

Canada Water Community Update

Issue 002 | Summer 2021

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



Illustrative view of the Dock Office courtyard

This newsletter highlights the key project activities and opportunities that are coming up over the summer and autumn.

There's a lot more going on than we can fit in this update, so please do sign up to our mailing list or follow us on social media to keep in touch and get the latest news. (See p.3).

A new higher education campus for future engineers in Southwark

Earlier in the summer we completed the construction of TEDI-London's iconic new education campus, located just off Quebec Way. TEDI-London's mission is to transform engineering education and diversify the range of people studying the subject, and making the degree courses accessible to students in Southwark is a key part of this. There are scholarships available for Southwark residents and they are working with local groups and schools to plan a programme of outreach. TEDI-London is planning an open day in the autumn to give you a unique opportunity to look inside. To sign up for updates visit: tedi-london.ac.uk/events - you will be able to register for the open day here soon.

What's been happening?

A lot has been happening since our first community update in April, as we've moved into the delivery phase of the project. Our main focus has been preparing the site ahead of the construction of the first buildings and spaces. You can read more about these on the map on the next page to help you get your bearings. We have also finished building a temporary higher education campus for TEDI-London, and finished refurbishment and conservation works to preserve the former Dock Offices as an important Grade II listed heritage asset.

Looking ahead

Over the autumn, you will start to see the development begin to take shape as the construction of buildings and spaces on some of the first sites will start. We will include more information in our next newsletter and in the dedicated construction newsletters that neighbours to these sites receive. You can read more about our construction activity by visiting:

canadawatermasterplan.com/construction-activity

What is the Canada Water development?

The development will create a new town centre for Southwark, with shops, restaurants, bars, offices and community and leisure facilities. There will also be around 3,000 new homes. At least 25% of these will be social rented and a further 10% will be 'intermediate' - which includes shared ownership homes. Importantly, the development will include 12 acres of new public open spaces, including a new park and a town square. Our plans have been shaped through local consultation since 2014, with feedback on a wide range of issues directly shaping the plans that we're bringing forward. Thank you to the 5,000+ individuals who've been involved to date for your time, suggestions and comments.

The development is being brought forward by British Land in partnership with Southwark Council. British Land is a UK-based property company and we have been active in the local area for many years, principally as owners of Surrey Quays Shopping Centre (visit our website, britishland.com, to find out more).

What we've been working on

In addition to starting construction of the development, we've also been producing detailed designs for the next buildings and spaces that we plan to deliver (known as 'Reserved Matters Applications', or RMAs). You can learn more about the planning process for future phases of the development by visiting canadawatermasterplan.com/ongoing-engagement

Since we published our first update earlier this summer, we have shared the detailed plans for the next parts of the development we're bringing forward, known as Zones H and L. A summary of the plans is below and you can find out more here: <https://cwm.exhibition.app/>

Zone H- New shops and offices at The Printworks



View north of buildings H1 and H2 across the Park (subject to a future RMA)

Our plans for Zone H are for an environmentally sustainable office-led redevelopment of the Printworks building, as well as ground floor

shops, improved landscaping and new routes through the site. This would be the first phase of development to take place on Zone H, with future RMAs for the remainder of the development zone (including a new 3.5 acre park) being prepared at a later date.

Zone L - New private and affordable homes



View of Buildings L1, L2 and L3 from Quebec Way

Our plans for Zone L would see around 237 homes built. Around 60% of these would be social rented homes and 15% would be 'intermediate' - which includes shared ownership housing. There will also be a significant amount of public open space (including a new public courtyard) to create a green and open new development.

Coming up Canada Water Dock



View of proposals for Canada Water Dock

We're currently working on proposals to improve the water quality and enhance biodiversity, as well as to deliver a place that is part of the area's identity, where people can spend time, interact with nature and connect with the area's rich maritime history.

We know how important the dock is for people who live and visit the area, in terms of both its historical and ecological significance, and the detailed proposals will build upon feedback received in consultation to date.

We'll be sharing the plans in early September and would love to have input and feedback from the local community to help shape the plans. Please see the flyer inside this newsletter for more information on how to view the plans or sign up to our mailing list for updates by emailing:

team@canadawatermasterplan.com

Construction works due to begin shortly on the development of new homes, offices and shops (Plot A1).

The internal and external restoration works to the Grade II listed former Dock Offices has been completed. This included refurbishing the clock tower, as well as internal space to provide a new office for the British Land team.

The demolition of the former Rotherhithe police station ended in July. While Plot A1 is being built, the contractor's site offices will be located here.

The former Tesco petrol station on the site of Plot A2 has been demolished. Further works to get the site ready for construction of A2 - which will include a new Southwark Council Leisure Centre and office space - will complete by September.

The interim Tesco petrol station by Redriff Road has now opened, and includes a new pedestrian route from Lower Road to the Shopping Centre, with planting put in place in partnership with Global Generation and Albion Primary School.

Consultation takes place in early September on plans for ecological enhancements to improve biodiversity at Canada Water Dock - along with new public spaces and a new boardwalk.

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

Detailed plans for new private and affordable homes (Zone L) have now been shared.

Preparing to begin work on Plot K1 which will comprise a modern five and six storey residential building providing affordable homes.

Work has begun at the rear of the Printworks by Quebec Way (known as Zone L) to build the basement for a new below ground electrical substation to provide electricity for the Masterplan area as well as the wider local area.

A temporary higher education campus for TEDI-London has now been built off Quebec Way and will open in September.

Global Generation has submitted a planning application for a more permanent home. It will include a multi-use education space to continue education workshops with local schools and groups.



Plans for new homes and shops (Zone F) to go on display in the autumn.

Detailed plans for the redevelopment of the Printworks (Zone H) have now been shared.

Local news and updates

We're working hard to ensure that the Canada Water development and the opportunities it will bring are accessible for everyone living, working and studying in the local area – now and in the future. To do this we work in partnership with local organisations to deliver programmes and projects across a range of areas including employment and education. You can read more about some of the current opportunities below and by visiting canadawatermasterplan.com/community

Construction Skills Centre opens its doors in Canada Water, offering free training and support to residents interested in pursuing a career in construction



The Southwark Construction Skills Centre, a joint partnership by both Southwark Council and The Skills Centre, has moved to Canada Water and has already opened its doors to the next generation of construction workers, ahead of a formal opening in the autumn. The centre will act as a hub for information and advice on real job opportunities, as well as providing training for local people across Southwark, who are looking to pursue a career in construction.

The Skills Centre is working with our own construction contractors to help local people access the future training and employment opportunities arising from the construction of the Canada Water development. We have worked with Southwark Council and Art Invest to bring the centre to Canada Water for at least the next 18 months.

If you, or anyone you know, is interested in free training for a new career in construction and the local job opportunities available please visit theskillscentre.co.uk email info@theskillscentre.co.uk or call **020 3621 1940**

Head down to Fisher FC and support them this season!



After a successful season last year, we're wishing all the very best of luck to Fisher FC – who we're sponsoring again this season. The excitement of the European Cup has only reiterated the important role that local sports teams like Fisher play in bringing communities together. If you're a football enthusiast, head down to St Paul's Stadium on Salter Road and watch a game! You can also enter our lucky dip to win one of three sets of season tickets so you can cheer on Fisher FC from the comfort of the sidelines. To enter the draw, please email:

team@canadawatermasterplan.com

Do you have an idea for a new enterprise, or are you already running a business you would like to grow? Then Thrive can help!

We've partnered with charity Tree Shepherd since 2016 to establish Thrive, a programme of support for local enterprise and, more recently, to open low-cost covid-secure workspace aimed at helping local people establish and grow their

businesses. Thrive offers space on a flexible rental basis starting from hot desks at £10 a day, and regular start-up programmes, business mentoring, events and networking. You will join a great group of local businesses including filmmakers, counsellors, clothes makers, cocktail makers, and beauty technicians – to name a few. Get in touch to see what support Thrive can offer. Pop into Thrive in the former Flame Grill unit in Surrey Quays Leisure Park by making an appointment or contact them on: **020 3948 3020** or info@treeshepherd.org.uk to find out more.

Benefits and Welfare Support Clinics at Thrive on Wednesdays

For those who may need welfare and benefits support, we've partnered with local charity Big Local Works who are running weekly clinics on Wednesdays from 10am-4pm from Thrive in Surrey Quays Leisure Park. Advisors can help clients receive the right benefits, including support with form filling for benefits/universal credit applications, benefits checks (making sure people are in receipt of the right amounts) and appeal hearings. Once clients have improved financial security, support is also offered to help identify alternative options such as employment and training programmes. To book a 1:1 appointment email: lea-anne@biglocalworks.org.uk or phone **07526 847770**

Rotherhithe Festival

Meet the Team



The team at Rotherhithe Festival

After a challenging 18 months, Rotherhithe Festival was just the tonic we all needed. After an inauspicious start (it poured down), things picked up and it was great to see so many people turn out to give this event their support.

It was also brilliant to talk to so many people at the festival and we had a fantastic day. We'd like to thank the organisers, and the band who kept spirits high and helped make the festival such a success.

Sarah Ward, our Construction Neighbour Liaison Manager



For this newsletter, we caught up with Sarah Ward, our Construction Neighbour Liaison Manager to ask her a few questions.

What is your role in the Canada Water Masterplan - what does that actually mean day to day?

I am the Construction Neighbour Liaison Manager for the Canada Water development. My day-to-day involves working closely with the contractors appointed to build the Masterplan to ensure site neighbours and the wider community are kept regularly updated and that issues arising are addressed in an appropriate and timely manner.

What was your first job?

My first job when I was at school was waitressing at a local pub which I loved. It gave me many of the skills I use today - engaging, listening and reporting back.

What are you most excited about for SE16 - now or in future?

I have been working in the SE16 area since 2013, and during this time have got to know lots of local people and businesses. I'm excited to watch them grow and transform with the area, especially the local entrepreneurs and charities.

What have you learnt about yourself in the last year?

I'm usually out and about, but the pandemic changed that, so I have a new appreciation of home.

Tell us something that people don't know about you...

I spend most of my non-working time outdoors with llamas and goats!

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

British Land is committed to engaging with people in a way that is inclusive and accessible to everyone who lives, works, and spends time here. This means that we are committed to communicating proactively and being contactable via a range of means, keeping engagement personal, and continuing to listen and learn about the local area and seek ideas and feedback on how we're doing.

If you have any questions or comments, please get in touch with the project team by emailing team@canadawatermasterplan.com or by calling us on **0800 470 4593** (freephone). We look forward to hearing from you.

Please also sign up to our mailing list for updates via the email address above or via our website at: canadawatermasterplan.com

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.

