

# Canada Water Community update

Thank you for taking the time to read the first of our updates on the Canada Water development, which includes Surrey Quays Shopping Centre, Leisure Park, Printworks and the former Rotherhithe Police Station.



Illustrative view of the new Town Square

## Welcome

We'll be sending these out on a regular basis to provide information on upcoming construction activities as well as the jobs, training opportunities, projects and initiatives that we're involved with in the area.

We'll also be using these updates to keep you posted on the 'Reserved Matters' planning applications that will be coming forward in the weeks and months ahead. More about these inside and on the back cover.

As I'm sure you've noticed, a lot has been going on recently. You've probably seen hoardings going up in the area and construction vehicles on Quebec Way and outside of Surrey Quays Shopping Centre. We're sorry for any disturbance this may have caused - although we hope you'll be pleased with the results.

## Background

Last year, Southwark Council gave their unanimous approval for the Canada Water development (known as Canada Water Masterplan) which covers an area about the same size as 29 football pitches.

The plans are being brought forward as a partnership between British Land, Southwark Council and the people who live and work here in SE16. Over 5,000 local people gave us their feedback to help shape these plans. Approval was given to create a new town centre for Southwark, including shops, restaurants, bars, offices and community and leisure facilities. There will also be new homes and

public open spaces, including a new park and a town square. As you can imagine, this will take some time - but we want to reassure you that we are here for the long-term.

Up until now, most of the work being done by the team has involved planning, designing and getting various sites ready for construction. We've now entered an exciting new chapter where we can begin to deliver on the promises we have made to the people who live here.

Clearly, it's been a difficult year or more for everyone in so many ways. Covid-19 has placed a huge amount of pressure on us all. Although things are still difficult, and we might not be able to meet people in person, we are still committed to engaging with the community as we work up detailed plans for certain parts of the development. Please see the back cover of this update to read about our long-term approach to ongoing engagement - and to find out how to get in touch.

## Who are British Land?

British Land are a UK-based property company, specialising in creating and managing amazing places where people will want to live, work and visit. We're probably best known in the area as the people who own Surrey Quays Shopping Centre, although for the last four years we've been busy working with Southwark Council and the local community to create plans for the Canada Water development.



To find out more about British Land, please visit our website: [www.britishland.com](http://www.britishland.com)

# About the development

The permission is 'hybrid' with some parts in detail and some in 'outline'. This means there is an element of flexibility, so the exact details will evolve as the plans come forward – but we are committed to providing:

- Approximately 3,000 new homes, with a minimum of 25% being social rented and a further 10% 'intermediate' – including shared ownership
- 12 acres of new open spaces
- A mix of new shops, restaurants, leisure, entertainment and community space
- Ecological enhancements to improve biodiversity at Canada Water Dock
- Improvements to Surrey Quays and Canada Water stations
- New offices and shops with space for around 20,000 people working here
- 16 new streets
- A new leisure centre
- A new town square and a new 3.5 acre park
- Over 1,200 new trees, provided on site and off site
- New bus routes, cycle routes, highways and walkways
- Space for a health centre and sixth form, plus funding to expand a local primary school

## SUMMER 2021

Completion of refurbishment and conservation works at the former Dock Offices completes. Creation of a new 'Project Hub'

## SUMMER 2021

Work begins on new offices, shops and the new Southwark Council Leisure Centre

## SUMMER 2021

Community consultation begins on plans for ecological enhancements to improve biodiversity at Canada Water Dock - along with new public spaces

## EARLY SUMMER 2021

Southwark Construction Skills Centre opens its new employment training centre at Art Invest's Hawker House

## SUMMER 2021

Engagement events take place on plans for new private and affordable homes (Zone L)

## SPRING 2021

Redevelopment of the former police station begins, to provide a new temporary space for construction staff

## SPRING 2021

Decommission of the petrol station begins to make way for the new Southwark Council Leisure Centre



## SUMMER 2021

Construction of new affordable homes (Plot K1) begins

## LATE SUMMER 2021

TEDI-London opens its new temporary higher education campus

## LATE SUMMER 2021

Global Generation moves into their new home: the Paper Garden Shed (next to Printworks)

## AUTUMN 2021

Construction work begins on the development of new homes, offices and shops (Plot A1)

## LATE AUTUMN 2020

Construction of an interim petrol station on Deal Porters Way begins

## AUTUMN 2021

Plans for new homes and shops (Zone F) go on display. Details of community information sessions coming soon

## EARLY SUMMER 2021

Plans for the redevelopment of Printworks (Zone H) go on display. Details of community information sessions coming soon

# Local news and updates

We believe the Canada Water development should have a positive impact on everyone who lives, works and studies in the area - now and in the future. In order to do this, we believe in working in partnership with local charities and community groups - and supporting projects that benefit local people.



Illustrative image: TEDI-London's new campus

## Giving young people space to grow

We have a long-standing relationship with the charity Global Generation - and have recently identified a new, more permanent home for them as part of the TEDI-London Innovation Hub near Printworks on Quebec Way.

Moving into this new space will allow Global Generation to continue to provide educational workshops and classes for local young people and families aimed at enhancing their connection to the natural world and their local environment. As part of this, Global Generation will be working with local school children to get them involved in shaping elements of the public spaces that will be coming forward as part of the development.

In the last year, Global Generation have involved over 1,100 people in the area including children from Redriff and Albion Primary schools and local families.

To learn more about Global Generation and the work they do, please visit: [globalgeneration.org.uk](http://globalgeneration.org.uk)

## Engineering the future of Canada Water

We're thrilled to announce that this summer, TEDI-London will be moving to a new campus off Quebec Way. Co-founded by three universities (Arizona State University, King's College London and the University of New South Wales in Sydney), TEDI-London's aim is to transform engineering higher education.

One of the ways they do this is by diversifying the range of people studying and entering the profession. They've already begun working with a range of local partners and are offering sponsored places for Southwark residents so that TEDI-London will be accessible to those from the local area.

The modular design of the new campus means it's mainly being built off-site to minimise disruption to people living in the area. The first modular buildings arrived on site a few weeks ago, and the campus is due to be completed in the summer. More details including job opportunities and information on bursaries can be found at: [tedi-london.ac.uk](http://tedi-london.ac.uk)

## TEDI-London is recruiting a digital apprentice!

TEDI-London is looking to recruit a digital apprentice on a three-year fixed contract. This role will suit someone who is creative, innovative, curious and passionate about great teaching. The successful candidate will enjoy working collaboratively with colleagues - both locally and globally - to inspire a new generation of engineers. The deadline for applications is 1 June 2021.

To read more about this exciting role and other opportunities at TEDI-London, please visit: [canadawatermasterplan.com/news/new-jobs-and-opportunities](http://canadawatermasterplan.com/news/new-jobs-and-opportunities)



Global Generation's current home at the Paper Garden

## Jobs and training opportunities

We expect the development of Canada Water to generate around 1,000 construction jobs and apprenticeships over the coming 10-15 years - and we are focussed on ensuring that local people can access these. To do this, we'll work with our supply chain and local partners.

So far, we've worked with organisations such as Construction Youth Trust to provide training to young, unemployed people to help them build their skills and get jobs with our contractors and suppliers. We have already created a number of new jobs and apprenticeships with our contractors Galldris Group, Keltbray and Mace.

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. To see current vacancies and training opportunities or to sign up for updates please visit our website:

[canadawatermasterplan.com/jobs-and-training](https://canadawatermasterplan.com/jobs-and-training)



Apprentices at Southwark Construction Skills Centre

## What's happening in Canada Water?

In October 2020, we began works to prepare the site ahead of the construction of the first buildings and spaces - which will be starting later this year. These include Plots A1, A2, K1 (shown in the map inside this newsletter), the interim petrol filling station and the below-ground electricity substation - as well as refurbishment and conservation works to the former Dock Offices.

For the rest of the development, we have what's known as outline planning permission. This is where the council has agreed the parameters for the buildings and spaces such as their future use and maximum height and scale. In these cases, we need to submit further detailed proposals known as Reserved Matters Applications (or RMAs) to establish the detailed design. Read on to find out more about these.

### Learn about our upcoming Reserved Matters Planning Applications...

The Reserved Matters Applications (RMAs) we will be submitting will include the details of buildings and areas currently approved in outline, including the appearance, landscaping and layout of the buildings and public spaces. Each RMA will be individually submitted to Southwark Council for their approval.

This year, we have some important RMAs coming forward including Canada Water Dock and the former Printworks site. **To see which plots we will be preparing RMAs for in the coming months, along with our anticipated timeline for sharing information, please look at the map inside - these are shown in yellow.** There will also be a presentation on the RMA process. You can view it by visiting: [canadawatermasterplan.com/event/rma-webinar](https://canadawatermasterplan.com/event/rma-webinar)

## Here for the long-term - our approach to ongoing engagement

We are committed to ongoing engagement in a way that is inclusive and accessible to everyone who lives, works and spends time here.

To make sure we do this, we will:

- Communicate proactively and be contactable via a range of means - from site notice boards to social media
- Keep engagement personal and be present locally by attending community meetings and events
- Continue to listen and learn about the local area and seek ideas and feedback on how we're doing
- Be inclusive and representative in how we engage and reach people
- Share information and be transparent about our planning, construction and wider activities

- Make sure we engage with people on the things that matter to them
- Partner with local organisations including schools and community groups and engage on both general and specific matters

Please sign up to our mailing list for updates by contacting:

[team@canadawatermasterplan.com](mailto:team@canadawatermasterplan.com) or visiting our website at: [canadawatermasterplan.com](https://canadawatermasterplan.com).

You can also get in touch with any questions or comments via the email address above or by calling us on **0800 470 4593** (freephone).

**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.**

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

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