please see board 9 or visit our website [www.canadawatermasterplan.com](http://www.canadawatermasterplan.com).

# The Reserved Matters Application planning process

Southwark Council gave their unanimous approval for the Canada Water Masterplan at Planning Committee in September 2019. This was a hybrid planning application with Phase 1 submitted in detail and the remainder in 'outline'. In the case of Zone L, as well as others, we have been granted outline planning permission, and we are now in a position to submit more detailed plans.



Ground Floor Plan of Zone L

Outline planning permission is where Southwark Council agree the parameters for the buildings and spaces, including their future use and maximum height and scale. These are governed by three control documents – the Development Specification, Parameter Plans and Design Guidelines – which are available to read by clicking on the pencil symbol at the front of this virtual room. Our proposals are strictly in line with all of these documents.

A Planning Application to Southwark Council must now be submitted to seek approval for the Reserved Matters for Plots L1, L2 and L3, which all form part of Zone L. The Application will provide information on the following five Reserved Matters:

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

## How has public feedback shaped the Masterplan?

Between 2014 and 2018, we carried out extensive consultation and engagement with local people to inform the hybrid planning application. Over 5,000 people

took part in over 120 public consultation and local outreach events, and their feedback and ideas directly shaped the plans. To learn more about the consultation and local engagement that has led to where we are today, please refer to the FAQs document on the central table.

Going forward, we will continue to share plans for future buildings and spaces as part of the Reserved Matters Application process, as well as continuing to engage and meet with local stakeholders, neighbours of the site and residents as the Masterplan is built out. We will also be attending community events and local meetings.

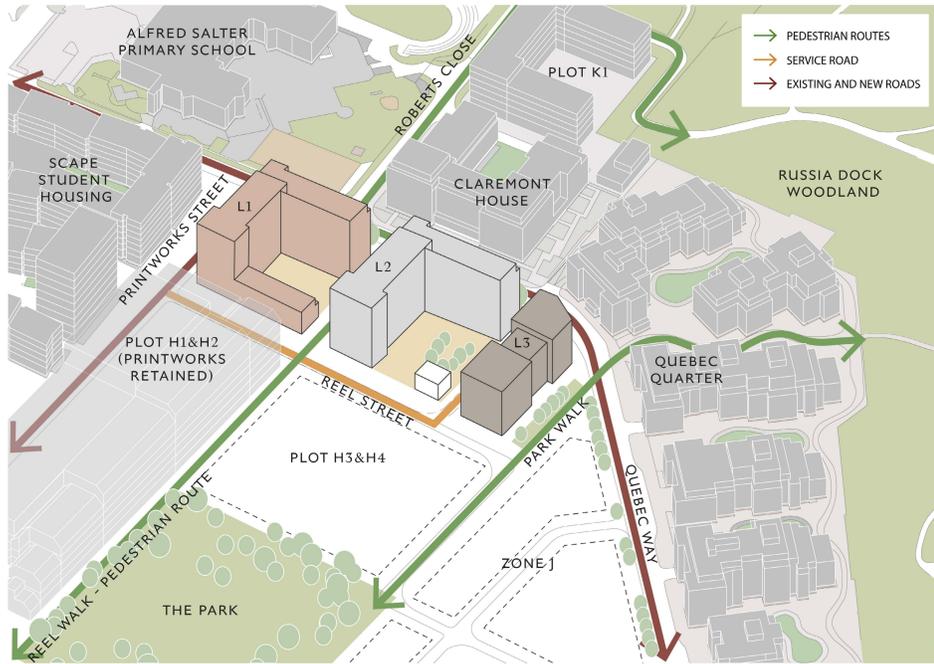
## Who is British Land?

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.

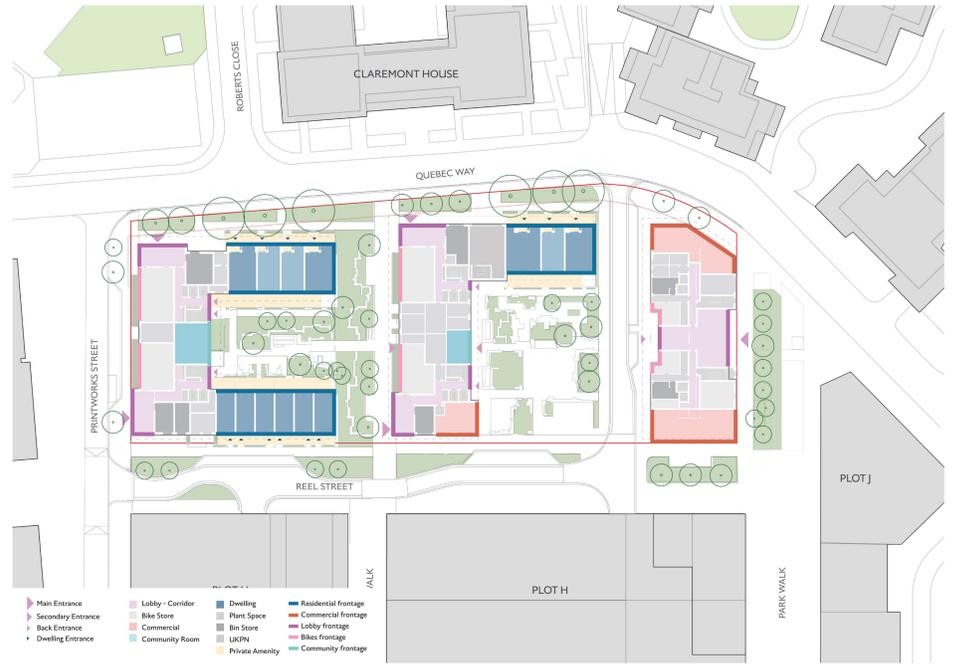
We have been involved in the Canada Water area for many years – both as the owner of Surrey Quays Shopping Centre and Leisure Park and in our role bringing forward the Canada Water Masterplan. We support a number of local community organisations and charities as well as providing volunteers, work experience, 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 [www.canadawatermasterplan.com/community](http://www.canadawatermasterplan.com/community) page of our website.

# Layout and use

**Zone L will principally provide housing in three buildings (known as Plots L1, L2 and L3). These proposed uses, areas and the size of the buildings conform with the approved Development Specification in the outline Canada Water Masterplan planning permission.**



Proposed massing with existing and proposed routes



Proposed ground floor uses

Together, in terms of planning uses they will provide:

Use	Gross External Area* (GEA) in sqm		
	L1	L2	L3
Commercial/Community	77	115	291
Residential	9373	8925	6575
Electricity Substation	0	107	0

There will be around 237 homes in total, along with new shops, a community space and new public open space at ground floor level. An indicative layout of the buildings and their uses, showing a cross section of the proposed building, can be seen in the image above.

The three buildings will be separated by a mixture of walkable routes and a one-way street: Reel Street (one of the new streets delivered as part of the Masterplan - see above for its location), providing access and servicing between Printworks Street (which will run from Quebec Way to the current Printworks building) and Quebec Way.

The buildings are surrounded by carefully landscaped courtyards, providing extensive green spaces that vary in scale and character for the whole of the local community to enjoy. In Plots L1 and L2, generous double height entrance lobbies will provide clear entry points, whereas Plot L3 has a central lobby providing a visual connection to the east.

Located at ground floor level will be a number of functional spaces such as bike storage, refuse storage and access for the electricity substation. A new pedestrianised route will also physically separate Buildings L1 and L2 at ground floor level as well as providing new public realm and a link through to Reel Street and onwards to Russia Dock Woodland. More information on this can be found on the Servicing and Access board (Board 7).

## Delivery of affordable housing

A key part of ensuring that the Canada Water Masterplan has a positive impact on everyone who lives, works and studies locally, now and in the future, is the delivery of affordable housing. We are committed to delivering affordable homes aimed at local people, and overall a minimum of 25% of all housing

we deliver as part of the Masterplan will be social rented, with a further 10% 'intermediate' including shared ownership.

Delivering upon the s106 agreement\*\* and the Masterplan's housing commitments, Zone L will be circa 75% affordable housing, aimed to help meet local demand.

In total there will be circa:

- **60% social rented housing;**
- **15% intermediate; and**
- **25% private housing.**

These properties will be split between affordable homes in L1 and L2 and market sale houses in L3. The scheme will be tenure blind, meaning that you won't be able to tell the difference between the different types of housing. A Registered Provider will be selected after Zone L has RMA approval.

The types of housing provision in the different buildings can be seen below:

L1 Social Rent	1bed - 17	2bed - 41	3bed+ -26	Total - 84
L2 Social Rent	1bed - 16	2bed - 19	3bed+ -18	Total - 53
L2 Intermediate	1bed - 21	2bed - 16	3bed+ -0	Total - 37
L3 Private	1bed - 32	2bed - 25	3bed+ -6	Total - 63
<b>Zone L</b>	<b>1bed - 86</b>	<b>2bed - 101</b>	<b>3bed+ -50</b>	<b>Total - 237</b>

A mix of housing types are proposed across the scheme with maisonettes on the ground and first floor of Buildings L1 and L2 in order to keep a residential character to the area. Most of the maisonettes are family homes, with active spaces such as kitchens and living rooms on the ground floor. All maisonette bedrooms are located on the upper floor for privacy.

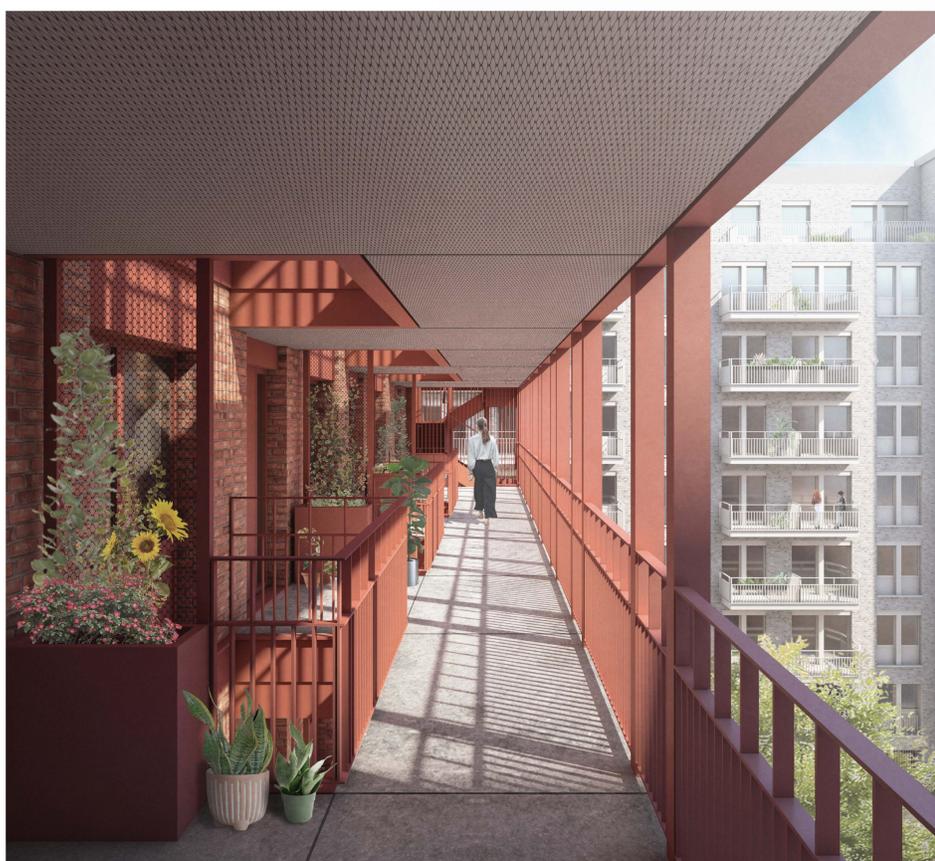
\*Gross external area is the whole area of a building taking each floor into account.

\*\*A Section 106 agreement is an agreement between a developer and a local planning authority that sets out what the developer will deliver to enhance and support the community they are building in.

# Design Evolution

We have been working in partnership with Southwark Council to develop designs that draw upon inspiration from the existing local buildings and the emerging Masterplan context to provide high quality new homes that are appropriate to the area.

We have included images of our final designs below.



Deck access Building L1 looking east



Building L1 maisonettes seen from Quebec Way



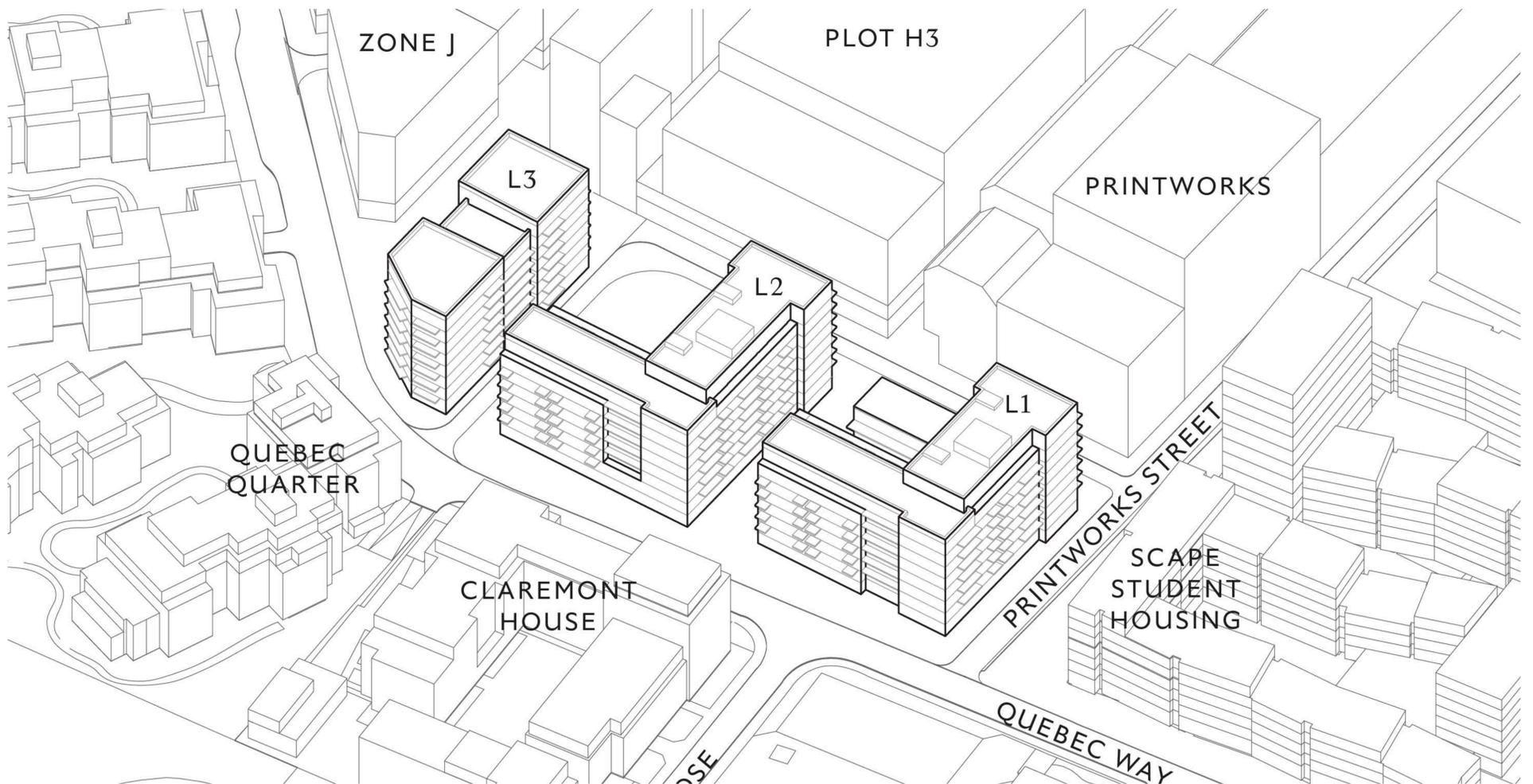
View of Buildings L1, L2 and L3 from Quebec Way



View of Building L3 from Park Walk

# Scale and appearance

The scale and appearance of Plots L1, L2 and L3 have been designed in accordance with the parameters and design guidelines that form part of the outline planning permission for the Canada Water Masterplan. The design has been informed by existing nearby buildings and the emerging context of the Masterplan.



Proposed massing of Zone L

## Scale

We are proposing to construct three buildings, varying in height from 3 to 8 storeys and stepping down in height towards the neighbouring homes along Quebec Way, in keeping with the other buildings in the locality. The lower 3 storey section of Building L1 is designed to introduce natural light into the courtyard.

## Character and Appearance

The architectural character of the buildings is informed by existing nearby buildings and the context of the emerging Masterplan area.

The buildings will:

- Largely have brick frontages in a warehouse-style;
- Brickwork colours will vary between the new buildings in Zone L, so they don't all look the same but feel part of a local environment;
- Have walkways and balconies providing private amenity space to the homes;
- Be tenure blind, so you won't be able to tell the difference between the private and affordable housing; and
- Have wide streets, with plants and trees in front of them, to create a green street.

We are also proposing modest, flexible retail spaces on the ground floor of L1 and L2, which we envisage will be used for local shops, small retail, or community space. These spaces will generally be 'dual aspect' with large open windows on adjacent walls with views over the courtyards.

## Building Materials

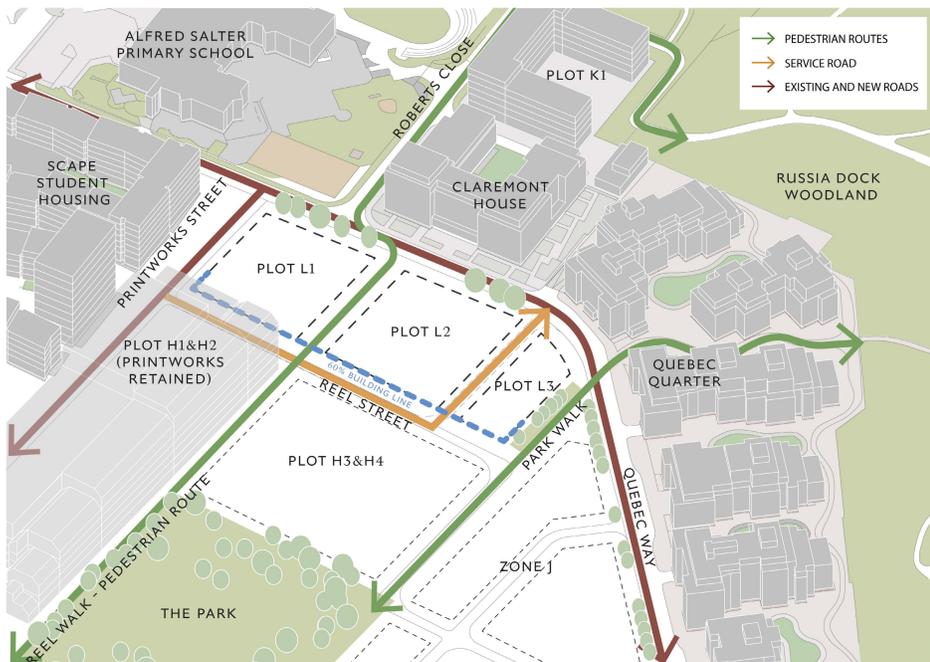
The building materials used will be similar to those used in warehouse-style buildings. The buildings will be predominantly made out of brick and metalwork, as shown indicatively below. The materials will be subject to approval by Southwark Council via condition.



View of Buildings L1, L2 and L3 along Reel Street

# Servicing and access

There are three new routes being proposed as part of Zone L. They have been designed to work with the three buildings, providing public access for pedestrians and cyclists that will link with existing routes going towards Russia Dock Woodland and into new routes that will be created as more of the Canada Water Masterplan is developed.



Existing and proposed routes

The three buildings will be surrounded by Quebec Way to the North, as well as new streets that will be delivered as part of the Masterplan, namely Printworks Street to the West, with Park Walk providing access to pedestrians and cyclists to the East and Reel Street to the South, acting as a one-way service road.

The location of the service and access points into the building have been designed in accordance with the parameter plans granted as part of the outline planning permission.

## Access to L1, L2 and L3

The main entrance for residents and visitors to L1 will be off Printworks Street with secondary entrances via the L1 courtyard. The main access for residents and visitors to L2 will be off Reel Walk with secondary entrances to the buildings off the L2/3 courtyard. The primary access for residents and visitors to L3 is off Park Walk with a secondary entrance to the core of the L2/3 courtyard.

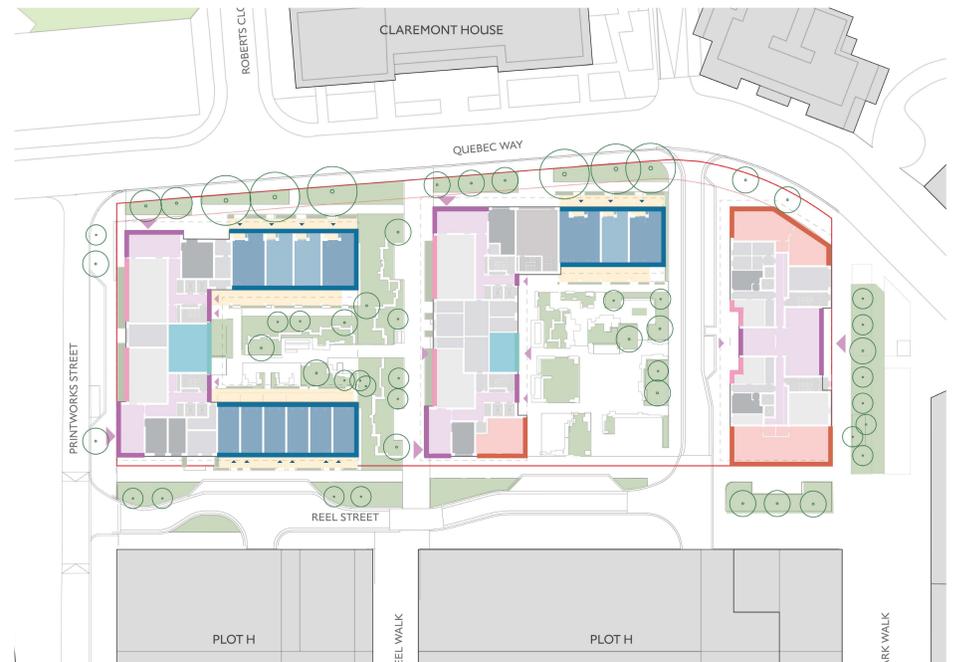
Maisonettes on the ground floor of Building L1 and L2 will have their own front doors and are accessed from Quebec Way, Reel Street and Reel Walk.

## Parking and Servicing

In accordance with the Masterplan parameter plans (approved as part of the outline planning permission), we will not be adding any residential parking along Quebec Way as this will be a largely car free development. New residents will not be able to apply for parking permits for nearby streets, although we will be providing 8 disabled parking spaces.

We will provide:

- **A dedicated car 'car club' parking space on Printworks Street;**
- **Secure bicycle parking for residents will be provided internally on the ground floor of each building;**



Bicycle and disabled parking

- **8 disabled car parking spaces along Reel Street (Surrey Council has supported the provision of 3% disabled car parking spaces on the site);**
- **Visitor bicycle parking will be provided externally along Reel Walk and Quebec Way;**
- **Dedicated servicing bays will be provided along Printworks Street and Reel Street;**
- **A refuse store for those living in the new homes within each of the buildings, the capacity of which is compliant with Surrey's requirements;**
- **A bin store located circa 10m away from the road, to comply with the requirements of Surrey Council;**
- **A dry riser, pressurised water system, in each stairwell, accessible from the ground floor and visible from the street; and**
- **Dry riser inlets located no more than 18m away from the road where the fire service can park, in accordance with guidance.**

## Electricity Substation

The substation will provide electricity for the Masterplan area and will also provide the majority of its capacity for the wider local area and to reinforce the local network. The electricity substation has been approved separately to this residential-led RMA.

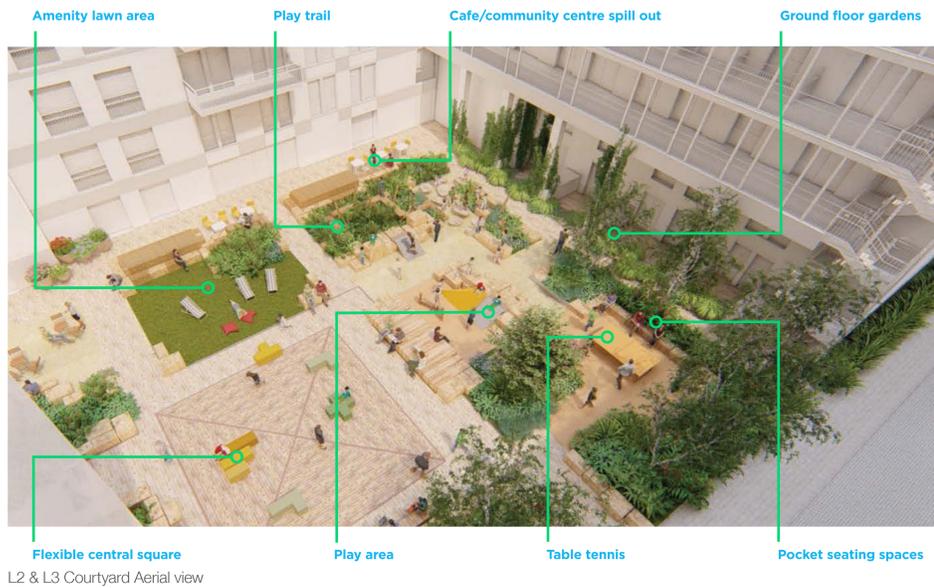
Reel Street has been designed to allow access for the substation service vehicles, which dictates the minimum widths and spacings. A dedicated loading bay is provided on Reel Street within close proximity of the substation, albeit this is envisaged to be used infrequently, with normal access via Quebec Way. Trips in and out, as well as timings, will form part of our Estate Management Strategy and will be carefully managed.

# Landscaping and new routes

Providing new inclusive green spaces that are accessible to all is at the heart of our proposals for Zone L.

A minimum of 35% of the Canada Water Masterplan will be open space, and we plan to deliver a significant amount of new green space as part of our plans for Zone L, in the form of two courtyards, with public access, at the heart of L1 and L2. We will also be keeping the majority of the trees along Quebec Way, as well as planting over 25 new ones.

The new pedestrian and cycle routes on Printworks Street, Reel Walk and Park Walk will connect Russia Dock Woodland with the other public spaces within the Canada Water Masterplan area.



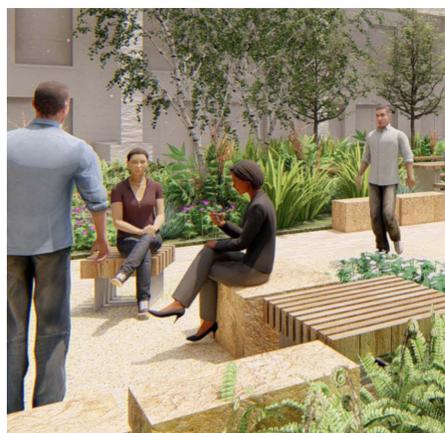
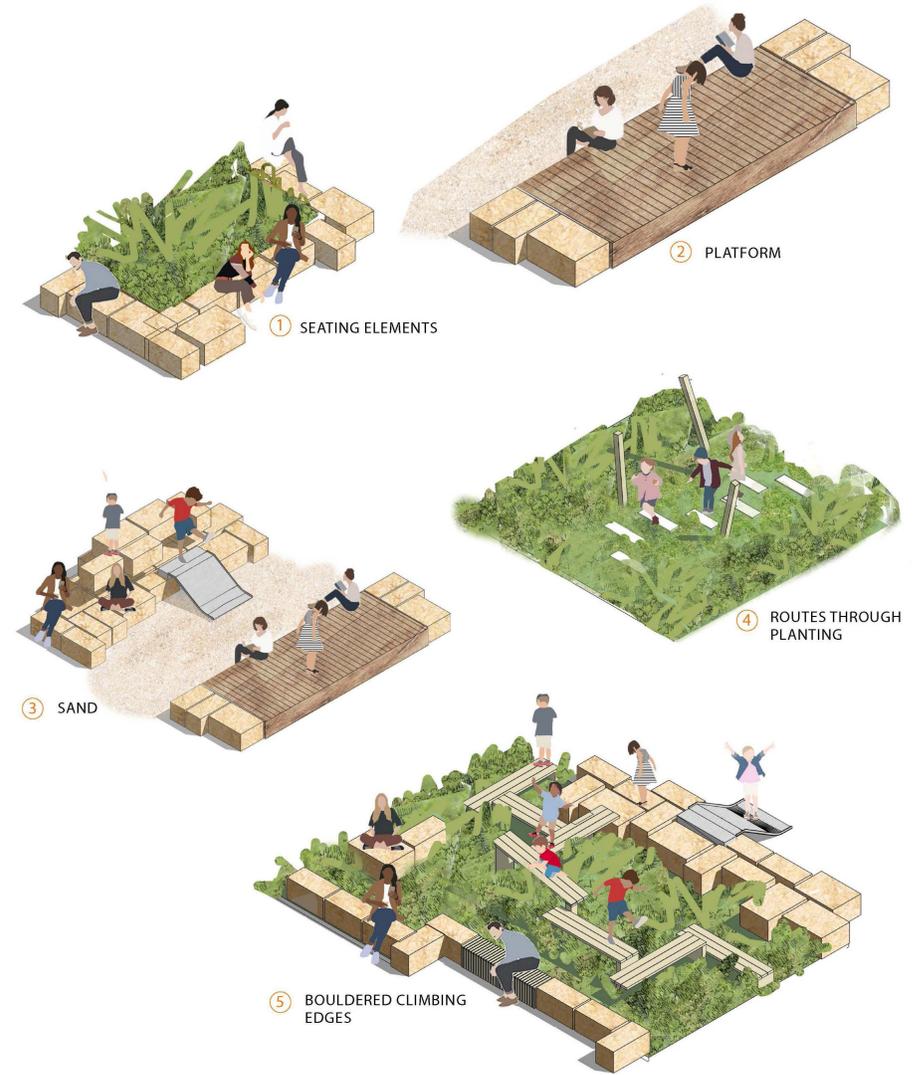
## Play Space

We anticipate that around 175 children will live in the new homes and we are therefore looking to provide substantial play space, (equating to circa 1,750 sqm) aimed predominantly at under 5-year-olds. In addition to this, play provision for children above 5 will be available in the existing neighbouring parks and new public spaces within the Masterplan.

There will be:

- **Dedicated doorstep play space, including slides and climbable structures**
- **A playable walkway weaved through the landscape**
- **Table tennis, or similar, aimed at older children**
- **A generally inviting landscape for parents and guardians**

The courtyard and open spaces have been designed to provide a mixed offering, allowing use and enjoyment by all generations, with benches and shrubs provided. In addition, it has been designed to encourage other outdoor activities and offers the opportunity for residents of different age groups and backgrounds to come together.



# Sustainability and Wellbeing

We want to ensure the Masterplan delivers social, economic and health benefits for everyone who lives and works in the local area. We also recognise our responsibility to manage environmental impacts, and will deliver ambitious physical improvements to the community, including using green energy and the creation of new biodiverse environments.



View north along Reel Walk

## Delivering long-term social, economic and health benefits for the local community

As long-term owners at Canada Water, we're committed to playing an active role to ensure that our work and presence in the area benefits both the existing and the future community. Our vision is for our development to be part of the local fabric, so that it is inclusive and enhances local wellbeing and quality of life.

We're long-term investors in the local area, and so far we have focused our support on education, enterprise and community projects, laying the foundations for local people to benefit from the opportunities that will be created through our development. These include careers in construction, business opportunities, future offices aimed at local people and ways to help people lead more active lifestyles.

To do this, we've worked with some fantastic partners including local charities and community groups and supported a range of events in the area. These include:

- **Global Generation, who run educational workshops from the Paper Garden at the Printworks, where local people and schoolchildren are helping shape ideas for the Public realm of the Masterplan (over 3,500 people have been involved to date)**
- **Tree Shepherd, who run a business support hub and low-cost work and maker space at Thrive that's open to SE16 residents, providing low-cost flexible working space as well as free business advice, support and training. Our aim is that by supporting local businesses and entrepreneurs from an early stage, they will also be well placed to access the affordable work and retail space that comes forward as part of the Masterplan.**

For more information on the range of projects and events that we support please visit our website:

[www.canadawatermasterplan.com/news/local-investment-and-legacy](http://www.canadawatermasterplan.com/news/local-investment-and-legacy)

## Environmental sustainability

British Land holds sustainable development at its core, and making our whole portfolio net zero carbon is a key component of our 2030 Sustainability Strategy.

In Canada Water, we recognise our responsibility to manage environmental impacts but also to limit energy costs for residents, enhance wellbeing and help to improve local air quality. We will introduce new plant life, green open spaces and 'green buildings', increasing biodiversity as well as respecting and enhancing the unique ecology of the local area.

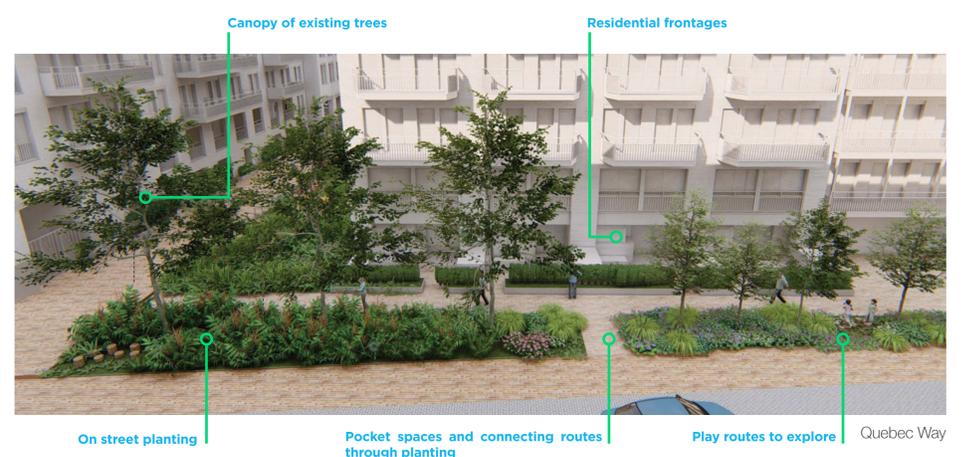
## Sustainability at Zone L

Zone L is currently 'brownfield' with very little environmental or ecological value. Our proposals will make the area a lot greener, enhancing biodiversity and providing habitats for species. It will also provide social benefits including affordable housing and job opportunities.

The proposals include:

- **At least 35% of Zone L provided as publicly accessible open space;**
- **Highly energy efficient buildings to reduce operational energy requirements;**
- **All electric energy - using Air Source Heat Pumps to provide heating and hot water;**
- **Seeking the re-use of local materials / salvaged from demolition where possible**
- **25 new trees and generous planting amongst the buildings and along Quebec Way;**
- **Careful planting within the new courtyards to enhance biodiversity and encourage wildlife;**
- **Car free aspiration - no parking available to new residents (other than disabled);**
- **Water / rain attenuation tanks to avoid flooding;**
- **Maximising the open courtyards and dual aspect residences; and**
- **Creation of new walkways and cycle ways, encouraging greener forms of transport.**

In addition, the development will provide a number of jobs during construction, which will be aimed at local people. We're still in the initial stages of working with our contractors to understand what roles will be available, and we will share more on these opportunities in the coming months.



# What happens next

**British Land is preparing a Reserved Matters Application (RMA) for Zone L, which will be submitted to Southwark Council in late Summer 2021.**

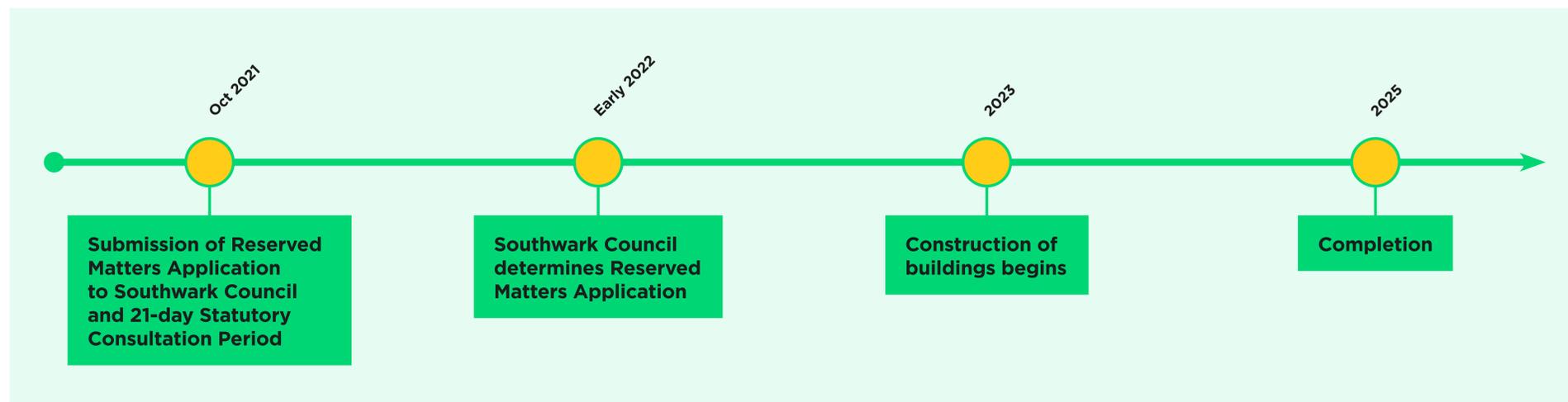
**Once the RMA has been submitted, Southwark Council will then conduct their statutory consultation, during which you will be able to submit comments directly to the council for consideration in their determination of the application.**

We will also update the Canada Water Masterplan website once the application has been submitted, to share the planning documents and make them accessible to you. Please contact [team@canadawatermasterplan.com](mailto:team@canadawatermasterplan.com) if you have any specific questions on this RMA that we can help with.

Subject to approval by Southwark Council, British Land will then begin the construction of the new homes. 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 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).

## Zone L Timeline



## View Frequently Asked Questions (FAQs)

If you have any further questions, Please click on FAQs located at the table in the centre of this room, where you can also get in touch directly with the team. Alternatively, you can also view the wider Masterplan Frequently Asked Questions on our website by visiting: <https://www.canadawatermasterplan.com/faqs>

## Request a Printed or Translated Copy of Exhibition Materials

Please email [team@canadawatermasterplan.com](mailto:team@canadawatermasterplan.com) if you would like to obtain a printed copy of the virtual exhibition boards or the FAQs, or if you would like them translated.

## Get in Touch and Ask for Further Information

We invite you to leave any further thoughts after viewing today's information. - and you can leave your comments via the table in the centre of the room. If you have any questions or comments, please feel free to get in touch with the Canada Water Masterplan team via the details on the table in the centre of the virtual exhibition room and we will be happy to help.

**Thank you for taking the time to visit the Zone L virtual exhibition. We look forward to reading your comments on the proposals.**

**Contact us:**  [canadawatermasterplan.com](https://www.canadawatermasterplan.com)  [team@canadawatermasterplan.com](mailto:team@canadawatermasterplan.com)  0800 470 4593 (freephone)

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