

Masterplan summary

Proposals are for a truly mixed-use development with a balance of homes, shops, leisure and workspaces.

INTRODUCTION

In May 2018 a planning application was submitted for the Canada Water Masterplan. This includes the comprehensive redevelopment of approximately 53 acres (that's about the same size as 29 international football pitches), including:

- The Surrey Quays Shopping Centre
- Former Harmsworth Quays Printworks
- Surrey Quays Leisure Park
- Former Dock Offices Courtyard
- Former Rotherhithe Police Station
- Land at Roberts Close

A planning application for the Canada Water Masterplan has been submitted to Southwark Council, whereby the first three buildings (Plots A1, A2 and K1) and the Interim Filling Petrol Station (Plot C) are submitted in detail and the remainder of the application is submitted in outline.

This follows over four years of community engagement on the Masterplan with more than 110 public consultation and local outreach events, and a total event attendance of over 10,000. Thank you to everybody who has contributed valuable time and ideas to the discussion so far.



The site and detailed plot location plan

OVERVIEW

Supporting the aspirations of the Mayor of London and Southwark Council, the Canada Water Masterplan is an ambitious project that provides a new network of pedestrian focused streets, parks, squares and open spaces connected with the surrounding community. It activates these public spaces with a wide range of activities including workspace, shops, cafés, restaurants, community facilities, leisure, social infrastructure and new homes for a range of ages, incomes and life stages.

British Land has entered into a Master Development Agreement (MDA) with Southwark Council. This is an umbrella agreement which sets out the obligations and responsibilities of both parties to enable the coordinated development of the Masterplan. Separately, Southwark Council is the local planning authority and we expect the determination of the planning application to be heard at Committee over the coming months.

QUICK FACTS

- **c.3,000 homes, over 15 years, with a range of housing types and tenures**
- **265 homes in the first two residential buildings - with 35% affordable housing, including 70% of these at social rent levels***
- **c.20,000 jobs upon completion**
- **c.300,000 m² workspace** (scale of More London)
- **c.200,000 m² of retail, leisure, entertainment, community facilities (school/health) and hotel. As well as a new leisure centre.**
- **Substantial improvements to education, health and social infrastructure for all ages**
- **Improvements to Canada Water and Surrey Quays stations, new bus routes, cycle facilities and town centre parking**
- **12 acres of public squares, streets and gardens (a minimum of 35% of the overall Masterplan area) including a new High Street, Town Square, Park and enhanced edges to Canada Water Dock**

*subject to grant availability.

The planning documents are available to view online on Southwark Council's Planning Register www.southwark.gov.uk/planningregister referencing the planning application number **18/AP/1604**. Documents can also be viewed at Canada Water Library.

Our website, www.canadawatermasterplan.com, also contains information regarding the planning application, key planning documents and frequently asked questions.

British Land submitted amendments to the planning application in October 2018, and further minor amendments in March 2019.



Illustrative view of a typical neighbourhood street



Illustrative view of the Town Square looking east



Illustrative view of the Park looking east

Illustrative Masterplan Summary

Illustrative masterplan

- Masterplan area
- First detailed plots

ILLUSTRATIVE

ILLUSTRATIVE



- A Dock Offices**
The Dock Office buildings are retained & the courtyard becomes an enlivened public space.
- B Former Rotherhithe Police Station**
Integrated within the Masterplan and providing a new pedestrian link to Lower Road
- C New pedestrian route**
A pedestrian and cycle link to/from Lower Rd.
- D New Leisure Centre**
Modern facilities, meeting Southwark Council's brief to replace Seven Islands.
- E Canada Water Dock**
Ecological enhancements to the western edge of Canada Water Dock, a planted and active edge to the south and a potential new boardwalk
- F High Street**
A new open-air high street with national and independent retailers, restaurants & cafés.
- G Dock link & 'The Cuts'**
An intimate network of pedestrian streets with a mix of smaller shops, cafés/ restaurants & workspace.
- H Town Square**
A new Town Square with event space, fountains, food and drink and a hotel.
- I Interim Tesco Petrol Filling Station**
Will be moved to an interim location to allow the building of Plot A2.
- J Town centre parking**
A multi-storey car park will complement the car park under Tesco (location to be confirmed - Zone C or E).
- K Surrey Quays Station**
Potential new entrance to Surrey Quays Station (existing entrance also retained).
- L Lower Road Gateway**
A prominent and accessible connection with Lower Road.
- M Park Walk**
A key pedestrian and cycle route that connects Russia Dock Woodland and Southwark Park.
- N Tesco store relocated**
A similar sized store with continuous trading. Relocation allows a new link to Greenland Dock and new homes are provided above the relocated store.
- O Park**
A new park that connects many routes through the site. It includes activities at the edges and a park hub.
- P Printworks Press Hall**
The Printworks has temporary permission as an events space. The Masterplan includes options to retain and re-purpose the press hall, or redevelop to provide homes and workspace.

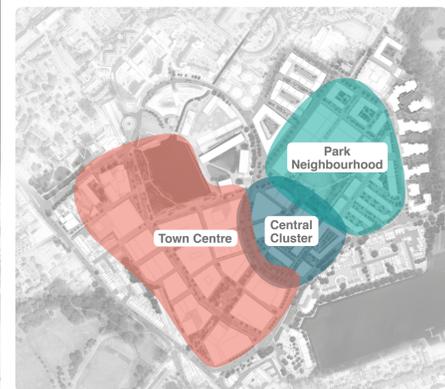
FIRST DETAILED PLOTS

- A1 Mixed use building with 35 storey residential tower, retail and office at lower levels.**
- A2 6 storey mixed-use building with a new leisure centre, workspace and retail.**
- K1 5 to 6 storey residential building including 79 flats. K1 is 100% affordable.**
- C Interim Tesco Petrol Filling Station (move required to enable A2 to be built).**

Southwark Park



Character areas



LOCAL OFFER

British Land is a long term investor in the Canada Water area. Our local investment programme has supported a wide range of groups and activities since 2014, with well over £300,000 invested, attracting more than £100,000 in match funding. We seek to build long term relationships with community partners, and also providing volunteers, work experience and pro-bono support to local organisations.

Upon completion, it is anticipated that the Masterplan will deliver:



New homes

- c.3,000 new homes across the Masterplan, across a range of types, tenures and price points.
- The first two residential buildings will deliver 265 homes and achieve 35% affordable housing, split 70% social rent levels and 30% intermediate rent (subject to grant availability).



Boosting the local economy

- c.20,000 jobs across a range of sectors.
- Bespoke programmes to help local people of all ages access jobs, including apprenticeships and training.
- A major commercial centre and High Street.
- Supporting local businesses, existing and new, to grow and access new opportunities.
- c.£90m spent locally each year (forecast).



Schools & health

- Expansion of an existing primary school, space for a Sixth Form, aspiration for higher education offer.
- Space for a new health centre.



Joined-up approach to local transport

- Improvements to Canada Water and Surrey Quays stations.
- New bus routes, cycle facilities and town centre car parking.



Improved leisure offer

- Diverse range of shops, entertainment and leisure to suit a range of budgets, including a new leisure centre, and cinema.



History & culture

- Embracing history and culture through activities on site, working with local groups.
- Recognise and celebrate the area's strong culture. This includes reflecting it in building design.



New public spaces

- 12 acres of new public streets and spaces (a minimum of 35% of the overall Masterplan area).
- Including a new high street, new park and town square, creating opportunities for people to mix and meet.



Revenues generated over 15 years

- Community Infrastructure Levy (estimated £90m)
- Business Rates (c.£60 m p/a)
- New Homes Bonus (c.£18m over a four-year period)
- S106 planning obligations.



A sustainable development

- A range of ecological improvements including restoring the wetland habitat at Canada Water Dock.
- A network of green spaces to promote habitat connectivity and interaction with wildlife.
- Pedestrian and cycle routes to encourage healthy and active lifestyles.
- Sustainable and energy efficient buildings.
- Air quality neutral.

A Social Regeneration Charter for Canada Water: British Land and Southwark Council are committed to working in partnership and with the local community for the long-term, to ensure that the regeneration brings meaningful, sustained benefits for all. The Social Regeneration Charter approach is the first agreement of its kind in Southwark. We anticipate an open and transparent review process of the Masterplan's success in delivering against the ambitions and values, with reporting and local input into priorities.

INVESTMENT IN YOUNG PEOPLE AND EDUCATION INITIATIVES

We are working towards a future where businesses, schools, community groups and other organisations throughout the local area work together to help everyone learn and grow. By investing in skills and supporting vital local educational infrastructure, more local people will access employment and enterprise opportunities within and beyond the Canada Water Masterplan.

We work directly with primary and secondary schools in SE16, as well as with several local charities and community groups, so that our programmes benefit local children of all ages. Many of our projects go back years and are established, ongoing relationships through Surrey Quays Shopping Centre and its management team.

Below are just some of the projects and initiatives that we support locally – ask our team for information about our other projects or for more details, or if you or your child would like to become involved in any.



Global Generation Winter Solstice Procession

Global Generation run educational workshops in the Paper Garden at the Printworks, where local people and children are helping form ideas for the public realm in the Masterplan. Over 3,000 local people (including visits from nearly 800 students at Redriff) have been involved.



Pupils at Peter Hills Primary School celebrated in November receiving the 100,000th book given out

National Literacy Trust's Young Readers Programme works with local schools, nurturing pupils' love for reading and developing their literacy skills. Around 250 local schoolchildren take part in the programme every year.



World by the Water Heritage Exhibition origami workshop in the Canada Water Masterplan Hub

In 2018 we put on World by the Water, an exhibition of Canada Water, Rotherhithe and Surrey Docks History, curated with help from a local advisory group. It included a range of special events involving children, such as an intergenerational arts & crafts ship-making session.



Surrey Docks Farm Young Farmer's Club

The Surrey Docks Farm Young Farmer's Club runs weekly and teaches local young people about working with animals and how to grow their own food. 30 local young people aged 8-13 take part in the Young Farmer's Club.



Canada Water Masterplan 'Urban Exchange' day-trip for young people, October 2018

Consultation with young people has helped them influence the Masterplan's development, and will continue to do so. This has included employing a local intern to develop a youth engagement toolkit, and organising study trips across London.



Construction Youth Trust

We recently partnered with Construction Youth Trust and United Saint Saviours to launch a 2 year built environment education pilot programme with 7 local secondary schools. The programme engages students early on in careers in the built environment.



Dockland's Junior Football Club

We have been the proud sponsor of Dockland's Junior Football Club for over four years, sponsoring the team's football kits, track tops and training equipment, providing football coaching and life skills to local young footballers.



Canada Water Masterplan workshop with young people, October 2018

We are working with Soundings and Redriff Primary School to support the Geography curriculum and prepare an upcoming class and activities on the Masterplan as part of the school's Docklands Week celebration.



Local Canada Water Youth Intern, Rotherhithe Festival 2017

We provide ongoing work placements and work experience at British Land and through our consultants such as Soundings, Quod and CBRE.



Start Your Enterprise programme Graduation

Since 2017, we have been working with Tree Shepherd on a 3-year start-up and business support programme in Canada Water called Start Up and Thrive and we recently opened Thrive, a new low-cost workspace in Surrey Quays Leisure Park.



Bright Lights Starting Out in Retail Programme

Bright Lights Starting Out is a training programme to help young people find work in the retail, leisure, food and drink industry. In 2017, 16 unemployed young people completed Bright Lights Starting Out in Retail in Surrey Quays with 60% going on to employment or education.



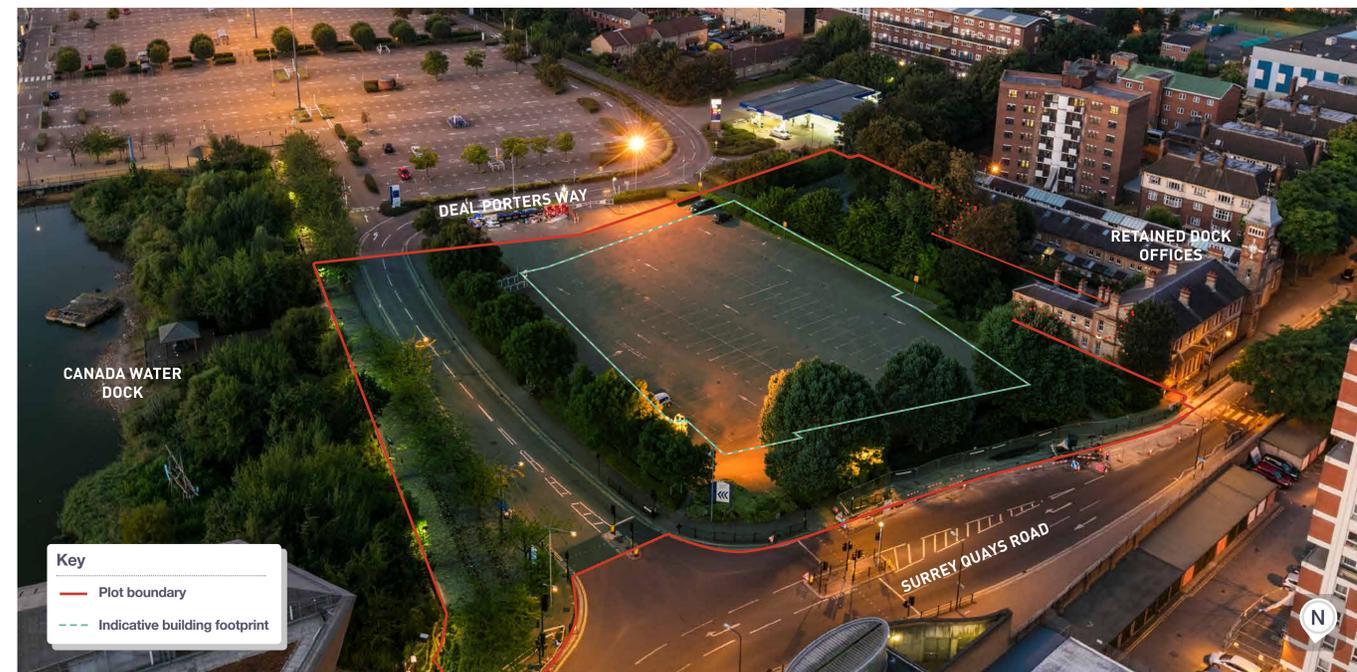
Southwark Council, United St Saviour's Charity and British Land recently launched the Mayflower 400 community fund – supporting local projects celebrating the themes of migration, tolerance, enterprise and community. Local schools are encouraged to apply for funding.

We also support the Southwark Career Ready programme. This works with three local schools – Bacon's College, St Michael's and City of London Academy – linking their students to employers and to help them reach their potential.

Plot A1 overview

This board provides a headline overview of the Plot A1 proposals. Please view the various planning documents for full details, or talk to a member of the project team.

PLOT A1 - EXISTING SITE



Plot A1 is located in the north-western corner of the Site bounded by Surrey Quays Road to the north, the Canada Water Dock to the east, the former Dock Offices to the west and the new route "Dock Office Walk" and Plot A2 to the south. The Site is currently occupied by surface car parking for the adjacent Surrey Quays Shopping Centre.

PLOT A1 PROPOSALS - KEY FACTS & USES

Plot A1 is a mixed use building formed of:

- A 35-storey tower, with three lower 6 storey buildings
- Retail and office at lower levels (989 m² GEA retail and 16,553 m² GEA workspace)
- 186 homes within the tower element (21,582 m² GEA) including 8 intermediate affordable and 178 market homes.

* GEA stands for Gross External Area, this is a measure of the whole area of a building taking each floor into account. To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m² GEA.

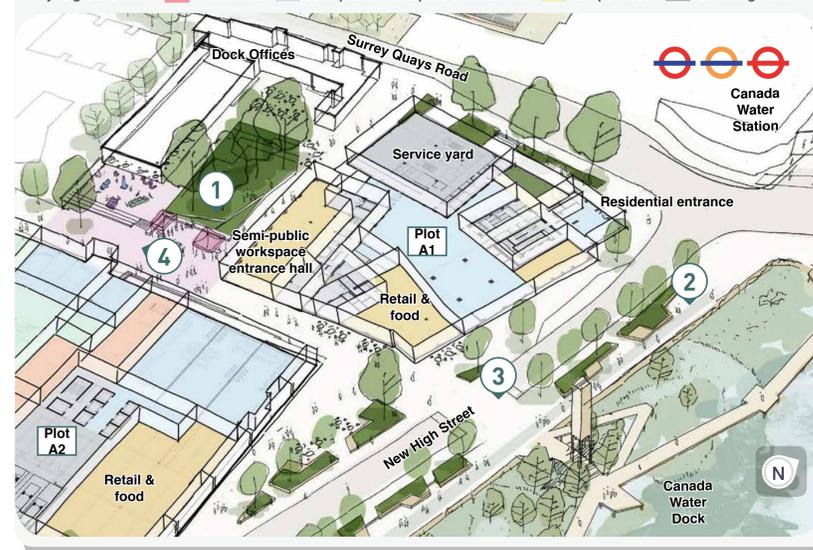
PLOT A1 PROPOSALS - OVERVIEW

GROUND FLOOR USE & PUBLIC REALM IMPROVEMENTS

As part of the first detailed plots, significant improvements to the public streets and spaces are proposed, including:

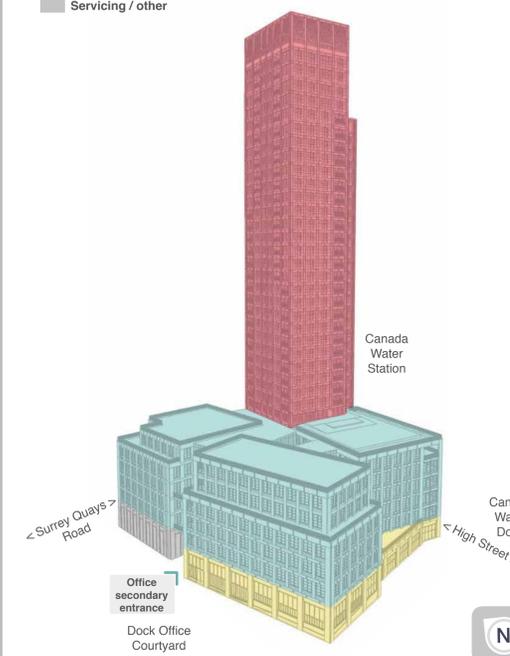
- 1 landscaping the Dock Offices Courtyard
- 2 replanting and redesigning of the western Dock Edge
- 3 providing the first part of the new High Street
- 4 a new cycle and pedestrian route to Lower Road

Key to ground floor: Residential Semi-public workspace entrance hall Shops / food Servicing / other



3D DIAGRAM OF USES

Key to main uses
Residential
Workspace
Shops / food
Servicing / other



ILLUSTRATIVE VIEW LOOKING WEST OVER CANADA WATER DOCK TO PLOT A1



ILLUSTRATIVE IMAGES OF THE SEMI-PUBLIC OFFICE ENTRANCE HALL



SUMMARY OF CONSULTATION TO DATE

- **2014 - 2017:** Consultation on the principles of Plot A1 over four main stages of consultation. This included reducing the building height from c50 storeys.
- **Autumn 2017:** Alongside development of the First Detailed Plots, one to one meetings / home visits were offered to c.260 households in close proximity to Plots A1 (& A2).
- **January 2018:** Neighbours were invited to a dedicated session with the detailed design team to specifically discuss the proposals for Plot A1.
- **June 2018:** Dedicated direct neighbours session with the design team to discuss the planning application for Plot A1.
- **Ongoing:** one to one meetings with direct neighbours as requested.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

HOMES

FOR MORE DETAILS SEE: HOUSING STATEMENT & PLANNING STATEMENT

Plot A1 will provide 186 homes. The first residential detailed plots, Plot A1 and Plot K1, combined will deliver a minimum of 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant funding). The majority of affordable housing will be located in Plot K1 with some intermediate affordable homes also located in Plot A1.

The residential accommodation significantly exceeds the minimum Greater London Authority and Southwark Council space standards and 95% of units are dual aspect.

Resident amenity space is provided through balconies and three communal roof spaces, designed for play and a range of uses with wind protection measures to extend use of these spaces for most parts of the year.

Plot A1 Homes Tenure Split

	Private	Intermediate
Studio	10	0
1-bed	82	0
2-bed	70	8
3-bed	16	0
Total	178	8
Total	186 homes	



View of the south east corner Plot A1, from the High Street



View of Plot A1 (& A2), looking south on the High Street, next to Canada Water Dock.

DESIGN, CONTEXT & MATERIALITY

FOR MORE DETAILS SEE: DESIGN AND ACCESS STATEMENT, VOLUMES III & V

Plot A1 is clustered with existing tall buildings and marks the entrance to the new High Street. The plot is broken down into a composition of buildings with smaller scale elements facing the south and the west in response to the immediate context (the Dock Office and residential neighbours) and the tall element located on the north-east corner. The building frontage is set back along Surrey Quays Road to enable retention of the existing trees and so that the Dock Office clock tower remains a focal point.

The mass of the building is articulated to read as a group of individual elements, each with its own character and facade composition taking inspiration from local historic materials, colours and details. The palette is simple with red, yellow and pale bricks for the three podium office buildings in reference to the Dock Office and local wharf buildings. The red, grey and pale coloured metal panel for the taller building is in reference to the local historic structures and engineered building components. The taller element is further articulated into three elements stepped at different heights. This enables the perception of a family of buildings, breaking down the mass and accentuating more slender and elegant proportions.

SUSTAINABILITY TARGETS

FOR MORE DETAILS SEE: A1 SUSTAINABILITY & ENERGY STATEMENT

Office: BREEAM – ‘Excellent’ rating
Retail: BREEAM – ‘Very Good’ rating
Residential: Home Quality Mark - ‘3 Star’ rating
Energy: Highly efficient ‘Be Lean, Be Clean, Be Green’ strategy comprising Water Source Heat Pump, natural gas boilers and photovoltaic panels.

ACCESS, PARKING & TRANSPORT

FOR MORE DETAILS SEE: PLOT A1 TRANSPORT STATEMENT, TRANSPORT ASSESSMENT & PLANNING STATEMENT

Plot A1 is a car-free development and no car parking or parking permits will be provided for residents, visitors or people working in the building. The Site is well-located in respect to public transport, with a PTAL (Public Transport Accessibility Level) of 6a (which is rated as Excellent).

Cycle parking provision is in line with London Plan (2016) and includes a total of 489 long-stay and 44 short-stay cycle spaces (split 280 residential, 203 office and 6 retail). Servicing and deliveries (with the exception of one retail unit) can be accommodated off-street, within the ground floor service yard, which includes 3 loading bays shared across the uses.

The Transport Statement confirms that Plot A1 will generate minimal car trips (13) in the AM peak hour and that the projected AM peak hour public transport trips (419) can be accommodated by the public transport network. A Framework Travel Plan has been prepared for Plot A1 to enable and encourage future employees and visitors to travel by sustainable modes.

KEY QUESTIONS

Below is an overview (non-exhaustive) of the plot-specific questions and concerns raised at previous meetings and through consultation. A short response from British Land is provided below for reference and full details can be found in the various planning documents, or please speak to a member of the team.

Q. Can the height of the tower be reduced?

We understand that the height and the massing of the proposed tall element has been of interest to our neighbours since a tall building of 50 storeys was first proposed in this location some three years ago. The overall height of the building has been reduced to 35 storeys and its design has been revisited in response to feedback specifically to mitigate some of the issues around impact and mass.

In Planning Policy terms, Plot A1 is located within the Greater London Authority's (GLA) Canada Water Opportunity Area and the GLA Housing Zone, and is also located within Southwark Council's Canada Water Area Action Plan 'Core Area'. It's in these areas where the GLA and Southwark Council seek to maximise housing delivery and new jobs to meet the pressing needs of London and the borough.

The tallest element of Plot A1 has been deliberately located in its location to enable it to form a 'cluster' with the existing tall buildings - Columbia, Regina and Ontario Point. This is a typical townscape approach and one that has been discussed extensively with the GLA and Southwark Council.

Following careful testing of various design options, and a detailed review of townscape, daylight/sunlight and microclimate impacts, we are confident that the Plots A1 proposal offers an acceptable and high-quality landmark building in this location.

Q. Can there be more resident parking to avoid 'parking overspill'?

Plot A1's location next to the Canada Water Bus and Underground Stations makes this one of the most accessible locations in the area (Transport for London's [TfL] Public Transport Accessibility Level [PTAL] is 6a which is rated as excellent).

Emerging GLA / Southwark Council Policy also supports Plot A1 as a car-free development with no car parking provision. This will be enforced by residents, visitors and people working in the building being unable to apply for on-street parking permits. This will be clearly communicated to residents and tenants prior to their occupation and will be secured through their leases.

Extensive cycle parking facilities will be provided for all users of the building to encourage more sustainable modes of travel. A car club facility will also be provided to provide further alternative modes of travel to occupants of the development. The scheme and the initiatives which we are supporting are in line with existing and emerging GLA / Southwark Council planning policies and TfL's principles of Healthy Streets.

Q. How will it impact neighbours' sunlight/daylight, views and privacy?

The daylight/sunlight impacts on the vast majority of neighbouring properties are either within the required BRE (Building Research Establishment) baseline criteria or retain daylight and sunlight values which are typical of an urban environment and therefore are acceptable in this context.

The Environmental Statement provides detailed analysis of daylight/sunlight impacts and our team would be happy to help explain these in greater detail if you have any specific query about a specific property or around the methodology used.

Q. Can you provide more information on proposals for the former Rotherhithe Police Station?

Proposals for the former Rotherhithe Police Station site have been submitted in outline only at this stage, with design details to come forward in the future. The Parameter Plans set out the maximum massing and heights of any future building on this site, and the Masterplan Design and Access Statement shows an illustrative scheme for the redevelopment of this site (referred to as Development Zone M).

There will be engagement with the local community on the detailed designs as they come forward. In the meantime, we have secured planning permission to change the use of the Police Station into offices to allow it to be actively used until it is redeveloped.

Q. How will the new activities and servicing impact noise levels?

The control of noise has formed an integral part of the design process of the building. Impact from the external plant has been minimised by locating most of the plant in the basement and the remainder at roof level of the tallest building. The loading bays are located within the service yard inside the building to minimise noise.

With respect to potential noise generated by the Dock Office Courtyard uses, we expect the activities to be controlled by planning conditions and the Estate Management Plan. The Courtyard, Plot A1 and the rest of the public streets and spaces will be managed by Broadgate Estates who are very experienced in managing similar spaces in similar locations across London.

Q. How will you improve safety behind the Dock Offices?

Safety is a key priority for us. British Land are regularly meeting with the local Police teams and are engaging with the Secure by Design officers. The addition of building A1 with its associated footfall, surveillance, CCTV and the Broadgate Estates patrols would support initiatives to reduce crime in the area and a security strategy is being developed.

Appropriate security measures including CCTV cameras will be put in place behind the Dock Offices and the activity and improved connectivity around the Dock Office Courtyard will significantly increase safety and improve the lighting of the area.

There will be no public access to the strip at the rear of the Former Dock Offices, but it is necessary to retain it for building maintenance and escape purposes. The strip will be secured and controlled by British Land's on-site estate management team.

Q. What will the impacts of construction be? Will the pedestrian route along the western edge of Canada Water Dock be retained?

All contractors will be required to adhere to the Considerate Constructors Scheme. British Land has won 24 National Site Awards for its highly considerate work. A Construction Management Plan will have to be agreed with Southwark Council prior to the commencement of any construction on site. This will agree limits on noise and restrictions on construction hours to ensure that local neighbours are not unreasonably impacted during construction. There will also be a designated point of contact for any issues on-site or local resident concerns. We are planning a Construction Liaison Group for the Canada Water Masterplan project to review resident engagement and address local concerns arising from the construction phases.

We will seek to keep the pedestrian route along the western edge of Canada Water Dock open during the construction works, but there will be times when this needs to be part closed or diverted to allow for the installation of underground services and new paving and landscaping.

Q. Can you guarantee that internet / mobile & satellite reception won't be impacted?

British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network and the Canada Water development. Investment into the local network is not expected to negatively impact existing user experience.

Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception surveys will be undertaken to ensure any impacts caused by the new buildings are identified and appropriate mitigation is provided.

Q. What amendments have been made to Plot A1 as part of the planning application resubmissions?*October 2018*

- Improved the landscaping for the residents' terraces;
- Amended the proposed entrance to the offices and residential area
- Added a mezzanine over the loading bay which led to a minor shift in the space for homes, offices and shops.

March 2019

- Some minor amendments, including an increased size of the internal residential communal space at first floor level.

Plot A2 overview

This board provides a headline overview of the Plot A2 proposals. Please view the various planning documents for full details, or talk to a member of the project team.

PLOT A2 - EXISTING SITE



Plot A2 is located in the north-western corner of the Site. Plot A2 is bounded by the new route “Dock Office Walk” linking to Lower Road and Plot A1 to the north, Canada Water Dock and the High Street to the east, residential properties along Lower Road and Hothfield Place to the south and west and Development Zone B to the south. The Site is currently occupied by surface car parking for the Surrey Quays Shopping Centre and a petrol filling station associated with the Tesco Superstore.

PLOT A2 PROPOSALS - KEY FACTS & USES

Plot A2 is formed of an L-shaped building which is six storeys on the High Street and steps down towards neighbouring residential properties. It will provide:

- **Leisure centre at ground and basement levels** (5,924 m² GEA)
- **Retail units along the High Street** (793 m² GEA)
- **Workspace at upper levels** (21,631 m² GEA)

* GEA stands for Gross External Area, this is a measure of the whole area of a building taking each floor into account. To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m² GEA.

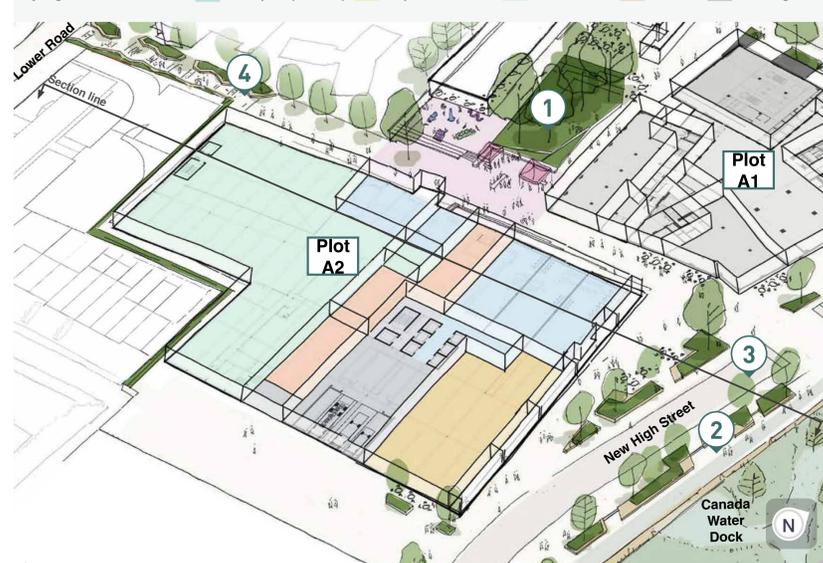
PLOT A2 PROPOSALS - OVERVIEW

GROUND FLOOR USE & PUBLIC REALM IMPROVEMENTS

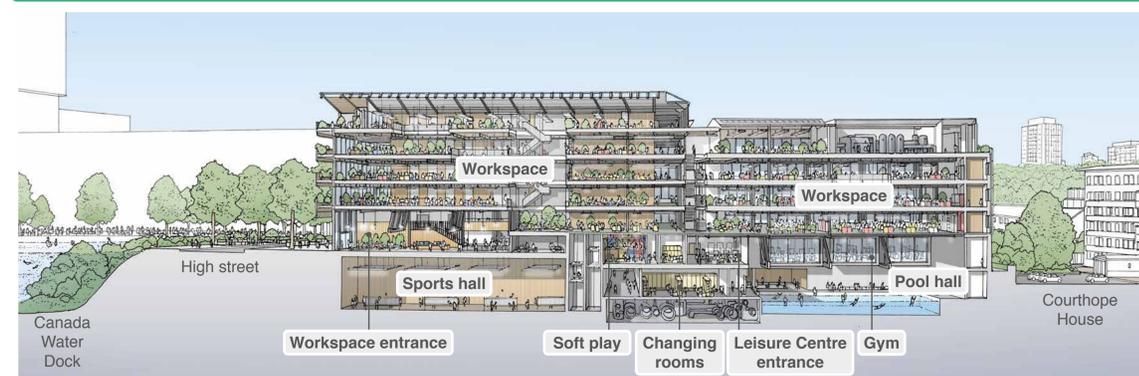
As part of the first detailed plots, significant improvements to the public streets and spaces are proposed, including:

- 1 landscaping the Dock Offices Courtyard
- 2 replanting and redesigning of the western Dock edge
- 3 providing the first part of the new High Street
- 4 a new cycle and pedestrian route to Lower Road

Key to ground floor main uses: ■ Workspace (entrances) ■ Shops / food & drink ■ Leisure centre ■ Bike hub ■ Servicing / other



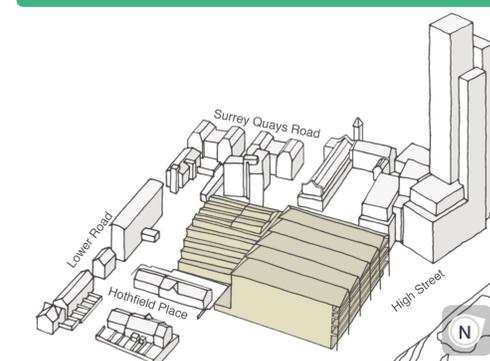
PLOT A2 SECTION, FACING SOUTH (SEE SECTION LINE ON GROUND FLOOR USE PLAN)



VIEW OF PLOT A2 FROM CANADA WATER DOCK / HIGH STREET



3D MASSING SKETCH



SUMMARY OF CONSULTATION TO DATE

- **January 2015 onwards:** Ongoing engagement (meetings, letters, home visits) with adjacent site neighbours. Initial home visits took place in relation to the former 'Plot 6' site for the Leisure Centre.
- **May 2017:** British Land commitment to retain green space adjacent to Prince of Orange Walkway. After being asked by Soutwark Council to carry out a study of alternate Leisure Centre locations, British Land consulted on three locations within the Masterplan area (A2 was preferred locally).
- **Autumn 2017:** Alongside development of the First Detailed Plots, one to one meetings / home visits were offered to c.260 households in close proximity to Plots A2 and A1.
- **January 2018:** Neighbours were invited to a dedicated session with the detailed design team to specifically discuss the planning application for Plot A2. Plus ongoing meetings and discussions with neighbouring residents.
- **June 2018:** Dedicated direct neighbours session with the design team to discuss the planning application for Plot A2.
- **Ongoing:** one to one meetings with direct neighbours as requested.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

ACCESS, PARKING & TRANSPORT

FOR MORE DETAILS SEE: PLOT A2 TRANSPORT STATEMENT, TRANSPORT ASSESSMENT & PLANNING STATEMENT

Plot A2 will be car-free except for four wheelchair blue-badge parking spaces on the High Street to serve the leisure centre.

Cycle parking is in line with London Plan 2016 standards and includes a total of 277 long stay and 108 short stay cycle spaces (split between retail, office and leisure uses).

A coach-drop off is also incorporated as part of a shared coach bay and loading bay on the High Street outside Plot A1 to the north of Plot A2. Delivery and servicing is accessed from the access road on the south side of the building.

The Transport Statement confirms that Plot A2 will generate minimal car trips (24) in the AM peak hour and that the projected AM peak hour public transport trips (523) can be accommodated by the public transport network. Please refer to the Transport Statement for more information.

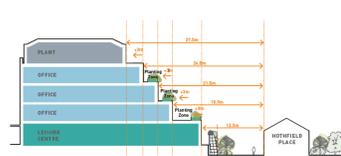
DESIGN, CONTEXT & MATERIALITY

FOR MORE DETAILS SEE: DESIGN AND ACCESS STATEMENT, VOLUMES IV & V

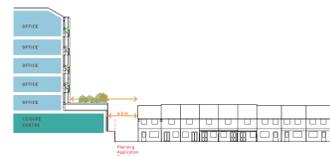
The design concept for Plot A2 is a “modern warehouse”. Taking inspiration from the historic dockside setting; the striking, functional and repetitive form of the deal sheds has strongly influenced the approach, materials and detailing. The simple materials palette of timber and metal echoes the industrial character of the historic timber sheds.

The building is six storeys towards Canada Water Dock and steps down to the rear to minimise overlooking and to reduce daylight/sunlight impacts. The massing at the rear building has evolved to create a series of stepped planted terraces to help prevent overlooking of adjacent residences, resulting in a softer building edge. The plant screening will be secured by way of planning condition in the form of a Landscaping Management Plan.

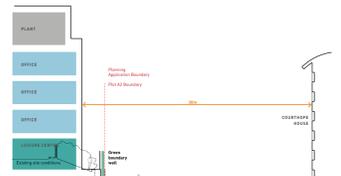
Sections showing relationship of A2 to neighbouring buildings, see the Design and Access Statement Volume IV – Addendum Plot A2 for full scale versions.



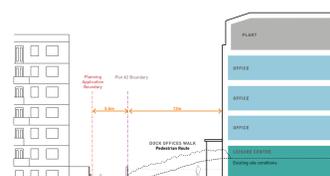
North-south section with Hothfield Place



East-west section with Hothfield Place



East-west section with Courthope House



North-south section with Landale House

LEISURE CENTRE

FOR MORE DETAILS SEE: DESIGN AND ACCESS STATEMENT, VOLUME IV

Plot A2 includes a new leisure centre meeting Southwark Council's requirements based on guidance from Sport England. Below is a comparison of existing facilities at Seven Islands and the recently developed The Castle Leisure Centre at Elephant and Castle); and the facilities proposed in Plot A2.

SEVEN ISLANDS EXISTING FACILITIES	THE CASTLE	PLOT A2
6 lane, 33m pool (c.430m ² water area)	6 lane, 25m pool (320m ²)	8 lane, 25m swimming pool (430m ²)
Learner pool (disused)	13m x 13m learner pool with movable floor (169m ²)	20x7m learner pool (98m ²) with moveable floor with capacity for 2 swimming lanes and fixed depth of 0.6-0.9m.
Separate male and female wet change	Separate male, female and family wet change facilities	Separate male, female and family wet change facilities
Assembly hall (220m ²)	4 court sports hall (594m ²)	4 court sports hall (690m ²)
60 station gym	127 station gym	146 station gym
1 dance studio	2 dance studios	2 dance studios
Spin studio	Spin studio	Spin studio
	Crèche	Dedicated Soft Play Area



Leisure Centre entrance view



View from Hothfield Place (Plot B1, to the south, is part of the outline Masterplan and shown in outline)

SUSTAINABILITY TARGETS

FOR MORE DETAILS SEE: A2 SUSTAINABILITY & ENERGY STATEMENT

Office: BREEAM – ‘Excellent’ rating

Retail and Leisure Centre: BREEAM – ‘Very Good’ rating

Energy: Highly efficient ‘Be Lean, Be Clean, Be Green’ strategy comprising Heat Recovery, Solar Thermal Hot Water, Photovoltaics high efficiency gas-fired boilers and Air Service Heat Pumps.

KEY QUESTIONS

Below is an overview (non-exhaustive) of the plot-specific questions and concerns raised at previous meetings and through consultation. A short response from British Land is provided below for reference and full details can be found in the various planning documents, or please speak to a member of the team.

Q. How will it impact neighbours' sunlight/daylight, views and privacy?

Neighbours have been a core consideration from the outset of the design of A2. Extensive changes have been made to the design to reduce the impact on daylight/sunlight and privacy, including setbacks, height reductions, stepping and planting. The building has been shaped to minimise impact in relation to daylight/sunlight and overlooking, however, some impact is unavoidable when developing on an undeveloped site.

Q. Can the building height be reduced and further set-back away from neighbours' homes?

The rear massing has been carefully considered to minimise overlooking and reduce daylight/sunlight impacts to neighbouring properties. During the design process extensive testing of daylight, sunlight and overshadowing has resulted in a stepped massing which responds to the sensitive relationship with the properties on Hothfield Place. To address overlooking and privacy issues, the series of stepped inaccessible terraces will be planted to help prevent overlooking of adjacent residences. As part of the October 2018 resubmission, the rear massing facing Hothfield Place was further set-back to further reduce any perceived sense of enclosure to the properties on Hothfield Place.

Q. Will there be odour from the swimming pool or pollution from the building?

Appropriate management of modern pool facilities eliminates the “chlorine smell” associated with older pools. However, after concerns were raised by neighbours, the design was changed to provide the added precaution of venting air from the pool up through the building to roof level rather than venting at ground level near homes. By re-locating the Petrol Filling Station, A2 will also eliminate the source of petrol fumes behind the homes at Hothfield Place.

Q. How can you guarantee that the proposed planting will ensure privacy and be well maintained?

Planting will be chosen to ensure dense, year-round foliage cover at the appropriate levels. Both the type of planting and its maintenance regime will be subject to a planning condition which will require full maintenance details to be provided and the planting to be in place prior to the building being occupied.

Q. How will the new activities and servicing impact noise levels?

By shifting Deal Porters Way further away from Hothfield Place and moving the Petrol Filling Station, Plot A2 will eliminate a significant source of vehicular noise and disturbance for neighbours.

- Noise generated by activities and building services associated with the development will be designed in-line with the requirements of Southwark Council's Technical Guidance for Noise (January 2017). Noise emissions from normally operating building equipment will cause no change to the environmental noise levels at neighbouring residential premises. Noise emissions from life-safety / emergency building equipment may be just noticeable during operation.
- All building equipment shall be designed to meet suitable limits agreed following a meeting with Southwark Council's Environmental Protection Scheme.
- The entrance to the service yard is located 40m (130ft) away from the nearest house at Hothfield Place and all loading/unloading activity will take place inside the building, within an agreed time schedule.

Q. Can you provide more information on access through Hothfield Place, designs for the building to the south of A2 (B1), proposals for the former Rotherhithe Police Station?

The submitted scheme for A2 does not propose any changes to the existing access to the Masterplan site from Hothfield Place. Access has been raised with British Land by local residents on previous occasions, and British Land has committed to discuss and agree future access arrangements with local residents when Plot B1 begins to be designed (this will not be as part of the first phase of the development). Proposals for the former Rotherhithe Police Station site have been submitted in outline only at this stage, with design details to come forward in the future. The Masterplan Design and Access Statement includes an illustrative scheme for the redevelopment of this site (referred to as Development Zone M) which gives an indication of the potential form and massing of the new building.

There will be engagement with the local community on the detailed designs as they come forward. In the meantime we have secured a planning permission for the change of use to offices use to allow the active use of the building until it is redeveloped.

Q. Can the building design facing Hothfield Place be improved?

The two elevations facing Hothfield Place have been carefully considered and designed specifically to mitigate impacts of scale and overlooking on neighbours. The stepped, western arm of the building (facing Lower Road) is clad in terracotta with extensive planting on each of the terraced steps. The elevation facing the eastern end of Hothfield Place follows the same style as the main building, with the addition of planted window boxes to provide additional privacy to neighbours.

Q. How will you treat the retained greenspace next to the Prince of Orange Walkway?

The green space next to Prince of Orange Walkway will be retained and enhanced. We have engaged local community stakeholders in discussions over the future of the site, and will continue to do so as we progress with designs. The plans have not currently been progressed beyond what is contained in the outline masterplan application, but we hope to meet soon with new ideas.

Q. Can Seven Islands Leisure Centre be re-built in the existing location rather than on A2?

Southwark Council are clear that they do not regard re-development of a new leisure centre on the existing Seven Islands site as an option. Plot A2 provides for a larger, more modern leisure centre with improved facilities compared to the current Seven Islands, and it allows for continuous service provision while the new leisure centre is built.

Q. Can the pool be the same size / depth as the existing pool at Seven Islands Leisure Centre?

The existing Seven Islands pool is a 6-lane, 33m pool that allows diving at one end. The proposed A2 pool is an 8-lane, 25m pool ranging from 1m to 2m in depth. The preference for a wider, shorter pool is driven by the demand for more lanes to accommodate more swimmers and a pool length that allows for competitive swimming. The total water surface area is approximately 430m² in both pools.

Q. What will the impact of construction be?

All contractors will be required to adhere to the Considerate Constructors Scheme. British Land has won 24 National Site Awards for its highly considerate work. A construction management plan will have to be agreed with Southwark Council prior to the commencement of any construction on site. This will agree limits on noise and restrictions on construction hours to ensure that local neighbours are not unreasonably impacted during construction. There will also be a designated point of contact for any issues on-site or local resident concerns. We are planning a construction liaison group for the Canada Water Masterplan project to review resident engagement and address local concerns arising from the construction phases.

Q. Can you guarantee that internet / mobile & satellite reception won't be impacted?

British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network. The Canada Water development is not expected to negatively impact existing user experience. Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception surveys will be undertaken to ensure any impacts caused by the new buildings are identified and appropriate mitigation is provided.

Q. How will you ensure there is no contamination to the site given its current use as a Petrol Filling Station?

Any potential impact of contamination at Plot A2 has been considered and appropriate mitigation will be taken (which will be monitored by the Southwark Council Environmental Health team) to ensure that there is no contamination to the site. The Environmental Statement, which was submitted as part of the planning application, sets out in full how any potential contamination will be managed.

Q. What amendments were made to Plot A2 as part of the planning application resubmissions?

October 2018

- Reduced massing of the building, specifically to improve the views for residents on Hothfield Place.

March 2019

- A new fifth floor roof terrace for use by office workers based in the building. The terrace has been positioned and designed so that users can't overlook neighbouring houses or gardens.
- We have also changed the proposed material on the back of the building (when viewing the building from Lower Road) from timber to terracotta. The terracotta cladding will be light and warm in tone, similar to the previous timber proposal.

Plot K1 overview

This board provides a headline overview of the Plot K1 proposals. Please view the various planning documents for full details, or talk to a member of the project team.

PLOT K1 - EXISTING SITE



Plot K1 is located on Roberts Close to the north-east of the Masterplan Site. Plot K1 is bounded by Our Lady the Immaculate Conception Catholic Church to the north, Russia Dock Woodland to the east, Alfred Salter Primary School to the west and residential properties (under construction / part occupied) off Quebec Way to the south. The Site is currently vacant.

PLOT K1 PROPOSALS - KEY FACTS & USES

Plot K1 is a 5 to 6 storey residential building including family homes, stepping down towards Russia Dock Woodland:

- 79 homes, including family homes
- 100% affordable housing
 - 76% social rent
 - 24% intermediate rent

K1 HOMES TENURE SPLIT

	Private	Social Rented	Shared Ownership
Studio	0	0	0
1-bed	0	11	3
2-bed	0	17	9
3-bed	0	32	7
Total	0	60	19
Grand Total		79 homes	

SUMMARY OF CONSULTATION ON PLOT K1 TO DATE

- **December 2014:** Land at Roberts Close was shown with use to be decided and potential for community use.
- **February 2016:** Public consultation on the Draft Masterplan and principles of land at Roberts Close as a residential building, with the height to be determined.
- **May 2017:** Public consultation on the Updated Draft Masterplan, with land at Roberts Close as residential use and of medium height, 6-10 storeys. The land was also considered by Southwark Council as one of three indicative locations for a replacement leisure centre. (During the consultation, Plot A2 became the preferred option for the leisure centre over Plot K1.)
- **January 2018:** Public consultation on the detailed proposals for Plot K1 as a 5-6 storey residential building.
- **March 2018:** Dedicated local stakeholders session with the design team to specifically discuss the proposals for Plot K1 as a 5-6 storey residential building.
- **June 2018:** Dedicated direct neighbours session with the design team to discuss the planning application for Plot K1, as a 5-6 storey residential building.
- **14th November 2018:** Dedicated drop-in session for residents of neighbouring Claremont House (recently occupied).
- **Ongoing:** K1 public realm working group to discuss the scheme and potential improvements to surrounding areas such as Roberts Close and Russia Walk.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

PLOT K1 PROPOSALS - OVERVIEW

MASSING - BIRDS EYE VIEW LOOKING EAST



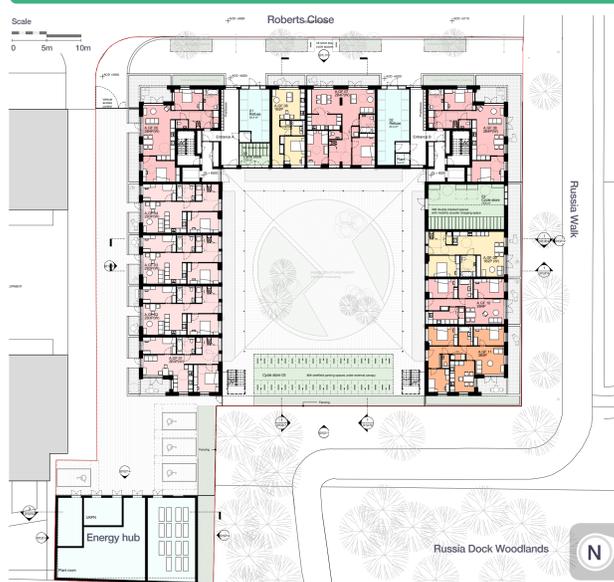
EXISTING VIEWS ON ROBERTS CLOSE



View from Quebec Way looking towards Russia Walk

View from Russia Walk looking towards Quebec Way

PLOT K1 - GROUND FLOOR USE PLAN



Key to home sizes and other uses

- 1 bed - 2 persons
- 2 bed - 3 persons
- 2 bed - 4 persons
- 3 bed - 4 persons
- 3 bed - 5 persons
- Services
- Bike store

TYPICAL UPPER FLOOR



VIEW LOOKING SOUTH ALONG ROBERTS CLOSE



In response to feedback, the appearance of the building was adapted in October 2018 to feel lighter and more varied. The changes to materiality include:

- Lighter brick tone proposed across the building
- Paler brick set-backs
- Darker texture on the ground floor plinth
- Continuous coping to parapet
- Metalwork balustrade down to floor level on corner balconies
- Further detail to in-set balcony

The changes are described in greater detail in the Design and Access Statement Volume VI – Addendum Plot K1

HOMES

FOR MORE DETAILS SEE: HOUSING STATEMENT & PLANNING STATEMENT

Plot K1 will provide 79 homes including a mix of 1, 2 and 3 bed homes. It will include family homes which is appropriate given the location of the plot adjacent to Russia Dock Woodland and local schools.

The first residential detailed plots, Plot A1 and Plot K1, combined will deliver 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant availability). Plot K1 will provide 79 affordable homes, split 60 social rent homes (76%) and 19 intermediate affordable rent homes (24%). Plot A1 will provide 186 homes, of which 8 homes will be intermediate affordable.

All homes within Plot K1 either meet or exceed the minimum Greater London Authority and Southwark Council space standards, and are dual aspect as a minimum, with some being triple aspect. Resident amenity space is provided through private balconies; as well as shared open space at ground floor and an amenity deck at each level facing towards the courtyard that can be used as a communal amenity and social space by all residents.

DESIGN, CONTEXT & MATERIALITY

FOR MORE DETAILS SEE: DESIGN AND ACCESS STATEMENT, VOLUME VI

A key design objective for Plot K1 is to create a community focused housing development that encourages social interaction. This vision informed the building layout and led to the creation of a large courtyard space at the heart of the development that is overlooked by the decked access that also provides a key communal space.

Plot K1 is a masonry building, influenced by the historical and contemporary context of the area which relies heavily on brick. Visual interest is achieved through detailing, use of material, windows and balconies. There is also an opportunity to incorporate subtle painted signage to the brickwork in reference to the former industrial dock buildings. The street elevations are robust and masonry; with lighter, colonnaded bays to the inner courtyard.

The building is six storeys at its maximum height and steps down to five storeys towards Russia Dock Woodland, ensuring that it is not visible from the main grassed space of Russia Dock Woodland.

Following meetings with local residents and stakeholders, additional off-site public realm improvements are being investigated for Russia Walk and Roberts Close to offer enhanced play/amenity for existing and future residents.

ACCESS, PARKING & TRANSPORT

FOR MORE DETAILS SEE: PLOT K1 TRANSPORT STATEMENT, TRANSPORT ASSESSMENT & PLANNING STATEMENT

Plot K1 will be car-free except for 4 wheelchair blue-badge parking spaces to serve the wheelchair accessible units. New residents will not have the ability to apply for parking permits, but they will have access to a car club service.

Cycle parking is in line with London Plan and Southwark Council standards and 144 long-stay and 4 short-stay cycle parking spaces will be provided

Delivery and servicing is from Roberts Close and can be accommodated within the existing road layout.

The Transport Statement confirms that the number of trips arising from the Plot K1 will be minimal and will not have a noticeable impact on the existing transport network. Please refer to the transport statements for more information.

SUSTAINABILITY

FOR MORE DETAILS SEE: A2 SUSTAINABILITY & ENERGY STATEMENTS

Efficiency: Excellent insulation reducing heat losses in the winter and dual aspect layouts maximising cross ventilation in the summer.

Energy: Innovative use of heat pumps boosts energy efficiency. Zero emissions to the surrounding area

Ecology: Green and brown roofs.



View of an entrance onto Roberts Close.



View over the courtyard looking east towards Russia Dock Woodland

KEY QUESTIONS

Below is an overview of questions and concerns previously raised at meetings and consultation, with a short response from British Land. Full details can be found in planning documents, or please speak to a member of the team.

Q. Can the density / height be reduced and more amenity open space for residents?

The current proposal density (790 habitable rooms per hectare) sits within the recommended density for the site according to both the London Plan and the Canada Water Area Action Plan. The height of the proposed scheme (5-6 storeys on the main block with a single-storey plant enclosure) is of a similar scale to neighbouring residential blocks. It is of an exemplary design standard and does not have a negative impact on key views from Russia Dock Woodland. It provides a generous, south-facing courtyard for residents and improved public realm along Roberts Close. The massing of the scheme achieves the right balance of optimising the site within the existing and emerging context.

Q. How will it impact neighbours' sunlight/daylight, views and privacy?

When considering the daylight and sunlight effects of K1, small transgressions of the BRE (Building Research Establishment) Guidance will occur to London Square, Quebec Quarter and St John's Primary School. However, the majority of impacted windows either retain good levels of daylight or are heavily obstructed already, by their overhangs/balconies that limit the amount of daylight that can be received today. In addition, a number of windows assessed currently experience unusually high levels of daylight for an urban environment in Zone 2 London, due to the underdeveloped nature of the surrounding context which distorts the BRE statistical analysis baseline.

In August 2018, ecologists Waterman undertook a study on the impact of overshadowing from the Canada Water Masterplan and Plot K1 on Russia Dock Woodland and Stave Hill Ecology Park. In response to feedback from local stakeholders, and to reflect updated baseline conditions to the local nature reserve since the Assessment was carried out, we also provided updated information in March 2019, in relation to the overshadowing impact of the Masterplan on Russia Dock Woodland and Stave Hill Ecology Park Local Nature Reserve. The Addendum Report confirms that there will be no significant impact due to the limited extent of the overshadowing predicted at the end of each day's daylight period and the overall minimal reduction in annual sunlight hours.

Q. Is there opportunity for an environmentally-led design to complement Russia Dock Woodlands?

Yes. The proposed scheme is environmentally led in terms of its orientation, energy strategy, landscaping, and use of green and brown roofs to increase the ecological value of the site. We welcome the opportunity to work with experts from Russia Dock Woodland and Stave Hill Ecology Park to develop a detailed landscape strategy that complements the Woodland.

Q. Can there be a greater proportion of resident parking to avoid 'parking overspill' into existing neighbourhoods?

Plot K1 is a car-free development, with four on-site parking spaces for wheelchair users. Residents will not have the ability to apply for parking permits, but they will have access to a car-club service, the exact location of which is to be agreed with Southwark Council. British Land will contribute to an ongoing review of parking levels in local streets and will fund a controlled parking zone if Southwark Council, through consultation with residents, implements one.

Q. What will the impact of construction be?

All contractors will be required to adhere to the Considerate Constructors Scheme framework. British Land has won multiple National Site Awards for its highly considerate work. A Construction Management Plan has been submitted, and a specific K1 Construction Management Plan will have to be agreed with Southwark Council prior to the commencement of any construction works on site. This will agree limits on noise and construction hours to ensure local neighbours are not unreasonably impacted during construction. There will also be a designated point of contact for on-site issues or local resident concerns. We are planning a construction liaison group for the Canada Water Masterplan project to review resident engagement and address local concerns arising from the construction phases.

Q. How will school drop-off and church activities be impacted?

There will be minor disruption during construction, managed through the Construction Management Plans, but not once residents move in as it is a car free development. A Construction Management Plan will be discussed with residents and neighbours prior to development. This has been identified by local neighbours as an issue to explore and monitor along with Southwark Council, the schools and church.

Q. How will the public spaces along Roberts Close and Russia Walk be impacted?

Following meetings with local stakeholders, additional off-site public realm improvements to Roberts Close and Russia Walk are being investigated to offer enhanced play/amenity for local residents and schoolchildren. A steering group with local stakeholders has been set up to help inform these improvements.

Q. Is there opportunity to work together on surrounding issues / opportunities?

A steering group with local stakeholders has been set up to investigate potential improvements to public realm on Roberts Close and Russia Walk and to establish how the Woodlands and the building's environmental approaches can be aligned. We are also working with the Metropolitan Police and local residents to support safety improvements in the local area.

Q. Could K1 include low-cost properties for local first-time buyers or housing for older people?

Yes, this building helps to deliver much-needed homes – including family homes. Across the first two residential plots to be delivered, which includes K1, we will deliver 35% affordable homes with a balance of 70% social rent levels and 30% intermediate tenures (subject to grant availability). In total, K1 provides 79 new homes comprised of 14 1-bed; 26 2-bed and 39 3-bed homes. Specifically, K1 will be 76% social rented homes and 24% intermediate affordable homes.

Q. Why has affordable housing been placed in Plot K1?

Plot K1 has been identified as a beneficial site to provide new homes, due to its location in a residential neighbourhood and proximity to neighbouring green spaces such as Russia Dock Woodland and Stave Hill Ecological Park. For this reason, as well as proximity to local schools, it is also a suitable location for delivering family housing. There is high demand for affordable family housing locally, and this is a key need that we have been asked to support; and so when amendments to the planning application were submitted in October 2018, the number of family affordable homes in K1 was increased. It is challenging to deliver significant volumes of affordable housing in A1 due to management challenges and service charges. The design of K1 is also deemed as better suited for family housing, which forms a significant component of the affordable housing that will be delivered in the first phase. Future phases of the Masterplan will also deliver affordable housing, which will be in a number of different locations across the Masterplan site.

Q. What amendments were made to Plot K1 as part of the planning application resubmissions?

October 2018

- Changes to the visual appearance on Plot K1 which includes a lighter tone of brick, with metal corner balustrades (removing the previous part brick element) and more articulation of the inset corner balconies.
- In response to comments received about the perceived impact of the 5-6 storey building on the Russian Dock Woodland/Ecology Park and adjacent buildings a number of detailed ecology and overshadowing studies were undertaken. These studies confirmed that the building won't significantly impact Russia Dock Woodland/Ecology Park or the Alfred Salter school playground and classrooms. Therefore it is considered that the proposed height of the building at Plot K1 remains an appropriate response from an urban design, townscape, daylight/sunlight and ecology perspective.

March 2019

- Internal changes to the layouts of the wheelchair units to ensure compliance with Southwark Council's design standards.

In response to feedback from local stakeholders, we have also provided updated information in relation to the overshadowing impact of the Masterplan on Russia Dock Woodland and Stave Hill Ecology Park Local Nature Reserve. This indicates that there are no additional environmental impacts as a result of the proposals and that the findings of the Environmental Statement remain valid.

Interim Petrol Filling Station overview

This board provides a headline overview of the proposals for the Interim Petrol Filling Station (IPFS) located in Plot C. Please view the various planning documents for full details, or talk to a member of the project team.

SUMMARY OF CONSULTATION ON THE IPFS TO DATE

- **January 2018:** Public exhibitions presenting two potential locations for the Interim Petrol Filling Station, one of which is its current location
- **June 2018:** Drop-in sessions following planning application submission, presenting the Interim Petrol Filling Station in its current location
- **12 November 2018:** Dedicated direct neighbours session at Osprey Estate TRA Hall with the design team to discuss the proposals for the IPFS following the submission of detailed designs in October.
- **26 November 2018:** British Land attendance at Osprey Estate Tenants and Residents Association meeting, to discuss the IPFS proposals.
- Following these meetings, plans were amended to improve the quality of the pedestrian link/cycle ramp.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

INTERIM PETROL FILLING STATION PROPOSALS

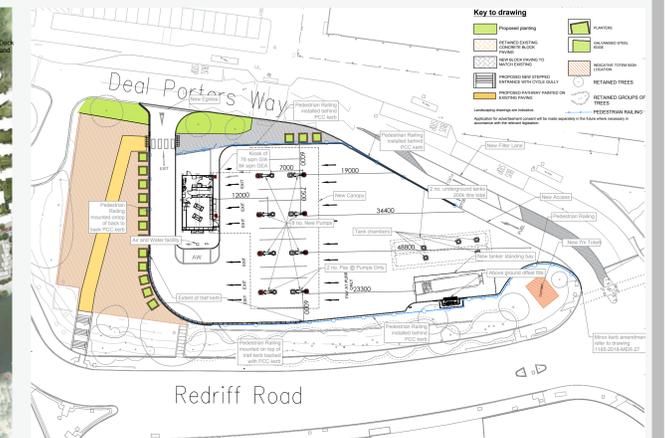
The Interim Petrol Filling Station is proposed to be located between Lower Road, Deal Porters Way and Redriff Road.

- The total proposed site area, including the entire IPFS Forecourt, existing and new landscape is 4,601m²
- 8 petrol pumps
- A small kiosk (84m² GEA)
- Air and water facilities
- Access from Deal Porters Way and Redriff Road
- Interim location

* GEA stands for Gross External Area, this is a measure of the whole area of a building taking each floor into account. To help understand the size of the area described above, 80m² is about six parking spaces.



Location of Interim Petrol Filling Station in the Masterplan



Interim Petrol Filling Station proposed plan

MASSING OF PROPOSED IPFS



View from Deal Porters Way looking south



View from Deal Porters Way looking south-west



View looking west from the tanker filling point



View looking east

KEY QUESTIONS

Below is an overview of questions and concerns previously raised at meetings and consultation, with a short response from British Land. Full details can be found in planning documents, or please speak to a member of the team.

Q. How will you maintain links between Surrey Quays Shopping Centre and Lower Road?

Following input from local residents we are proposing to include a more direct and planted pedestrian route and cycle ramp to improve the link between the shops on Lower Road and the main car park and shopping centre.

Q. How will traffic be impacted by the IPFS?

Demand is expected to remain broadly the same as for the existing petrol filling station. The change of location within the site is expected to have minimal highway impact from rerouting traffic in the local area. The IPFS is designed to minimise any congestion through the forecourt, providing sufficient queuing space within the forecourt (approximately 36m). Sufficient width has also been provided between the pumps and kerbs to ensure vehicles can pass one another with ease to reduce the potential for queuing.

Q. How will pollution and emissions be controlled and managed?

An industry standard enhanced Stage 2 recovery system will be installed for vapour recovery. This allows any vapour from the car tanks to be captured via the pump nozzle and filtered back into the tanks. Storm water drainage for the tank standing areas / forecourt area and general access / egress routes will also pass through a Class 1 petrol interceptor and subsequently into the attenuation system. The below ground tanks are double skinned steel, alarmed and interstitially monitored. There is also a separate real time wet stock monitoring system which reports to a remote service centre. In addition, the below ground fuel pipework system is double contained plastic to current standards.

Q. Is there a lighting strategy?

Yes, the strategy is designed to meet safety needs whilst limiting impacts on neighbours. An eco-friendly system for lighting will also be investigated and incorporated where possible.

Q. Will car parking and delivery bays be provided?

The IPFS will not provide any car parking bays as per the existing petrol filling station. The IPFS will also not require any additional servicing. Therefore, there will be no additional delivery and servicing activity and consequently no additional goods vehicle movements generated by the proposals.

Q. Will there be any impact on trees when the IPFS is built?

Some trees have been pollarded to allow for future construction on the site. There will be enhanced planting along the south and west edges of the forecourt to screen it. 14 of the existing trees / tree groups will be removed and 11 existing trees / tree groups located within or immediately adjacent to site will be retained.

Q. Why is the existing petrol filling station being moved?

We need to move the existing Tesco petrol station to build the proposed building at Plot A2 and we propose to re-locate this near to Surrey Quays Station whilst keeping it on the Surrey Quays Shopping Centre car park. In October 2018, a detailed planning application was submitted for the Interim Petrol Filling Station.

Q. What amendments were made to the IPFS as part of the planning application resubmission in March 2019?

The underground fuel tanks beneath the petrol station forecourt have been repositioned and the structural columns which support the roof of the filling station have been redesigned.