

Welcome

This exhibition looks at the developed ideas for the Canada Water Masterplan and designs for the first detailed plots of the development, ahead of the planning application in Spring 2018.

We look forward to hearing your thoughts.



Key: Masterplan boundary, SE16 Printworks site, Surrey Quays Shopping Centre, Former Rotherhithe Police Station site, First detailed plots boundary, Surrey Quays Leisure Park site, Dock Offices & associated buildings (retained)

UPDATE FROM BRITISH LAND

Since the last main consultation in May 2017 we have been refining the Masterplan proposals and developing the detailed designs for the first detailed plots, as well as updating a number of studies and developing strategies for a resilient masterplan.

We are also pleased to announce that we have just exchanged contracts on the purchase of the former Rotherhithe Police Station on Lower Road, meaning that the new link to Lower Road can be strengthened and fully incorporated into the Masterplan. We are also entering into a Master Development Agreement with Southwark Council - see board 1a for more details on this.

The Canada Water Masterplan is a major project and a number of the key topics are progressing well, however a number will continue to be discussed right up until the determination of the application at Planning Committee. Examples of these include transport, housing and the Canada Water Charter. We recognise these are key topics and of interest to many in the local community. A lot of work is underway on these, and so this consultation sets out where discussions have got to. We will continue to provide updates throughout 2018 as matters become clearer and strategies get closer to agreement with Southwark Council, the GLA, TfL and other relevant authorities.

WHAT KIND OF PLACE?

- Tie together heritage, city and nature
- New homes for a range of ages, incomes and life stages
- A new urban centre for London
- Charter to embed benefits for the local community
- An exciting mix of uses
- Green and blue infrastructure

CANADA WATER MASTERPLAN - KEY FACTS

- The Canada Water Masterplan is the project name for the redevelopment of a 46 acre site in SE16 (that's about the same as 24 international football pitches!).
- The area covers Surrey Quays Shopping Centre, Surrey Quays Leisure Park, SE16 Printworks; and includes the historical Dock Offices and the former Rotherhithe Police Station.
- British Land controls and manages the site and is working with a design team to develop plans.
- The plan will create a new urban centre for the area with a wide range of uses including offices, retail, leisure, community and public spaces as well as new homes for a range of ages, incomes and life stages.
- In planning policy, Southwark Council and the Greater London Authority (GLA) have defined the area between Surrey Quays and Canada Water as an 'Opportunity Area' and Housing Zone to provide significant new homes and jobs.
- It is expected that the Masterplan will be built out in stages with a target completion date of 2033. British Land plans to remain a long term partner in the area.

TIMELINE

- Planning application Spring 2018
- Subject to approval in Autumn 2018
- First detailed plots could be on site Spring 2019
- First buildings in use 2022 (target date)
- Next plots progressed and consulted on 2019 - 2033
- Masterplan complete 2033 (target date)

Please ask a member of the team if you have any questions.
All these exhibition boards can be found online at:
www.canadawatermasterplan.com

MASTER DEVELOPMENT AGREEMENT

What is the Master Development Agreement (MDA)?

The Master Development Agreement (MDA) is the umbrella agreement between Southwark Council and British Land. Its purpose is to set out the obligations and responsibilities between Southwark Council and British Land in enabling the delivery of the Masterplan. The MDA regularises the different land ownerships held by Southwark Council and British Land by the council granting a new 500 year lease to British Land across the whole site, enabling the Masterplan scheme to be implemented. It sets a number of conditions that British Land must achieve before Southwark Council will grant the 500 year lease. These include:

- Southwark Council must have approved the Masterplan.
- British Land must have obtained outline planning consent for the whole new development.
- There must be secured planning consent for the first detailed plots which includes the ability for Southwark Council to deliver a Leisure Centre.

What's happened so far

Revised Heads of Terms were approved by Southwark Council's Cabinet on the 19th September 2017. Southwark Council and British Land are currently agreeing legal documents to record these agreements. Once agreement is reached, Southwark will recommend to their Cabinet that the MDA should be approved and signed

What will the MDA cover?

The MDA will govern the relationship between Southwark Council and British Land to enable the delivery of comprehensive regeneration of the area. Once the new lease is granted, Southwark Council will have a 20% interest in the Masterplan site and an option to invest in individual development plots or to sell out its interest. This will provide the council with the opportunity to generate revenue and capital receipts which will be used to support the funding of local services.

Management of Public Spaces

British Land and Southwark Council are also discussing the possibility of British Land taking on the management responsibilities of the areas around the Canada Water Library Plaza, Red Bridge Square by Greenland Dock and Canada Water Dock (see estate management plan below) when it takes over the new lease from Southwark Council. These areas will continue to be owned by Southwark Council. This is to ensure a uniform, high quality and integrated management regime that seamlessly blends into the Masterplan area. The areas will be included in British Land's Open Space programme that carefully and considerately manages issues such as cycling and scooting. Support will be in place for rough sleepers. Discussions will also be held with Notting Hill Housing Group and Sellar to ensure a coordinated approach to the management of areas around Canada Water Dock.

Objectives

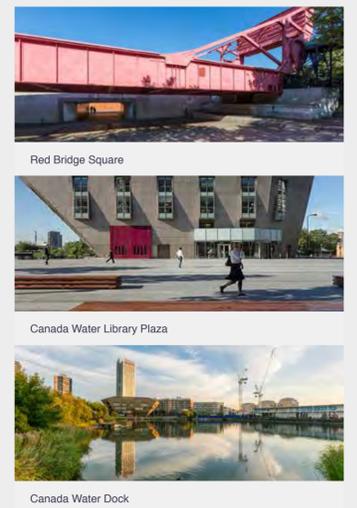
- Ensure the Masterplan is integrated into the local community and wider neighbourhood.
- Maintain full public access to these areas.
- Provide a safe, clean and inviting environment for residents, occupiers, visitors and the local community to improve security around the Canada Water area.
- Ensure no difference in experience for visitors across these areas (they will be managed in the same way by British Land's subsidiary management company, Broadgate Estates).

Management: Public realm management will balance the safety of all those using the space with creating a welcoming environment for all. This will include customer service/security patrols to welcome and advise visitors. A site wide digital/technology services strategy will be provided and maintained to promote local activities and strengthen networks within the local community.

LAND OWNERSHIP



Plan showing the area to be covered by the Estate Management Plan



Maintenance: There will be a dedicated cleaning team for the public realm areas with a visible presence from early morning through to late evening. Cleaning machinery used for the Masterplan area can be deployed for the Canada Water Library Plaza and Red Bridge Square area including litter picking, road sweepers, gritting machines and jet washers. A planned approach to maintenance and budgeting controls keeps a check on larger repair requirements.

Event Programme: These areas will be used to provide a programme of temporary activities, events and amenities including sports and leisure activities, performing arts, live entertainment, festivals, music or theatrical events, outdoor cinema, fairs and markets and promotional or marketing activities. At all times activity generated will be sensitive to neighbours, and British Land will apply to Southwark Council for Temporary Events Notices where necessary. The installation of temporary structures will also be possible, such as artwork, sculptures, exhibitions and information stands, temporary seasonal or cultural decorations and temporary food and drink stalls. Any income derived by temporary uses will pay for the maintenance and running of the areas. Wayfinding and information points will be provided and maintained to assist visitors.

Health & Safety: Full audit and due diligence to ensure the area conforms to all health and safety requirements for visitors and residents. Insurance cover will be maintained by British Land.

The planning application

A planning application will be made to Southwark Council in Spring 2018. It will take the form of a hybrid planning application with detailed proposals submitted for the first detailed plots (Plots A1, A2 and K1) and outline proposals for the remainder of the Masterplan.

Please see the booklet below for a more detailed overview of the planning and design process

THE OUTLINE PLANNING APPLICATION - SPRING 2018

The outline planning application covers the outline elements of the Masterplan area and sets guidelines for how the site will come forward in the future. It considers land use, public spaces, routes, access, built form and infrastructure. It is important that the proposals provide a flexible framework for delivery that will accommodate the changing social, community and market needs, and demands over its lifetime.

The outline planning application is made up of 3 key “control” documents that are for approval:

- DEVELOPMENT SPECIFICATION
- PARAMETER PLANS
- DESIGN GUIDELINES

Other key documents that will also be submitted in the application include:

- Planning Statement
- Design and Access Statement
- Landscaping Strategy
- Transport Assessment
- Housing Statement
- Environmental Statement (including Socio Economics, Ecology, Air Quality, Transport, Access, Ground Conditions and Contamination, Archaeology, Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare, Noise and Vibration, Water Resources and Flood Risk, Demolition and Construction)
- Sustainability Strategy
- Energy Strategy
- Utilities and Services Infrastructure Strategy
- Structural, Demolition and Construction Method Statement
- Illustrative Phasing Strategy
- Statement of Developer Contributions / S106 Heads of Terms
- Statement of Community Involvement
- Aviation Statement
- Electronic Interference Assessment
- Social Regeneration Charter
- Health Impact Assessment
- Retail Statement
- Culture Strategy
- Equalities Statement
- Open Space Assessment

The ‘illustrative masterplan scheme’ is the tool used to present the planning application in an accessible way, particularly for consultation. It is a point of reference for producing the planning documents and demonstrates one way in which development could come forward within the parameters set by the three control documents (as referenced above).

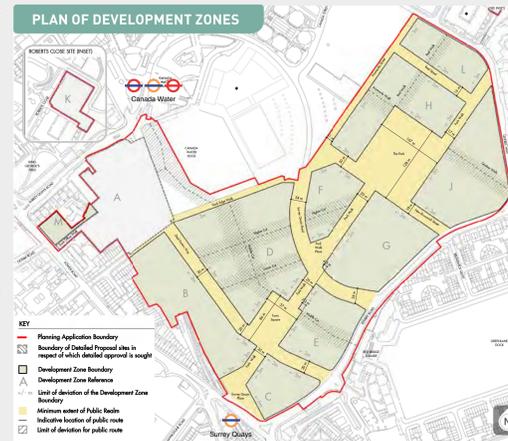
DEVELOPMENT SPECIFICATION

This sets out the quantum (amount) of uses for each development zone in the Masterplan. These are the maximum amounts of floorspace that can be built out. The Development Specification also permits some of the uses to be swapped between zones.

PARAMETER PLANS

Parameter plans describe the maximum and minimum sizes of each building and are used together with the Development Specification. The Parameter Plans set guidance for the subsequent Reserved Matters Applications (see right). Parameter Plans expected for the Canada Water Masterplan include:

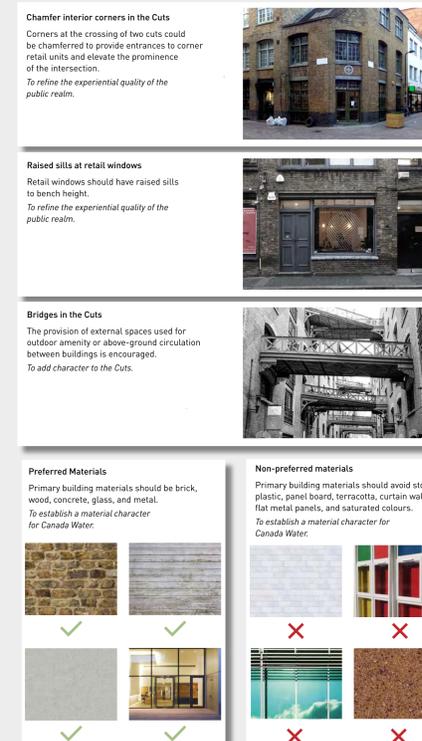
- Application boundary
- Demolition plan
- Development zones
- Building lines
- Basement areas
- Access & servicing routes
- Land uses
- Site levels
- Heights
- Temporary petrol filling station location



DESIGN GUIDELINES

Design Guidelines are a set of rules and principles for how the detailed design and architecture can be developed for each zone or plot as it comes forward. They ensure high quality design in the long term and inform the subsequent Reserved Matters Applications (see right). The Canada Water Masterplan outline planning application will include Design Guidelines for both site-wide aspects and a set of specific guidelines for each of the character areas. The Design Guidelines will seek to achieve Secured by Design standards.

EXAMPLE DESIGN GUIDELINES



THE DETAILED PLANNING APPLICATION SPRING 2018

The upcoming planning application will also include the detailed designs for the first plots (A1, A2 and K1). These must align with the Development Specification, Parameter Plans and Design Guidelines. Key planning documents include:

- Existing and Proposed Elevations
- Sections and Plans
- Accommodation Schedule
- Design and Access Statement
- Transport Statement
- Sustainability Strategy
- Energy Strategy
- Construction Management Plan

THE PLANNING PROCESS

Following the submission of the planning application there are various stages it needs to go through, from statutory consultation to Southwark Council’s Planning Committee, referral to the GLA and agreement of developer contributions (Section 106).

This includes statutory community consultation, led by Southwark Council, where all the planning documents will be made publicly available and representations can be made to Southwark Council in response to the planning application.

British Land will also continue to hold a series of public meetings and topic sessions during this period. We are keen to maintain the conversation with the local community throughout the duration of the Masterplan.

RESERVED MATTERS

Outline planning permission is granted subject to conditions (often including the detailed design) that require further approval. These are called Reserved Matters.

Each proposed building in the Masterplan (excluding Plots A1, A2 and K1, which are submitted as detailed applications) will be subject to Reserved Matters consultation. This will include the detailed design and any other details not approved in the outline planning permission.

Feedback & summary of changes

We have been consulting the local community since Spring 2014 to inform each stage of the Masterplan's evolution.

CONSULTATION UPDATE & NEXT STEPS

Since the last consultation in May 2017 we have held a series of events to help inform specific areas of the Masterplan and detailed design, including:

- Inclusion & community
- Buildings, heritage & the spaces they create
- Canada Water Dock
- Culture & heritage

We have also had a strong focus on youth engagement and have arranged a number of activities to ensure young peoples' views inform the plans and the longer term strategy so that the Masterplan provides tangible benefits for them. In part, this included a 10-week placement for a local Youth Engagement Intern, Bode Adeloje, who came on board and helped Soundings co-develop a youth engagement toolkit and raise awareness of the Masterplan among local young people.

We are also working with Southwark Young Advisors to increase outreach and make sure we discuss these plans with young people who may not otherwise get involved.

Next steps

We will continue to hold discussions on key topics and, subject to agreement with Southwark Council, we will make all the planning application documents easily accessible alongside the Statutory Consultation period. Statutory Consultation is formal consultation on the planning application held by Southwark Council and representations made will help inform the planning decision. Beyond this we will continue to engage the local community in a range of ways, including:

- Detailed design consultation on each part of the Masterplan as it comes forward
- Local projects
- Focus groups, potentially a Youth Panel
- Construction liaison
- Regular updates
- Making ourselves readily available

SUMMARY OF INVOLVEMENT SO FAR

8,500+ EVENT ATTENDEES

61+ PUBLIC CONSULTATION EVENTS

41 LOCAL EVENTS & OUTREACH

10,000+ COMMENTS RECEIVED

1,050+ INDIVIDUAL FEEDBACK FORMS

12 newsletters & regular email updates

1,900+ SOCIAL MEDIA FOLLOWERS

2,100+ regularly updated

EACH NEWSLETTER DELIVERED UP TO 26,000 residents & businesses

TRACKING KEY CHANGES (SINCE 2014)

This diagram shows some of the main aspects of the Masterplan that have been informed by, or align with, feedback. This tracks the Masterplan principles informed in the early stages, through to changes to proposals in response to feedback.



A selection of Canada Water Masterplan consultation activities and events

Illustrative Masterplan summary

A Dock offices retained & courtyard

The existing listed building will be protected and enhanced, linking better with the surrounding area and showcasing the area's dock history. This sits outside of the Masterplan application. As part of the first plots the Dock Office courtyard will also become a new community space.

B Former Rotherhithe Police Station

British Land has recently exchanged contracts to purchase the site from the Metropolitan Police. This site will now form part of the Masterplan.

C New route

New pedestrian and cycle route from the High Street to Lower Road and Southwark Park.

D Leisure Centre option

At the request of Southwark Council, British Land has carried out a study identifying potential new locations for the Leisure Centre within the town centre. The May 2017 consultation established that Plot A2 was considered to be the best location.

E Canada Water Dock edge

A joined-up approach to the dock edges, including ecological enhancements to the western edge, a planted and active edge to the south and a potential new pedestrian crossing.

F High Street

A new open-air high street with national and independent retailers, restaurants and cafés. It links the two stations and will have different character-areas as you move along it. Pedestrian and cycle access will be prioritised, with controlled access for buses and other vehicles.

G Dock link & 'The Cuts'

An intimate network of pedestrian streets at the heart of the town centre, including a Dock Link between Canada Water Dock and Greenland Dock. A mix of different shops, cafés / restaurants and workspace, creating an interesting, diverse and active street frontage.

H Town Square

Significant new public space for events, external dining and play. A focal point of a distinct character area in the southern part of the town centre.

I Tesco petrol filling station

To allow the building of Plot A2, the Tesco petrol filling station will move temporarily to a new location on-site near to Surrey Quays Station (I1). It will then be moved to a final location shown as I2.

J Town centre car parking

A new multi-storey car park for the town centre is proposed on this plot to complement the car park under Tesco.

K Potential new station entrance

Potential new additional Surrey Quays Station entrance - existing entrance kept.

L Lower Road Gateway

Providing 'two sided' streets at the junction by Surrey Quays Station / Redriff Road will make it feel more like an integrated street connecting Lower Road and the Masterplan area. The park walk to / from Russia Dock Woodland now links to existing crossing points that connect with Southwark Park's entrance.

M Tesco store relocated

British Land is in constructive discussions with Tesco about building a brand new store of a similar size and timed in a way that would allow uninterrupted trading and customer service. Parking will also be provided on site. Relocation allows a new link to Greenland Dock. New homes are also provided above the relocated store.

N Park

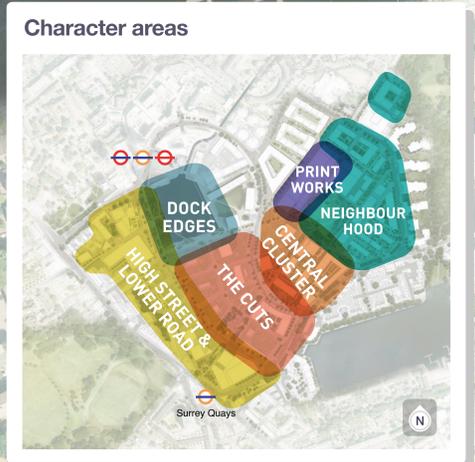
The large public green space connects many routes through the site. It will provide an opportunity to encourage nature and biodiversity and activities for all (including activities at the edges).

O Printworks Press Hall

There is potential to retain the Printworks Press Hall, ideas are still emerging. Current options include a) retaining and re-purposing the Press Hall to provide a range of uses, or b) redevelop to provide more residential and commercial uses. The current masterplan shows 'Option a', although both options will be applied for.

Illustrative masterplan

-  Masterplan area
-  First detailed plots
-  References for the individual plots or clusters of buildings
-  Image viewpoints - see separate large images in the exhibition



Use & activity

The mix of uses and public spaces will create a vibrant place where people want to spend time. A place that's active at different times of the day and evening, with a focus on employment, workspace and living.

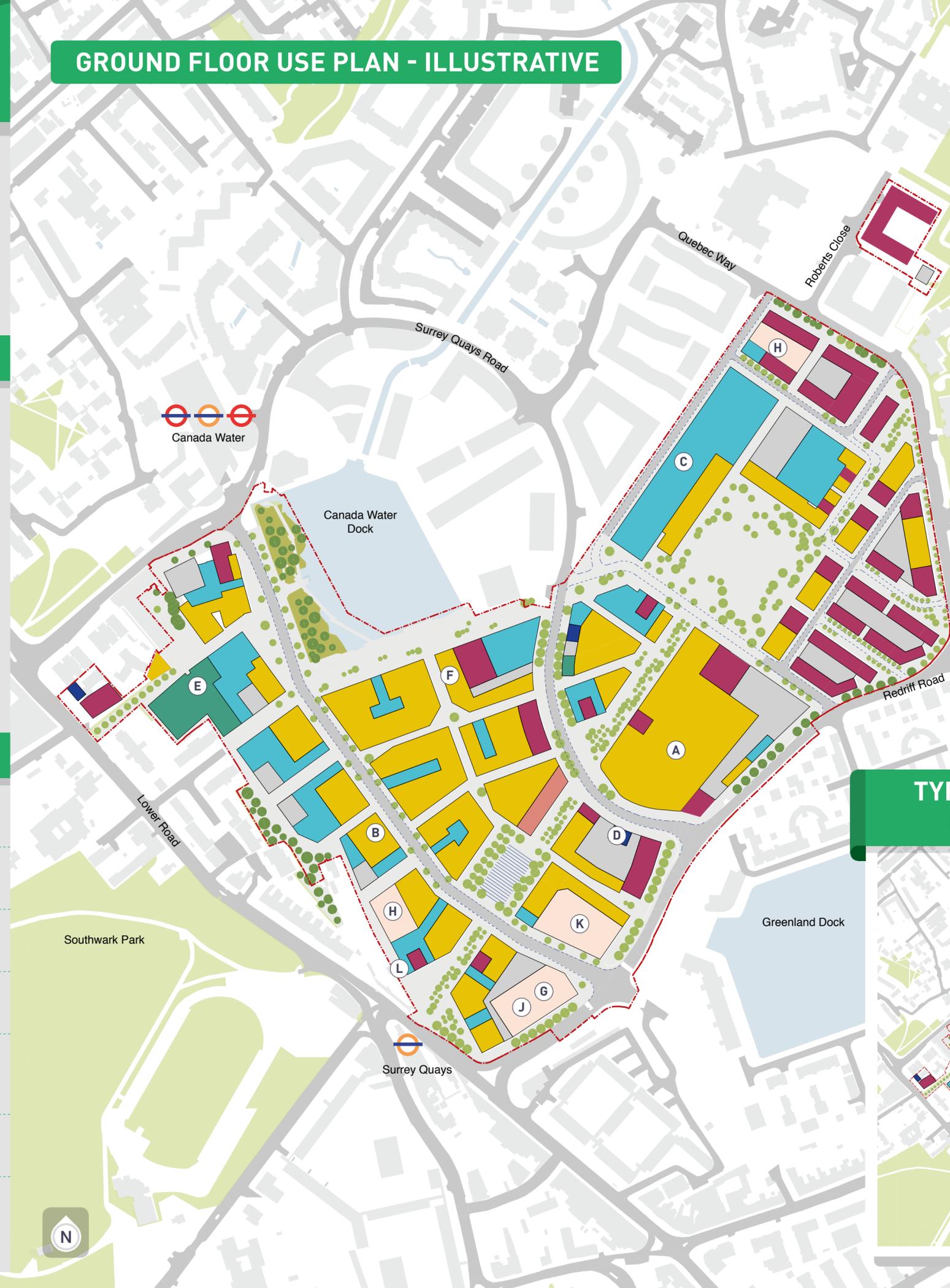
Mix of uses

- Up to 3500 homes
approx. 7-10,000 new residents
- **Workspace**
approx. 2 million ft²
- **Retail, leisure (including a cinema), community & culture**
approx. 1 million ft²
- Other uses to be accommodated include health, education, other social infrastructure, parking, hotel and utilities.

Principles

-  A true mix of uses: active during the day & evening
-  Wide range of housing sizes, tenures & price points (see board 09)
-  Focus on employment-generating uses & a wide range of workspace
-  Leisure, sport & entertainment integrated indoors & outdoors
-  Improved shopping, food & drink
To suit a range of budgets. Including independent retailers & high street chains
-  'Everyday' facilities & services
-  Work with the existing community to develop community facilities & services that are needed

GROUND FLOOR USE PLAN - ILLUSTRATIVE

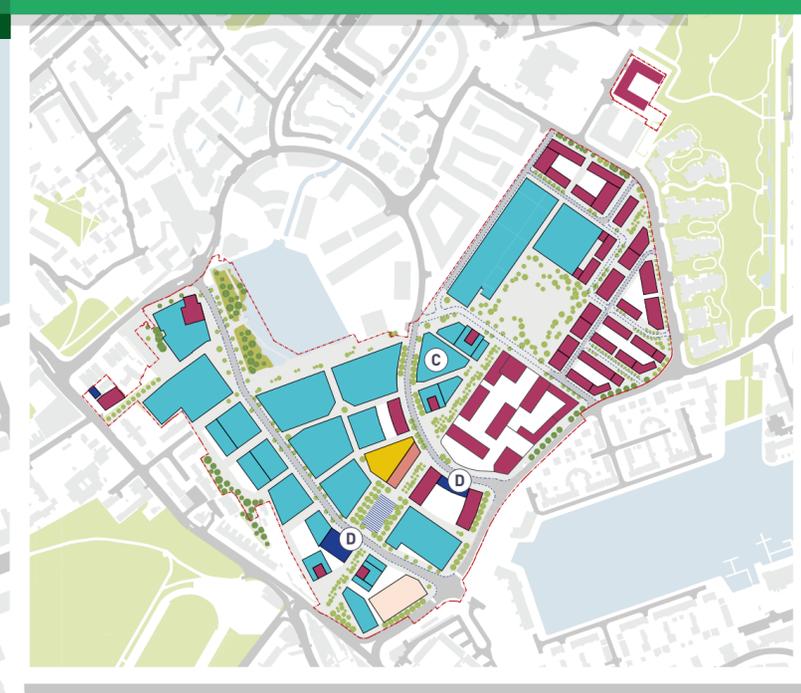


Key to main uses

Colours show the main building use. Some mixed-use plots may include more than one use category.

-  **Shopping, services, food & drink**
Including: (A) relocated Tesco store with car parking
-  **Business / workspace**
-  **Living**
-  **Community**
(B) secondary education space
(C) higher education space options
(D) space for health centre
Extra primary school provision is likely to be off-site at an existing school (see board 10a)
-  **Leisure**
Including: (E) proposed location for a replacement Leisure Centre and (F) potential location for a cinema
-  **Hotel**
-  **Parking / plant**
Including: (G) Multi-storey car park
-  **Other**
Including: (H) possible energy infrastructure, petrol filling station temporarily moved to (J) during construction of the first plots, then permanently (K) and potential (L) new station entrance
-  **Masterplan area**

TYPICAL ABOVE GROUND FLOOR USE PLAN - ILLUSTRATIVE

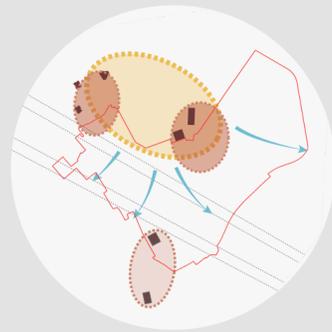


Building form

The approach aims to balance the policy direction for a high density Opportunity Area, Housing Zone and major new town centre, whilst delivering a varied and characterful place that responds to its context.

The Masterplan includes a significant number of low-rise buildings and some tall buildings which will enable the policy aspirations to be met and the viability needed to deliver the range of infrastructure, homes and uses sought.

Principles



Respond to context, cluster tall buildings, lower at the edges

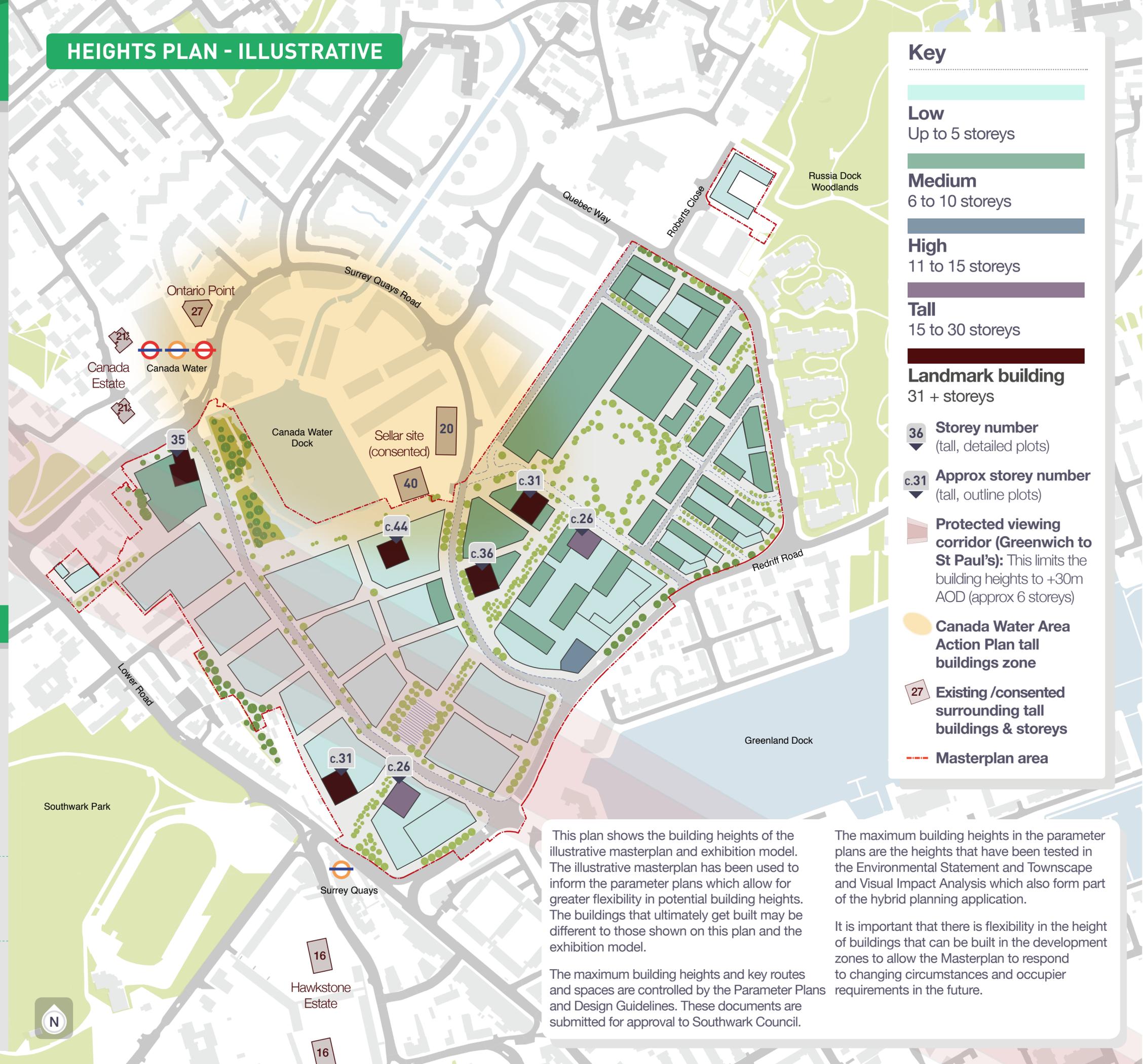


Proper consideration of microclimate to support enjoyable public spaces (see board 06 supporting booklet)



High quality designs are controlled by the Masterplan Design Guidelines (see board 02)

HEIGHTS PLAN - ILLUSTRATIVE



Key

Low
Up to 5 storeys

Medium
6 to 10 storeys

High
11 to 15 storeys

Tall
15 to 30 storeys

Landmark building
31 + storeys

36 Storey number
(tall, detailed plots)

c.31 Approx storey number
(tall, outline plots)

Protected viewing corridor (Greenwich to St Paul's): This limits the building heights to +30m AOD (approx 6 storeys)

Canada Water Area Action Plan tall buildings zone

27 Existing /consented surrounding tall buildings & storeys

Masterplan area

This plan shows the building heights of the illustrative masterplan and exhibition model. The illustrative masterplan has been used to inform the parameter plans which allow for greater flexibility in potential building heights. The buildings that ultimately get built may be different to those shown on this plan and the exhibition model.

The maximum building heights and key routes and spaces are controlled by the Parameter Plans and Design Guidelines. These documents are submitted for approval to Southwark Council.

The maximum building heights in the parameter plans are the heights that have been tested in the Environmental Statement and Townscape and Visual Impact Analysis which also form part of the hybrid planning application.

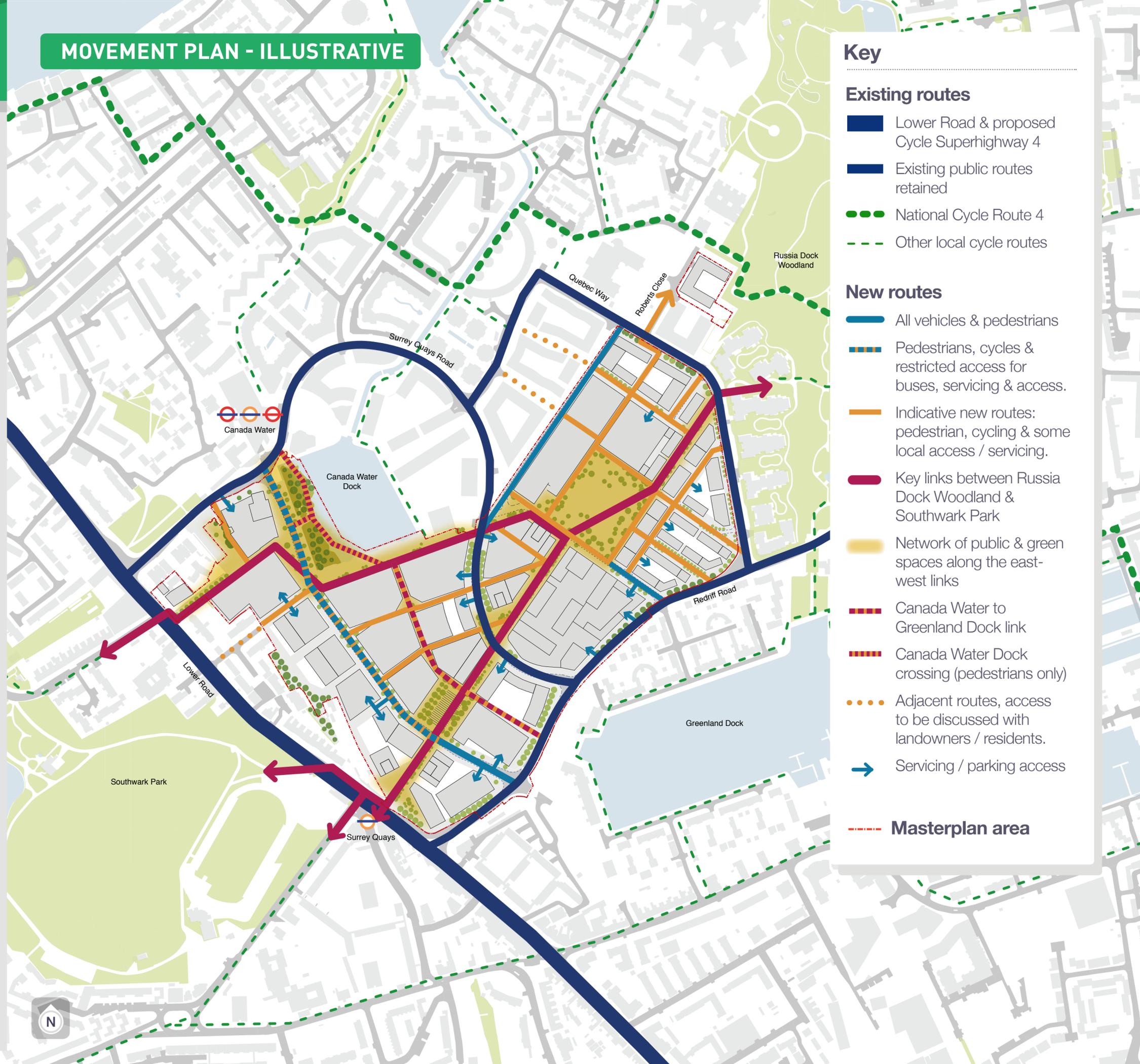
It is important that there is flexibility in the height of buildings that can be built in the development zones to allow the Masterplan to respond to changing circumstances and occupier requirements in the future.

Routes & links

The streets and spaces are the heart of a place where most people use, meet and enjoy the area. Most routes are pedestrian and cycle focused, with a range of characters and activities. The overall priority is to create a place for people that supports health and wellbeing.

We recognise that transport is a key issue locally, see boards 08a to 08c for more information.

MOVEMENT PLAN - ILLUSTRATIVE



Key

Existing routes

- Lower Road & proposed Cycle Superhighway 4
- Existing public routes retained
- National Cycle Route 4
- Other local cycle routes

New routes

- All vehicles & pedestrians
- Pedestrians, cycles & restricted access for buses, servicing & access.
- Indicative new routes: pedestrian, cycling & some local access / servicing.
- Key links between Russia Dock Woodland & Southwark Park
- Network of public & green spaces along the east-west links
- Canada Water to Greenland Dock link
- Canada Water Dock crossing (pedestrians only)
- Adjacent routes, access to be discussed with landowners / residents.
- Servicing / parking access

Masterplan area



Park

The large public green space connects many routes through the site. It includes changing levels and a variety of types of space for different users, such as: quiet areas; play space for all ages; fitness; gardens and planting to support biodiversity; communal tables; and an indoor park hub designed so you can meet friends, have food and drink and use the toilet.

What do you think of these draft ideas? What's missing and how would you change them?



Plan showing the different areas of the park



Birdseye view, looking south east over the park.



GARDENS



HUB



ACTIVE EDGES



ADVENTURE PLAY

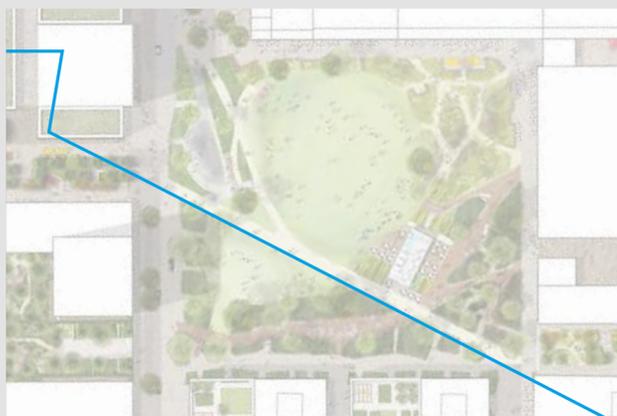


SKATE

Management: The park will be managed within the overall management strategy for the area. Combining security, maintenance and cleaning teams will provide a safe, fun, playful and intriguing area for all generations to enjoy.



Using land forms and levels to create varied spaces



Park layout reflects historic dock edge

Park Walk

One of the east-west routes linking Russia Dock Woodland, Southwark Park and Surrey Quays Station. It connects different neighbourhoods within and outside the Masterplan site and includes a series of 'pocket spaces' along its length to encourage sport, play, community and ecology.

We hope you will want to help inform the design of these spaces and would like to hear your ideas.



3D sketch showing a typical section of the park walk connecting spaces



Sketch view looking along the park walk



East-west green connecting route



Flexible and connected spaces

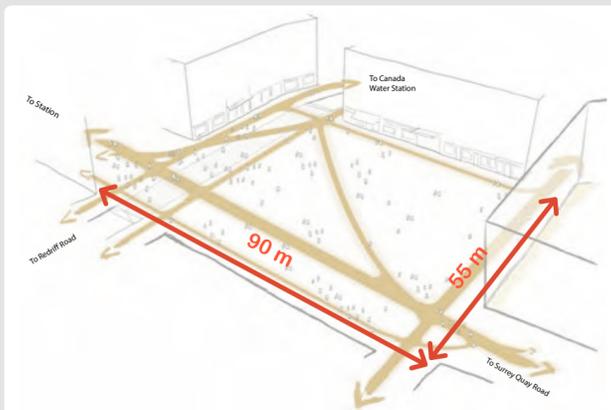
Town Square

This is a significant new public space for events, external dining and play. A focal point of a distinct character area in the southern part of the town centre. The Town Square connects the high street, 'The Cuts', the park walk and the dock link.

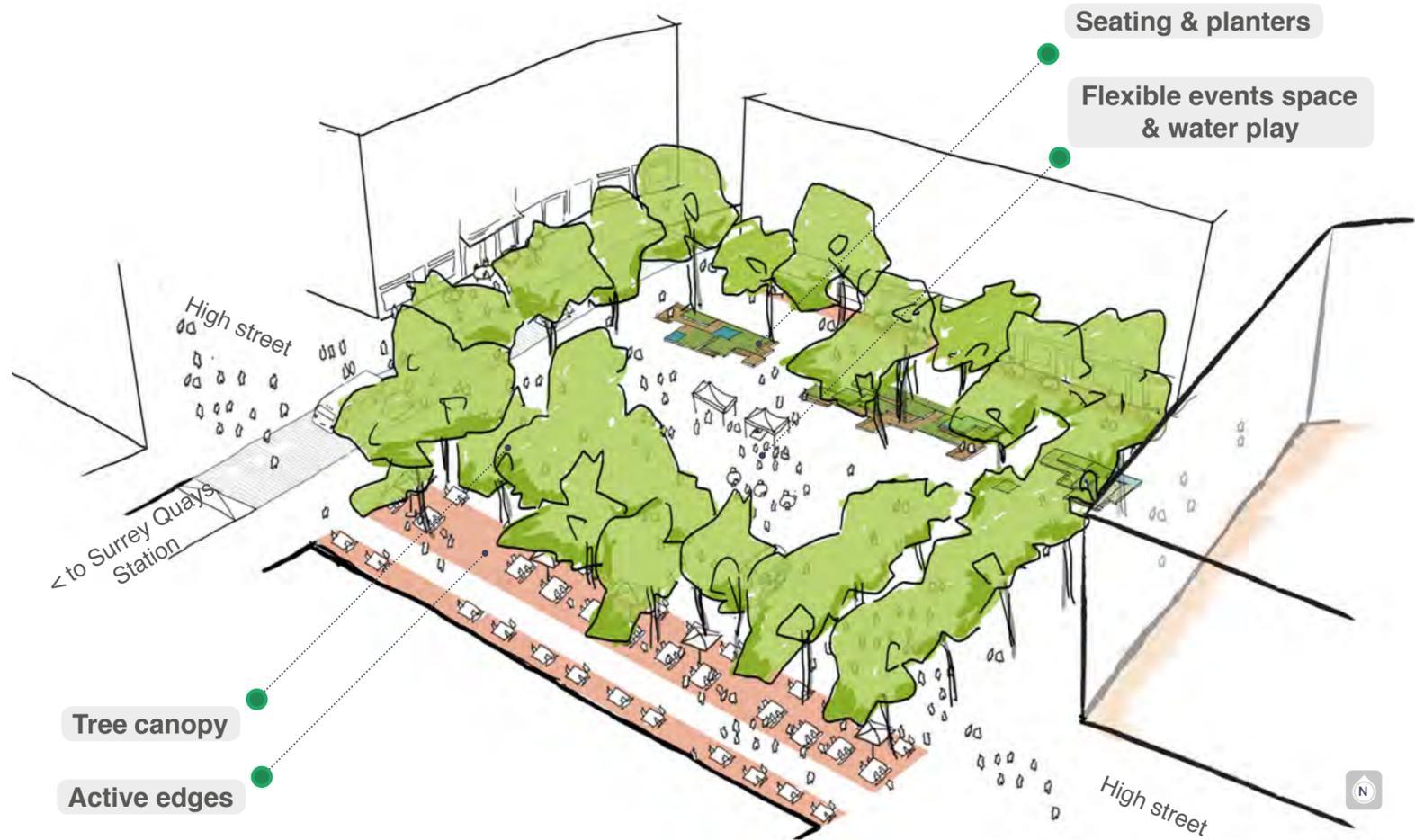
The activities on the Town Square will be managed by British Land's subsidiary management company, Broadgate Estates.



The Town Square connects to many key routes.



Routes through the square, people circulate around the edges and space to 'pause' in the centre



3D sketch looking north across the Town Square



View looking north east across the Town Square



Culture & Heritage

Culture & heritage has been embedded in the Masterplan from the start. Working with the existing local assets to create a solid foundation that evolves naturally over time.

INFORMING CULTURE & HERITAGE

In December 2017 a dedicated session was held to specifically explore what Culture and Heritage mean locally and help inform the Masterplan strategy. Naming and authenticity, creative enterprise, learning opportunities, music and events and a holistic approach to wellbeing and fitness were some of the priorities for the future of the area. Collecting stories and sharing voices from the area's heritage was also considered important.

In Summer / Autumn 2017, we also held sessions with both adults and young people to explore 'What makes a place feel like it's for me?'. Two of the four sessions included site visits to King's Cross to explore heritage buildings and the spaces they create, learning lessons for the Canada Water Masterplan.



WORLD BY THE WATER: AN EXHIBITION OF CANADA WATER & ROTHERHITHE HISTORY

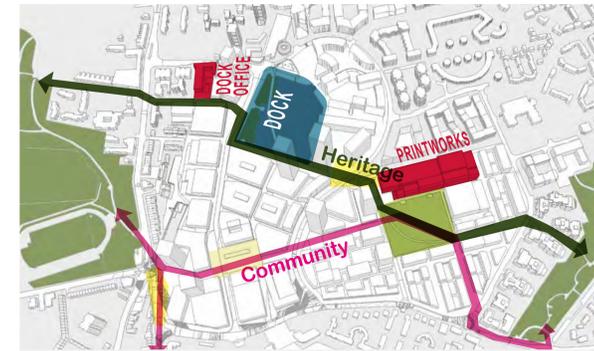
We are working with a local researcher/curator, Sarah Yates, on a small-scale temporary exhibition which will take place in the CWM hub in February 2018. The exhibition will capture local stories of daily life and work in the area in the 20th century, showcasing the areas' rich history. Please speak to a member of the team if you would like to share your memories and experiences or would like future updates.

HERITAGE & CULTURE IN THE PLANNING APPLICATION

Many aspects of culture and heritage will evolve as the development and local area does, however there are some aspects which can help set a good foundation at this early stage and are incorporated into the Masterplan. A selection of these are summarised below:



A new park with skating, adventure play, park hub ecological gardens, communal tables and more.



Two key routes through the Masterplan connecting many elements linking to culture and heritage. The heritage link will tell the story of the use of timber and the use of trees and planting used for papermaking. The community link through the Town Square and park will provide opportunities for shared interactions and community based activities and events.



Dock Offices retained and enhanced. The courtyard is improved and made into a public community square.



Working with local groups & community-led activities



Use of brick, wood and design linking to timber and warehouse heritage in the architecture



Flexible space for events, activities & play



Public art, creativity & involvement



Better waterside access, with enhanced wildlife habitat and learning opportunities including a children's amphitheatre and outdoor classroom



Tree selection to reference historic use of timber / paper making and market gardens. Fruit trees and promotion of food growing.



Printworks as a base for creative enterprise



Proposed Leisure Centre



Relocation of Dockers Statue to a more visible location



Managing Red Bridge Square

WHAT IS A CULTURAL STRATEGY?

Culture and heritage ties into almost every aspect of how we live, what we do and how we identify ourselves. It is informed by what matters to local communities, groups, organisations and businesses, as well as formal input to tie into London and borough wide priorities and opportunities. The Cultural Strategy for the Canada Water Masterplan sets out a long term framework and priorities for how the Masterplan can best reflect and create a sense of ownership with existing and future communities. It is a sub-strategy of the Canada Water Charter (see board 10).

British Land has appointed Graham Devlin, ex Deputy Chief Executive of Arts Council England, to develop

the Cultural Strategy for the Canada Water Masterplan and Graham is currently speaking to local people and organisations. Some principles of the approach include:

- Respond to people, local residents and businesses and place.
- Acknowledge communities' histories and traditions whilst exploring new and surprising opportunities
- Cover the spectrum of the creative ways we live: how we spend our time, embrace our communities, participate and engage with others on a social level – through ideas, art, entertainment and heritage



BRITISH LAND'S APPROACH

British Land has significant experience of enlivening spaces after decades of projects throughout the UK. Spaces should feel different and reflective of the local area and context, and we work with local communities to achieve this.

This experience and local process, coupled with the emerging ideas, will ensure the Canada Water Masterplan offers a range of activities and events of interest to all generations.



Creative Curriculum



New Diorama Theatre



Wimbledon Finals at Paddington Central



Regent's Place Giant Colouring Wall for Mental Health Awareness Week

Ecology & Environment

Our aim is to have a positive impact on the environment: improving biodiversity and water quality; not adversely impacting air quality, reducing water consumption and using resources efficiently.

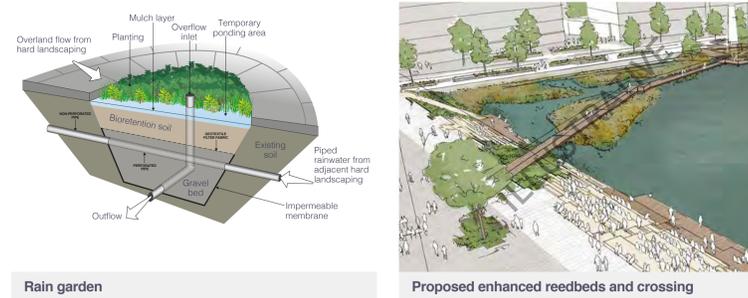
ECOLOGY & BIODIVERSITY

The Masterplan aims to retain and enhance valuable wildlife habitats, such as the dock reedbeds and open water, whilst creating new habitats and opportunities for wildlife. Ultimately the Masterplan will provide more, and better quality, wildlife habitat than the existing site and more opportunity for people to engage in nature.

Specialist consultants have undertaken a range of ecology surveys to understand what wildlife the site currently supports and to identify new opportunities for local wildlife, including supporting protected species. See supporting booklet for a summary of the existing species that have been identified.

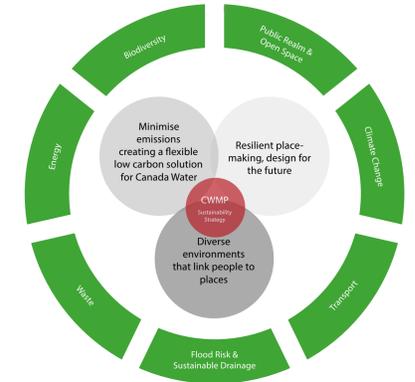
Ecology and the 'green / blue' environment have been key influences for the Masterplan. Canada Water Dock is an important area where the wildlife habitat is being improved and brought back to its former high quality, whilst also enabling more human access to nature. This includes increasing the amount of reedbed and raising the water level to improve habitat for breeding wetland birds such as reed warbler, coot, moorhen and tufted duck; as well as a dock crossing. See board 07 for more information.

Connectivity is also important to ensure wildlife can move through the site. New green corridors and a new park will help to link Russia Dock Woodland with Southwark Park, helping species like common pipistrelle bats to forage and move through the site. Installing bird and bat boxes and planting trees and shrubs attractive to wildlife will increase ecological opportunity and the use of both beneficial native and non-native plants will further enhance the biodiversity. Rain gardens will form part of this link and are designed to slow surface water run-off and improve water quality.



SUSTAINABILITY & A JOINED-UP APPROACH

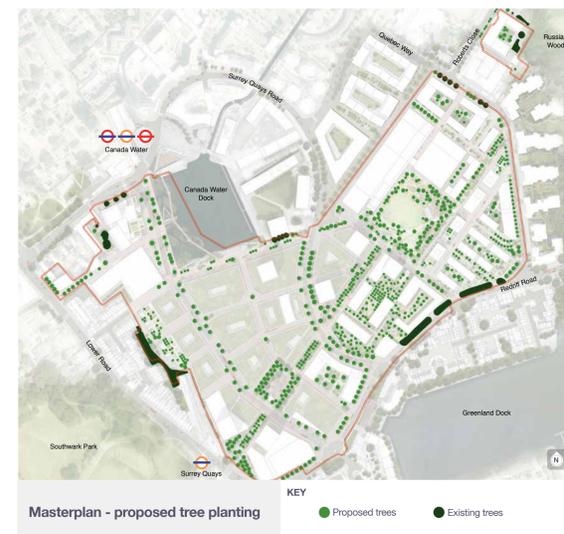
A sustainable approach is a key part of the Masterplan vision and the Sustainability Strategy brings together the environmental aspects of these. Please also see boards 10 and 10a which discuss the social and economic aims of the Masterplan.



Ecology and biodiversity have been key local focus areas throughout consultation, however there are a wide range of other environmental aspects that the Masterplan will consider. Below is a summary of the main topic areas and the attached booklet summarises the approach to each of these.

- ENERGY
- WATER, DRAINAGE & FLOODING
- BUILDING SUSTAINABILITY TARGETS
- GROUND CONDITIONS & CONTAMINATION
- MICRO-CLIMATE
- DAYLIGHT & SHADOW
- WIND
- AIR QUALITY
- NOISE
- UTILITIES

TREE STRATEGY



Existing and proposed trees - the strategy:

- Retain the best of the existing tree stock in the development area, and reinforce them with new tree planting.
- Proposals include a better quality of tree canopy cover in the completed masterplan than on the site today.
- Replace the majority of low quality car park trees with high quality trees.
- Create an impact from day one by providing a number of trees of semi-mature quality.
- Select the right trees for the right place.
- Connect existing green spaces (better wildlife corridors).
- Off-site tree planting will be required and British Land will work with Southwark Council and local 'Friends of' groups to help select locations.

Tree species selection

- New tree planting with a variety of species to improve disease and climate change resilience. Age variation within the tree stock is also positive in terms of overall resilience.
- Tree selection based on biodiversity value as well as providing seasonal interest such as spring blossom and autumnal colour.
- Consideration given to species that help reduce air pollution.



Example tree box barrier to protect trees during demolition and construction

Tree surveys have taken place throughout the Masterplan site. There are a large number of trees on the site but very few are Category A (high quality and likely to be beneficial for 40 years +), with a significant number Category C (low quality and likely to need replacing after 10 years). A few trees in car park areas are Category U which are considered unsuitable to retain. Many trees currently on site are in tree pits in car parks. Some have been affected by tree pest and diseases, restricted growing conditions and mechanical damage due to their location. The highest value trees are mostly growing in lines or groups within larger areas of soft landscape on the site boundaries. Some trees, whilst not being individually of high quality, collectively provide other benefits such as screening or are considered to be valuable to the local community.



Summary of the vision & proposals for

Canada Water Dock

British Land is keen to integrate the dock into the Masterplan and restore the ecological quality of the dock and its status as a Site of Importance for Nature Conservation (SINC).

OVERVIEW

British Land is keen to enhance the dock, integrate it into the Masterplan area and restore the ecological quality of the dock and its status as a Site of Importance for Nature Conservation (SINC). This is dependent upon public support. A joined-up approach will be taken to the dock edges including ecological enhancements to the western edge, a planted and active edge to the south and the potential for a new boardwalk crossing over the wetlands. These ideas were explored at the public Topic Session meeting in November 2017.



Illustrative proposal for the Canada Water Dock

UNDERSTANDING THE DOCK & STUDIES

What we know

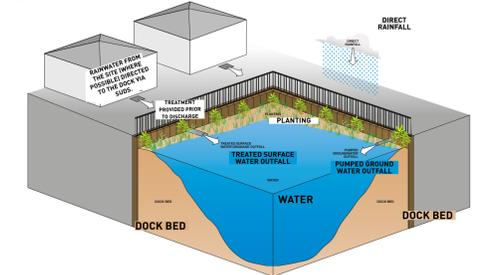
Canada Water Dock is a local asset with a rich industrial, social and natural heritage. Built in 1874-76 it formed part of the large network of docks in the area, and closed in 1969. The docks evolved a distinct working culture. A characteristic sight in the docks were the 'deal porters', who specialised in carrying huge baulks of deal (timber) across their shoulders. A wetlands habitat was planted in the dock by London Docklands Development Corporation and the dock has now become home to a variety of birds and fish species. The Rotherhithe Angling Club ensure that the fish they catch are not killed and are returned safely to the water.

Research & Investigations

The team has been carrying out investigations and research into Canada Water Dock, this has included: dock wall inspections, measuring the dock levels, water and sediment quality, fish population, habitat survey, breeding bird survey and bat survey. British Land is working with the experienced London Wildlife Trust as special advisors on the project. They will ensure the proposals achieve maximum wildlife values as the plans for the enhanced wetlands and a new crossing are progressed.

Water management

British Land's objective is to increase and maintain the dock's water level and quality to enhance the wildlife and natural habitat. This will be achieved by collecting direct rainwater, maintaining levels through surface water drainage and extracting water from the local aquifer.



Management

Negotiations between British Land and Southwark Council regarding the management of the dock are ongoing. British Land would like to take over the management of the dock to ensure proper maintenance of the crossing and wetlands as well as appropriate water management. If management were to be transferred to British Land then we would look to see how local interest groups / organisations and schools could also get involved in the future.

Key elements of the plans:



1 Wetlands & boardwalk

ILLUSTRATIVE

Proposed boardwalk crossing close to the water with new channels through the reed beds. The boardwalk height is above the flood level.

2 Southern Edge

ILLUSTRATIVE

This will provide the opportunity to get closer to the water and designs include a Children's Amphitheatre and outdoor classroom, with the opportunity for wildlife interaction and engagement.

3 Dock meets high street

ILLUSTRATIVE

Where the dock meets the high street on the western edge.

4 Deal Porters Statue

Proposed relocation of statue to be more prominent and in a more visible location (subject to artist's consent).

5 Jetty

Ideas are being explored for an entrance structure to the Jetty, including a bat or swift tower and will look at local involvement for its design and construction.

Local involvement

Wildlife updates Fishing Interpretation

We want to involve the local community in making Canada Water Dock a welcoming place for all. Above are some ideas we shared at the dock topic session in November 2017 for how the local community can get involved. Please let us know if you have more suggestions.

Wetlands planting to attract wildlife

Alongside a range of sensitive landscaping processes, London Wildlife Trust will be helping to enhance the ecological quality of the wetlands through the planting of aquatic plant species. Wildflowers such as purple loosestrife, marsh marigold and flowering-rush will not only add colour but help to create a diverse and resilient habitat for birds and invertebrates.

VISION

- Improved wildlife habitat
- Better access to the high quality natural space
- People and nature are better connected
- Good access to and from the town centre
- Opportunities to explore, discover, play and learn
- Activation of edges (not privatisation of public space)

Transport & Movement Context

We recognise that transport is a key issue locally.

British Land is working closely with Southwark Council, Transport for London (TfL) and the Greater London Authority (GLA) to ensure a joined-up approach.

LOCAL TRANSPORT ISSUES TODAY

Overground & tube

- Jubilee line services currently very busy
- Overground northbound trains in the morning peak and southbound in the afternoon are also busy
- Often difficult to board trains
- However, there will be significant reductions in demand on the Jubilee Line when the Elizabeth line opens from December 2018

Canada Water Station

- Canada Water Station has existing challenges, with access controls necessary at times
- This is largely down to crowding on the Jubilee line and people interchanging from the Overground
- Projected growth in demand, both background growth and at Canada Water, will increase pressure on trains and platforms in the longer-term

Surrey Quays Station

- Some peak Overground services are busy on arrival at Surrey Quays Station. Platforms can be crowded as passengers try to board these trains
- Surrey Quays Station does not have step free access
- Projected growth in demand, including at Canada Water, will present station capacity challenges at the station in the future

Buses

- Reliability and journey time issues for existing bus services accessing and serving the peninsula, particularly C10 and 381
- Reductions in service frequency on routes 47 and P12 have been made as part of a wider review of bus capacity to ensure the appropriate levels of demand are catered for
- Bus journey times have increased over the last few years, although are starting to recover

Roads

- Existing congestion and poor air quality on the A200 corridor, especially around the Rotherhithe roundabout and tunnel approach

Walking

- Poor pedestrian permeability across the site, with pedestrians often needing to walk through car parks
- Severance and air quality issues on Lower Road

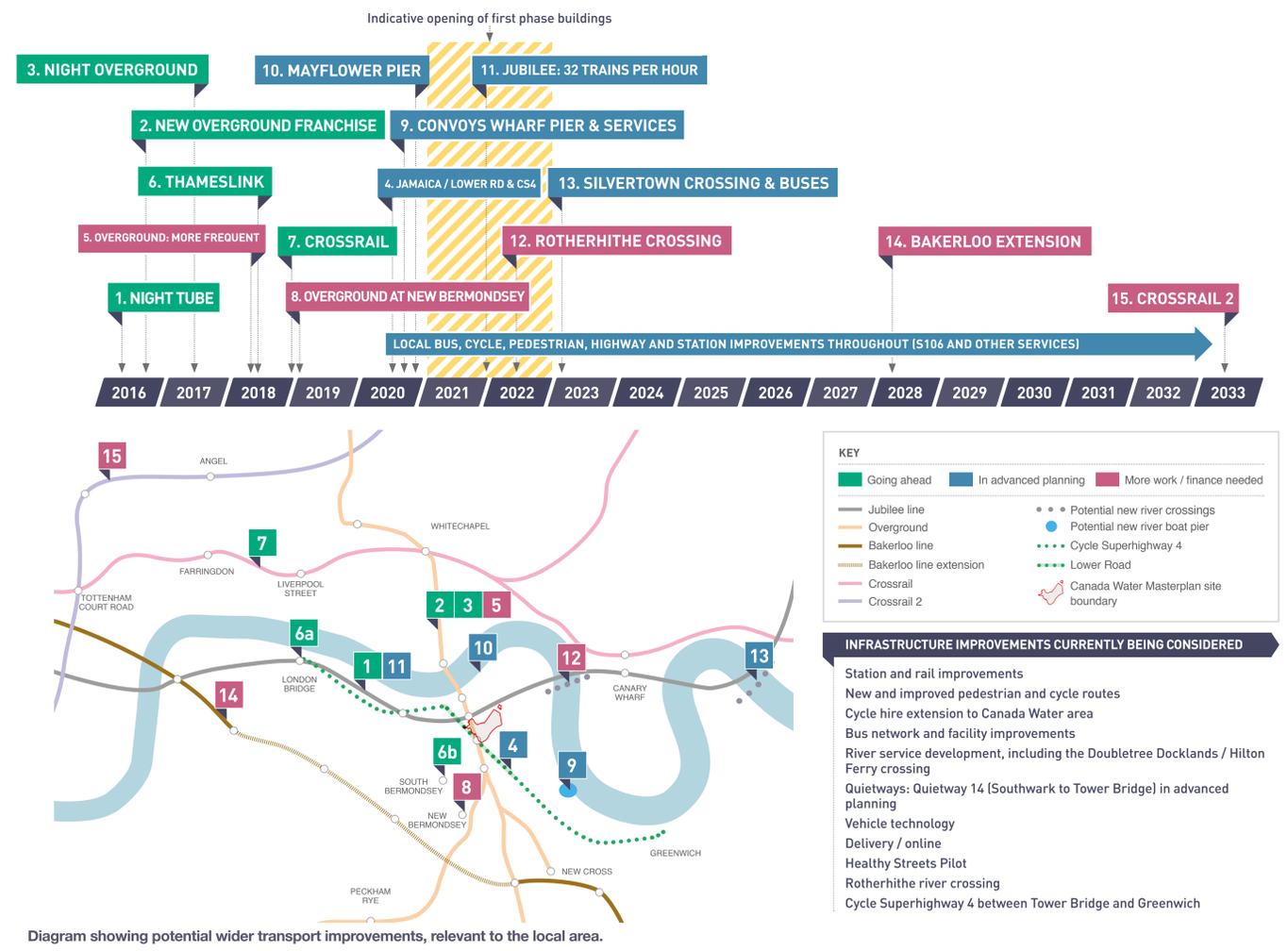
Cycling

- High current demand for cycling but existing cycle facilities are poor, and there are no high-capacity segregated cycling links or cross river links
- The Lower Road gyratory acts as a barrier for cyclists
- No cycle hire

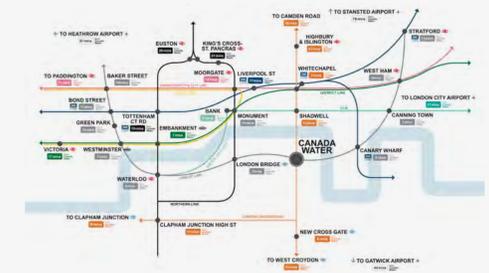
WORKING IN PARTNERSHIP TO FIND TRANSPORT SOLUTIONS

The Mayor of London and Transport for London, working with the boroughs and developers, are committed to improving London's transport network and helping to enable growth including at designated Opportunity Areas. There are a range of measures already being delivered or planned that will have beneficial effects on improving connections and capacity. For example, the opening of the Elizabeth line in December 2018 will provide significant additional tube and rail capacity in central London. Meanwhile proposals such as the Rotherhithe-Canary Wharf crossing and CS4 will enhance walking and cycling connections.

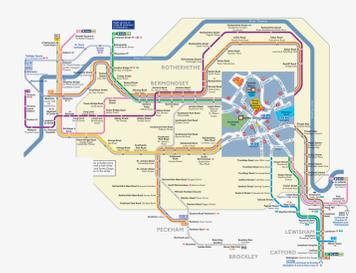
As part of the area-wide Strategic Transport Study (STS) currently being undertaken, TfL and Southwark Council are investigating a number of additional potential transport improvements that could further support the growth of the Canada Water Opportunity Area. For example, improvements to line frequency on both the Jubilee line and London Overground, enhancements to the bus network, measures to encourage walking and cycling, and opportunities to improve Canada Water and Surrey Quays Stations.



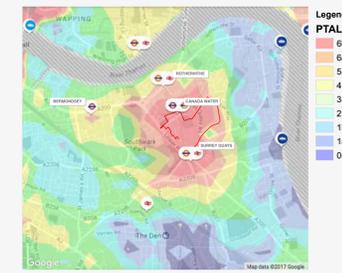
SUPPORTING INFORMATION FOR REFERENCE >



Accessibility at Canada Water: a 1-2 step journey to nearly all key transport nodes.



Bus links to Central and South East London.



2016 WebCAT Public Transport Accessibility Levels (PTAL): 6 = highest level of accessibility and 0 is the lowest.



TfL's Healthy Streets indicators

Transport & Movement Updates

A Strategic Transport Study is in progress, due for completion in early 2018. This will assess all changes in the wider area and inform the transport solutions for the Canada Water Masterplan.

SUMMARY OF DISCUSSIONS

The British Land team has been active in liaising with Transport for London (TfL), the Greater London Authority (GLA), Southwark Council and other stakeholders on an ongoing basis.

The GLA has convened a special Canada Water Opportunity Area Strategic Forum for key stakeholders to discuss improvements in the Canada Water area. British Land has played a major role in this forum and three of the group's meetings have been focused on improving the transport infrastructure.

British Land has engaged directly with Southwark Council and TfL in relation to a range of transport matters, including: innovation; highway improvements; bus services; London Underground and London Overground services and station management; the Rotherhithe river crossing; and pre-application issues in relation to the Masterplan planning application.

British Land has also met separately with Sellar on its own local development, and with Southwark Cyclists to share the evolving transport strategy.

WHAT'S HAPPENED SINCE MAY 2017

EXTERNAL UPDATES (GLA / TfL / SOUTHWARK COUNCIL)

Policy

- The Mayor of London has published the draft versions of the Mayor's Transport Strategy (June 2017) and the draft London Plan (November 2017), which promote good growth and a significant mode shift from the private car to walking, cycling and public transport.

Rail & Tube

- The GLA and TfL have submitted bids to improve the capacity of the London Overground East London Line through the Housing Infrastructure Fund and the National Productivity Improvement Fund.
- Planned purchase of additional trains for the Jubilee line has been paused, although TfL is aiming to increase frequency to 31 to 32 trains per hour by 2021 through better use of existing trains, including some timetable changes.
- TfL is also reviewing how Canada Water Station currently operates and whether there are any further opportunities to enhance its capacity and operation.
- Ideas are currently being developed to improve the capacity of Surrey Quays Station.
- The London Overground Night Service, which operates on Fridays and Saturdays, and serves the local stations in the Canada Water area, commenced in December 2017.
- The Mayor of London and TfL are developing proposals to extend the Bakerloo line to Lewisham. If progressed, services could open around 2030.

Cycling & Walking

- TfL is consulting on a new Cycle Superhighway, CS4, which would pass along the A200 corridor.
- CS4 would provide a continuous segregated cycle route between Tower Bridge and Greenwich, along with new pedestrian crossings, improved public spaces and a host of other improvements.
- Southwark Council is expected to consult on a strategy for the route on Lower Road, including the gyratory, in 2018.
- TfL has begun initial consultation on the Rotherhithe river crossing, with a view to lodging a Consents application in 2019.
- Quietway 14, a cycle route between Tower Bridge Road and Canada Water, was approved by Southwark Council and is expected to be opened during 2018. The Council is also consulting on an extension of the route to South Dock marina.

Bus

- TfL is exploring bus enhancements in and around the peninsula in response to development coming forward.
- Improving bus reliability will be an important consideration of any enhancements to the bus network.

Roads

- Minor improvements have been introduced by TfL on the A200 corridor – enhancements were made in autumn 2017 to the operation of the Rotherhithe roundabout and to junction operations along Jamaica Road.
- TfL is also delivering a scheme to allow traffic to turn right into Surrey Quays Road from Lower Road (south) by June 2018.
- Southwark Council is developing proposals to improve the local highway network in and around Lower Road, between Evelyn Street and the Rotherhithe roundabout. The Council is expected to consult on the proposals in 2018, which would improve conditions for walking and cycling as well as vehicular access to and from the peninsula.

MASTERPLAN UPDATES (BRITISH LAND)

The British Land design team has developed the Masterplan layout further, introducing a range of transport-related changes to the designs:

- Enhanced cycle connections to Lower Road and to the Rotherhithe river crossing
- The design of a multi-storey car park and basement car park to serve town centre users
- A relocated petrol filling station from the northern end of Deal Porters Way to the junction of Redriff Road with the proposed high street

- Enhancements to the design of a pedestrian friendly high street route, which would also service cyclists and buses

Planning application

Arup is preparing the transport related information to support the outline and detailed applications for the Masterplan and first detailed plots (A1, A2 and K1 - see boards 11 to 14) respectively. Not all of the modelling has been finished and so the transport mitigation package has yet to be finalised.

TRANSPORT MODELLING & ASSESSMENT

TfL and Southwark Council are joint sponsors of a Strategic Transport Study into movement issues and an improvement strategy for the Canada Water Opportunity Area. The modelling work is close to completion and a report is due very soon. British Land has been actively involved in this STS process as it will inform the transport modelling and solutions for the Canada Water Masterplan development.

Arup is currently completing the transport assessment work to understand how to mitigate the Canada Water Development. At this stage the modelling headlines are:

Public Transport

- There are forecasted increases in demand on Jubilee, Overground and local bus services.
- The STS shows that the opening of the Elizabeth line in December 2018 is expected to significantly relieve the pressure on the Jubilee line for some years. By 2031, growth, including that at Canada Water, will mean the Jubilee line will be congested during peak periods.
- In addition, the modelling also shows that at Canada Water Station the delivery of office space changes the flow of passengers, which improves the balance and may help with station operations. Further work is currently underway.
- Increases in the number of Jubilee line and Overground passengers as a result of the Masterplan are only a proportion of the wider projected background growth expected locally and across London.

- At Surrey Quays Station, the modelling shows that the station will play a greater role in serving the local area than it does at present, due in part to the Masterplan focusing commercial land uses towards the south of the site.

- On the buses, significant increases in passengers are expected and a range of new routes and improvements to existing routes have been tested in the models. The CS4 designs are being reviewed to protect bus journey times, especially along Jamaica Road.

Roads

- The STS Modelling illustrates that whilst background traffic is projected to increase in the local area over the next 15 years, only some of the increase in trips can be attributed to the Masterplan. The impacts of the Masterplan on the highway are shown to be relatively localised to the Peninsula but local junction improvements will need to be made, for example, to enable the new Tesco Store and high street to connect to Redriff Road.
- The STS also shows that there is a strong shift to walking and cycling, and this should influence how we re-balance road space in the future.

Cycling and Walking

- Significant numbers of walking and cycling trips will also be generated by the Masterplan. These will benefit from the planned CS4, Quietway 14 and the new Rotherhithe River Crossing.
- See 'Routes & links' board next to board 04 for the Masterplan transport strategy and our emerging mitigation proposals.

Transport & Movement Emerging Strategy

The transport strategy will set out specific approaches for how all types of transport will be addressed in the Masterplan. This board summarises the emerging strategy which will support the planning application.

For a plan of key routes through the site please see 'Routes & links' board next to board 04

VISION/ STRATEGY

British Land is developing a transport strategy for the site, including walking, cycling and bus routes. Throughout the Masterplan there is a focus on encouraging active lifestyles and health and wellbeing. The Masterplan design looks to deliver Healthy Streets by providing more facilities and routes for walking and cycling across the area / and linking into the wider area.

PRINCIPLES



Low Carbon Future

- Electric vehicles
- Efficient freight and servicing
- Prioritised walking and cycling
- Helping to enable viable alternatives to the car
- Efficient design of buildings and spaces
- Piloting future technologies



Healthy Streets

- Meet TfL's Healthy Streets indicators - see board 08a
- Green & healthy environment
- Promote sport, play and a healthy, active lifestyle
- Smart building design to respond to future environmental conditions
- Streets & spaces that favour the pedestrian and cyclist
- Minimal vehicular through-routes



Accessible to All

- Improve access to stations
- Work with others to help reduce congestion at Canada Water and local stations
- Spread passenger demand at different times and in different directions of travel



Connected

- Improve links to wider area
- Enhanced bus routes
- More reliable bus journeys
- New walking and cycle routes
- Safe routes to school

NEXT STEPS

- Support Transport for London (TfL) and Southwark Council through the Opportunity Area Strategic Forum to deliver committed transport improvements and secure funding from Government.
- Close liaison with TfL and Southwark Council to conclude the Strategic Transport Study and agree a strategy for transport improvements proportional to the expected impacts over the next 15 years, phased to match the expected development build out with appropriate triggers.
- Agreement of a car parking strategy to ensure appropriate long-term viability for the new retail and leisure areas, in addition to ensuring impacts are managed within the Masterplan area.
- Ongoing liaison with stakeholders to ensure the Transport Strategy is integrated with local initiatives.
- Finish the Transport Assessment analysis in order to support the planning applications in Spring 2018 for the Masterplan and first three detailed plots.

EMERGING CANADA WATER MASTERPLAN TRANSPORT STRATEGY

As a number of transport workstreams are ongoing, this update gives an indication of the sorts of improvements being considered.

Buses

- The British Land development is set to increase bus demand locally, particularly for access to new jobs.
- British Land is committed to supporting bus infrastructure in the Masterplan and enhancements to bus services to mitigate the projected masterplan demand.
- Modelling of the proposed British Land and TfL bus improvements leads to a significant increase in bus patronage, especially towards Canada Water and Old Kent Road.
- The new high street will provide significantly enhanced bus facilities and improved accessibility in the local area.
- Support TfL initiatives to improve journey times for buses from London Bridge to the site.

On the road

- Southwark Council's proposals for Lower Road aim to improve traffic flow and help air quality issues.
- The Masterplan is seeking to reduce car mode share to and from the peninsula significantly.
- The traffic impacts of the Masterplan are relatively localised and are only a small proportion of those of background growth.
- The Masterplan will deliver local junction improvements at the edges of the scheme and potential minor enhancements as required locally, e.g. the proposals envisage improved signalised junctions at both ends of the High Street and a new signalised junction with Surrey Quays Road to replace the existing mini-roundabout.

London Underground - Canada Water Station

- The British Land development changes the balance of trips at Canada Water Station – with an increase in the proportion of inbound journeys in the AM
- More passengers get off trains/ tubes than get on, providing more space on departing trains
- The Elizabeth line significantly relieves the number of journeys on Jubilee line trains for several years
- TfL is reviewing possible mitigations to address existing conditions and background growth at Canada Water, supported by station design options



London Overground - Surrey Quays & Canada Water Station

- British Land will support Surrey Quays Station improvements.
- A number of planned improvements should contribute to improved interchange and internal station operations at Canada Water, including the full opening of London Bridge this year, Crossrail opening and the proposed Bakerloo Line extension in 2028/29.
- TfL is undertaking a feasibility study into Surrey Quays Station, considering an additional entrance and internal improvements. It is also reviewing changes to Canada Water Station. Improvements will accelerate if TfL's Productivity and Housing and Infrastructure Fund bids to Government are successful, announcement expected early 2018.
- Southwark Council is reviewing connectivity and public realm improvements around Surrey Quays Station, as part of its Lower Road scheme.

Parking

- There are approximately 1,900 parking spaces on the Masterplan site at present.
- Despite significantly increasing the retail and leisure floorspace, the Masterplan proposes to reduce the number substantially.
- Town centre parking is proposed to be provided in a multi-storey car park at the end of the high street and in a basement under the new Tesco store.
- Parking levels need to ensure that parking is contained within the Masterplan.
- British Land is proposing mechanisms to encourage modal shift and changes to travel behaviour, the development of a sustainable transport fund and the potential for long term re-purposing of unused parking spaces.
- The car parking strategy is currently being discussed with the Greater London Authority (GLA), TfL and Southwark Council.

Servicing & Deliveries

- Deliveries are proposed to be managed predominantly within new buildings or at basement level, contributing to improved street level conditions, safety, and operations.
- Broadgate Estates will manage the Masterplan area, working to reduce the number of deliveries through efficient stock purchase processes and other management consolidation.
- Local home delivery pilot will also be explored.

Walking & Cycling

- Masterplan proposes new pedestrian and cycling routes and facilities within the site, with high quality new public realm.
- British Land proposes new walking and cycling linkages and signage to connect with external routes and building design that supports cycle mode share.
- British Land is committed to support cycle hire facilities and town centre initiatives, e.g. cargo bikes and potentially introducing 'disrupters' to the cycle hire market.

Estate Management

- A series of improvements will be introduced to ensure that the Masterplan will operate efficiently, safely, and for the benefit of all site users. Key initiatives comprise:
- A high street without general car traffic, where only pedestrians and cyclists, buses and taxis will be allowed for most of the day.
 - A coordinated approach to town centre car parking, with a new car park under Tesco's new store and a multi-storey car park at the southern end of the new high street.
 - A site-wide Travel Plan strategy to maximise the opportunity for trips by walking and cycling, maintaining low levels of car use and excellent connectivity to public transport services.

Living & Affordable Housing

Encouraging healthy sustainable living with access to a range of high quality affordable homes based on local needs.

APPROACH TO HOUSING

Encouraging healthy sustainable living with access to a wide range of high quality affordable homes for different life stages is a key aim of the Canada Water Masterplan. By growing the existing neighbourhood we will create a place of variety that connects with the existing local community and which encourages new social connections to be made.

The masterplan seeks to deliver up to 3,500 new homes, offering a variety of choice and providing a range of housing types, tenures, price points and sizes. Housing quality is a key priority of the Masterplan and the design team will be working to create new homes which are of exemplary design quality.

AFFORDABLE HOUSING

British Land acknowledge the current Southwark Council policy to achieve 35% affordable housing and will agree the affordable housing level and tenure through the planning process. We are also working with Southwark Council on a strategy for local lettings through the Section 106 agreement, both for the affordable rented and intermediate for sale products.

LOCAL LETTINGS

As in the Old Kent Road Opportunity Area, Southwark Council will consult residents on a local lettings policy, to ensure local residents (living in the local area) benefit from access to new affordable homes. British Land is supportive of this in principle. We are also committed to market new homes for sale locally first, and exploring local resident priority.

PRECEDENT IMAGES / EXAMPLES



Nightingale Estate, Hackney



Build to Rent | Get Living London, East Village

HOUSING STRATEGY

WHAT ARE THE DIFFERENT TYPES OF HOUSING?

Local people need a whole range of different homes - this includes homes for rent or to buy, first homes or homes specially designed for older people and a range of different types of family home. There are a variety of housing types that are being considered by British Land, providing for a range of life stages and incomes, with London and local-first sales. Below we have summarised a number of housing products under consideration.

HOMES TO RENT

Southwark Target Rents: Affordable rented homes set at rents which are similar to social rent levels. These will include a range of types from 1 beds to family homes.

London Living Rent: A new type of housing promoted by the Mayor of London. Rents are set to be affordable to people on median (average) local incomes. For some homes there is also the option to buy after a period of renting.

Discount Market Rent: Housing that is made available for rent at a level which is at least 20 per cent below local market rent, or in the case of these proposals 30 per cent for key workers.

Shared Accommodation: Homes aimed specifically at younger people who wish to move into a home of their own but are unable to afford rent for a 1 bed. Purpose-designed sharer homes offer a better quality option than converted flats and have benefits such as an en-suite bathroom for every bedroom, more generous shared areas and professional management.

Build to rent: Homes that have been specifically designed for renters, and are owned and professionally managed by one provider. The quality and service are much higher than in 'buy to let' units.

Benefits include on-site maintenance to fix any problems, shared amenities such as roof gardens, gyms or social spaces and a concierge to receive online shopping deliveries.

Extra Care: Specialist designed independent living accommodation for those with care and support needs. This type of housing allows people to live independently and receive a range of levels of support and care as their needs change. Homes can be for affordable rent or for shared equity which allows people who own a home to buy a portion of a new property without the need to pay any rent on the remainder.

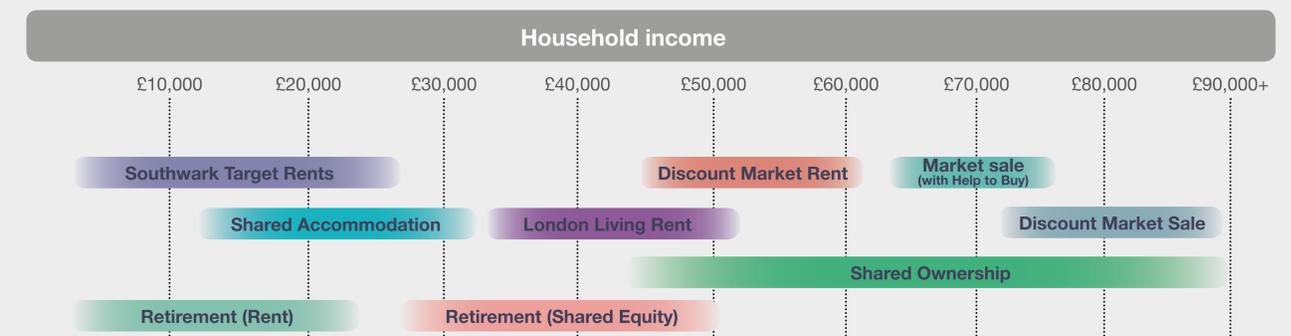
Market Elderly: Accommodation designated for over 55's, offering varying levels of care and support as required. Facilities such as shared lounge areas and help with cleaning or other needs can also be provided.

HOMES TO BUY

Discount Market Sale: A low cost home ownership product where a new build property is offered at a discounted price, typically around 60-80% of market value.

Shared Ownership: Shared ownership allows someone to buy a share of a home (25% - 75%) and pay rent on the remaining share. The share can be increased over time (called "staircasing"), allowing full ownership of the home.

Market Sale: Homes that are sold on the open market. Purchasers may also be eligible for the government's "Help to Buy" scheme which offers a 40% loan towards the cost of the home, meaning that the purchaser only needs to find a 5% deposit.



Types of homes and tenures that will be considered as part of the Canada Water Masterplan to meet a range of needs. Indicative affordability levels have been calculated to give an idea of the range of incomes that each tenure would be suitable for.

Social Infrastructure & Legacy

British Land is a long term investor and is committed to working with the community to ensure the Masterplan delivers a range of benefits for those who live, work and visit here, both now and in the future.



This charter builds on the existing legacy strategy and the work already underway. It goes beyond the four legacy focus areas of education, employment, business and community to incorporate a broader focus on health and wellbeing.

CANADA WATER CHARTER

It is vital that physical changes go hand in hand with long term social and economic benefits for those who live, work or spend time in the Canada Water area. This will create a better place for all, now and in the future.

We are working with Southwark Council to develop a Social Regeneration Charter setting out how the Masterplan will seek to address the social, economic and health priorities across the area. The charter encompasses everything from health, to employment and creating spaces which encourage social connections and will be embedded throughout the Masterplan from design to management. This is being developed at the moment and an outline of the focus areas is in the diagram below. This has been informed by ongoing work and many years of local input and discussion and we hope these reflect local ambitions for the Masterplan. The charter will form a tangible and accountable framework which sets out our intentions and approach to ensuring the Masterplan brings improvements to community quality of life, and that opportunities benefit the wider local community. We want your input at each step of the way and welcome comments on the outline charter.

Ambitions



Process



Securing & delivering



VALUES

We recognise that priorities and ambitions will change as the place evolves, so we have established the following values which guide our approach to developing and delivering the charter aims.



LOCAL INVOLVEMENT

It is expected that there would be a regular review of the Masterplan's success in delivering against the ambitions and values, with reporting and local discussion and involvement in the Charter's priorities and initiatives.

NEXT STEPS

We are currently in 'stage 1' of the process diagram (to the left). The priorities are in draft form and will continue to develop. We'll be holding a topic session specifically on the charter shortly and are also starting to explore future governance arrangements. Please register for direct updates.

As part of Stage 1 we have also commissioned Social Life, a social enterprise that undertakes community research, to establish local economic and social conditions in the local area. This will inform indicators that progress can be measured against and further develop how the Masterplan can help address local needs.

Based on the illustrative scheme, the Masterplan would generate the following over 15 years.



SCHOOL & HIGHER EDUCATION PROVISION

The ambition is to strengthen the local education offer. British Land is working with stakeholders to ensure the Masterplan supports education facilities through several options:

- **Primary Education:** Southwark Council's preference is to expand existing schools in the local area, not to build a new one. The planning application will look to offer financial support to Southwark Council to expand an existing school or provide a school on site if priorities or circumstances change.
- **Secondary Education:** The Masterplan includes provision of a new sixth form college on site. This space could accommodate an existing local sixth form allowing the lower school to expand, and putting education and links to employment at the heart of the Masterplan.
- **Higher Education:** There remains an aspiration for higher education within the Canada Water Masterplan and conversations are ongoing with different universities about being accommodated within the Canada Water Masterplan.

HEALTH INFRASTRUCTURE

British Land is working with Southwark Council's Public Health team and Clinical Commissioning Group (CCG) to ensure the health needs of the existing and future population are fully considered.

- The CCG has indicated that up to 2,000 sqm of floorspace for a potential health hub could be required to meet the wider strategic needs of the Canada Water area. The community floorspace within the Masterplan could include a new health centre.
- A flexible approach has been developed to ensure that the timing and delivery can fit the demand for healthcare and the future funding scenarios.
- Various locations within the Masterplan have been tested to ensure suitability to deliver the CCG's requirements. This flexible approach allows for on-site provision in a number of locations or financial contributions to support the CCG's strategic delivery plan. This is in line with the NHS's evolving estates strategy.

However, the Masterplan's approach is about much more than just potential health centre provision. We are working with Southwark Council Public Health, the CCG and others on what we can do to ensure the Masterplan plays a role in improving local health (both physical and mental), thus allowing more residents to access the benefits of the changes. The Masterplan aims to improve the health and wellbeing of those in and around it by building 'active living' into the plans (e.g. through safe and active walking routes), social interaction and access to nature.

EMPLOYMENT, SKILLS & TRAINING

The Masterplan construction will result in thousands of construction jobs being created, while the office and retail would be home to around 20,000 roles across a wide range of sectors once completed. The Masterplan will also create many hundred apprenticeships and training opportunities in construction and end use. Our aim is to ensure the local community is able to take advantage of the employment and training opportunities created, prioritising access to these and supporting those who may need more help in achieving this.

We intend to do this through specific programmes and initiatives which support people into employment, and progression across all levels and the types of opportunity generated. In many cases we don't yet know what the type of employment may be, so we will need to be responsive to different needs in order to maximise the local employment benefit from the project.

We have already delivered such programmes in the local area, with 15 Southwark residents aged 16-24 completing our Bright Lights training at Surrey Quays Shopping Centre in November 2017. The course included five weeks of employability training and work experience placements with shopping centre retailers with two thirds now either in work, or training.



Bright Lights Retail Training

LOCAL BUSINESS

Supporting the local businesses of today and tomorrow is also key to ensuring a thriving local economy in and around the Masterplan where the different businesses complement each other, and work together. We're already piloting ways of doing this for example:

- Start Up and Thrive programme run by Tree Shepherd aims to encourage and support start-ups and entrepreneurs from the local area through the Start Your Own Enterprise 10 week training programmes, and ongoing business clinics with experienced mentors to support start-ups every step of the way.
- We've also been working on projects to promote and generate footfall for our local high streets, such as the Musicity events in September 2017 and Printworks events.

Please ask a team member if you would like more information on these initiatives



Tree Shepherd Graduation, November 2017

COMMUNITY

We support activities which bring the community and businesses together to continue to grow connections and support a more connected and resilient community that shares its heritage and culture. British Land has a Canada Water Community Investment Committee that meets to review potential projects and funding.

Time and Talents has been using the CWM Hub at Surrey Quays Shopping Centre to bring the space to life when it is not being used for masterplan consultation. To date they have hosted a wide variety of events, including crafting workshops, family activities and community parties, as well as renting the space to third parties to deliver community activities in line with their ethos and aims.

We also support a number of smaller projects and community-led initiatives, including the Rotherhithe Festival and the Peter Hills Primary School and St. John's Primary School summer fairs. We also sponsor Docklands Junior Football Club, among others.

We are developing a cultural strategy which will also inform our approach to incorporating the area's heritage and cultural opportunities from community projects to public art and much more in the Masterplan and surrounding area (see board 05 for more information).

LEISURE CENTRE

The Canada Water Masterplan provides an opportunity to realise Southwark Council's aim of a new Leisure Centre for Canada Water. The Council is committed to providing quality leisure facilities that encourage and make it easier for people in the community to be more physically active.

Southwark Council has provided a brief for the new facility and asked British Land to explore potential locations within the town centre. Based on feedback received to consultation in 2016 and May 2017, Plot A2 has been selected as the preferred site for the Leisure Centre. The brief below can be accommodated in the A2 building (see board 13).

EXISTING SEVEN ISLANDS FACILITIES:

- 60 station gym
- Exercise studio
- Spinning studio
- 6 lane, 33 m swimming pool
- Learner pool (disused)

BRIEF FOR NEW LEISURE CENTRE FACILITIES:

- 150 station gym
- 2 exercise studios
- Spinning studio
- 8 lane, 25 m swimming pool
- Learner pool with adjustable floor depth and water confidence area for children

- Assembly hall (220m²)

- 4 court size sports hall (approx. 750 m²) to accommodate badminton, basketball, cricket, football, gymnastics, handball, hockey, netball, and volleyball, and other activities



View of possible Leisure Centre entrance (from Dock Office courtyard)

- Soft play area for children
- Cafe

See boards 13 and 10a for more information on the Leisure Centre and Plot A2



Inside view of possible Leisure Centre

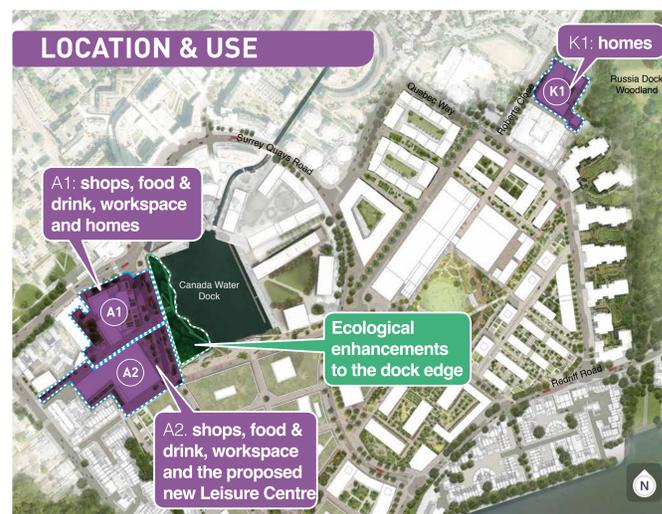
First Detailed Plots Overview & construction

British Land will be submitting an application for the first detailed buildings of the Masterplan in Spring 2018.

This will be together with the outline application for the rest of the Masterplan area.

The first detailed buildings will set the standard of high quality design, and active space at the gateway to the new high street.

FIRST DETAILED PLOTS - OVERVIEW



The first detailed buildings of the Masterplan include Plots A1 and A2 to the western edge of Canada Water and Plot K1 on Roberts Close (see map above). Ecological enhancements to the western edge of Canada Water Dock and a new pedestrian connection to Lower Road will also be provided. The ambition is to deliver a significant number of buildings to create a unique and distinctive addition to the area.

These plots were chosen in order to provide a balanced mix of uses early on, bringing a significant number of new homes, jobs, public amenities and a potential new Leisure Centre to the area. They also enable the continued operation of the Surrey Quays Shopping Centre, with minimal disruption to accessibility for people in the local area.

Together, the first detailed Plots (A1, A2, K1) will provide:

-  269 new homes (including affordable housing across a range of tenures)
-  c.285,000 sqft workspace
-  Potential Leisure Centre
-  New shops and places to eat & drink
-  Improved wetland habitat in Canada Water Dock
-  Enhanced dock office courtyard & community square
-  New link to Lower Road and re-landscaped High Street along the western dock edge
-  Relocated petrol filling station

PLOTS A1 & A2: JOINED-UP PUBLIC SPACES

New pedestrian & cycle link to Lower Road

A2: Leisure Centre Entrance

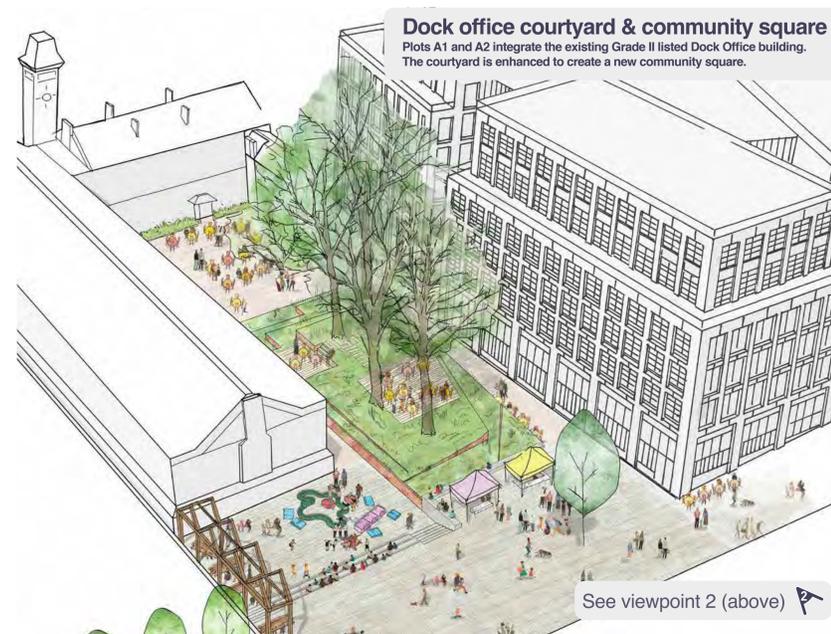
A2: Office entrance

A1: entrance

A semi-public covered space that connects the high street and Dock Office Courtyard. With cafe spaces and informal break out areas for the office above

Ecological enhancements to the dock edge (see Board 07)

■ = retail & places to eat & drink



CONSTRUCTION

Timescale

Subject to planning approval in Autumn 2018, construction of the first detailed plots could start in Spring 2019; with the first buildings being in use in 2022 (target date).

Maintaining access

There is an ambition to retain the route between Canada Water Station and the shopping centre, along the western edge of the dock.

Link to the dock

The intention is to deliver wetlands improvements on the western edge of Canada Water Dock alongside the first detailed plots (more details on board 07). The dock crossing and southern edge improvements would then follow alongside development of the plots to the south of the dock.

Keeping in touch

British Land will continue to involve and keep the local community updated throughout construction. This will include a dedicated point of contact, potential construction liaison group and a telephone hotline in order to ensure appropriate action is taken quickly on any issues raised.

Construction management

All contractors will be required to adhere to the Considerate Constructors Scheme. A dedicated Construction Management Plan will include a wide range of measures to minimise any disruption during construction. Below is a list of some of the key aspects.

- Set working hours.
- Regular road sweeping and good site housekeeping.
- Specialist equipment and techniques to minimise noise.
- On-site CCTV and security.
- Freephone point of contact.
- Air quality and vibration monitoring.

Construction traffic

Construction traffic management measures will be implemented as agreed with Southwark Council and TfL. All contractors will be required to follow set routes to and from the site, developed to ensure suitable access that minimises the impact as far as possible on the existing highway network.

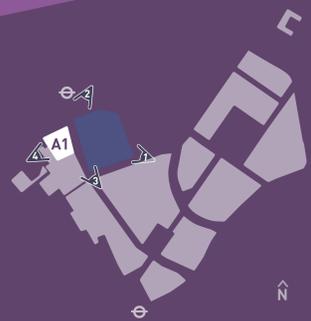
Temporary uses

British Land is also exploring whether additional temporary retail and leisure uses could be delivered alongside the first detailed plots, including provision for young people.

To allow the building of Plot A2, the Tesco petrol filling station will move temporarily to a new location on-site near to Surrey Quays Station. It will then be moved to its final location - see board 04 for location details.

First Detailed Plots Plot A1

This mixed-use building incorporates shops, food and drink and offices within six storeys, and 186 homes within a 35 storey landmark building.



View looking west towards Plot A1 (and A2), over Canada Water Dock (see viewpoint 1 above)

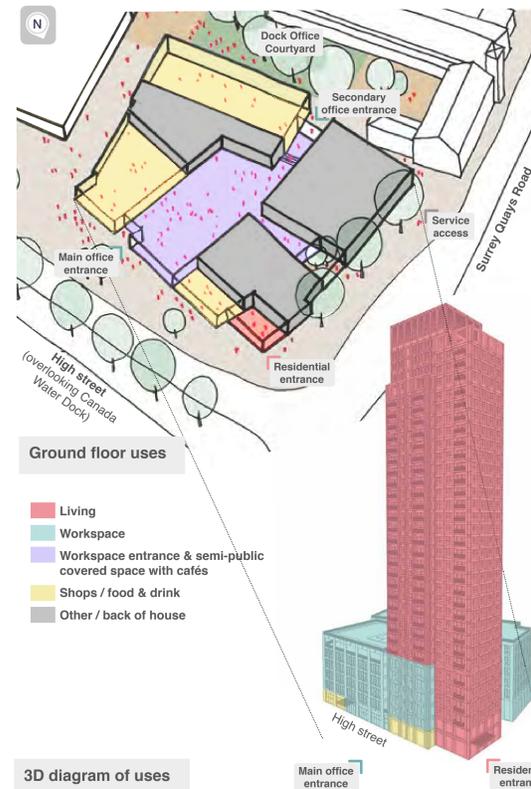
OVERVIEW

The Plot A1 building is designed by Allies and Morrison and overlooks the revitalised Canada Water Dock. It is near the tube station and library. This mixed-use building incorporates shops, food and drink and offices within six storeys, and 186 homes within a 35 storey tower.

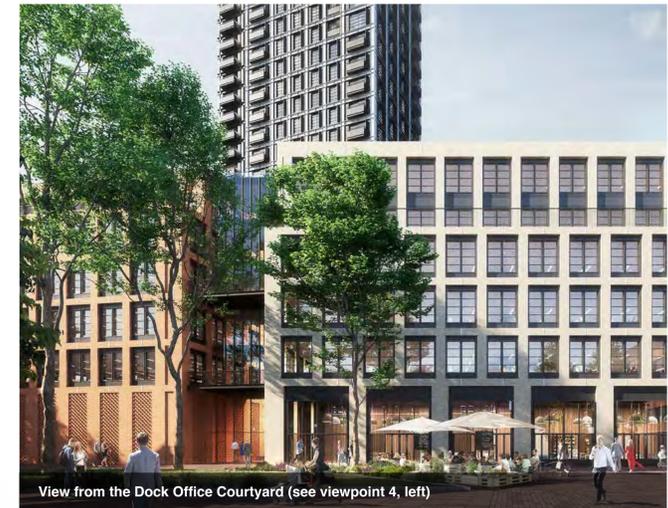
Plot A1 includes the courtyard of the original Dock Offices (see board 11 for more information). It also incorporates a new landmark building that will be of outstanding design quality.

Feedback from previous consultation has informed the design of a modern building that takes inspiration from the local heritage and materiality, and it is respectful of its context (the mass steps down towards the Grade II listed Dock Office Building). The Plot A1 building provides:

- **Workspace:** c.115,000 sq ft
- **Living:** 186 homes within a 35 storey tower, wrapping up and over the office space
- **Shops, food & drink:** c.11,600 sq ft



MATERIALITY & DESIGN DETAIL



View from the Dock Office Courtyard (see viewpoint 4, left)



Use of brick, varied & warm tones



Brick detailing



Warehouse reference, repetition of windows



Use of metal & hints of colour

A1 DESIGN



View south-west from Canada Water Station (see viewpoint 2, left)



View north from the new high street (see viewpoint 3, left)

NEIGHBOURS & CONNECTION WITH HISTORIC DOCK OFFICES

Located at the edge of the Masterplan, Plot A1 links the small grain of existing buildings and the larger scale of proposed blocks within the Masterplan. The plot is broken down into a composition of buildings, with smaller scale elements facing the west and south to respond to its immediate context. Top floors are set back, respecting the scale of adjacent buildings, in particular the Dock Office provides roof terraces for the office occupiers. The building's fragmented mass generates a number of open spaces with different characters within the public realm.

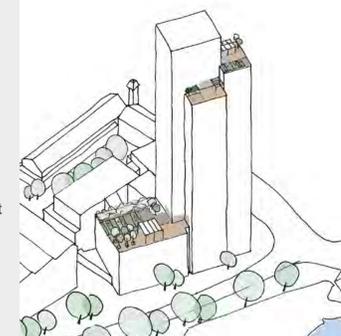
Plot A1 is in close proximity to surrounding properties. Over the summer we sent invitations to immediate neighbours and visited the homes of all those who responded in order to meet them, discuss the plans, and hear their views. More detailed sessions are being held to listen to their views.

Wind impacts and daylight/shadow assessments have also helped inform the design of the building to minimise impact. More information on these assessments can be found in the supporting booklet for board 06.



USING THE ROOFS

The roof space will be used to provide amenity space for residents and 'greening' of the building. A landscape design and mix of spaces for play, gardens, seating and lookouts. All set out with localised wind protection to make the spaces usable for most parts of the year.



DESIGN CONSIDERATIONS

Sustainability targets (see board 06 supporting booklet for further definitions):

- 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.

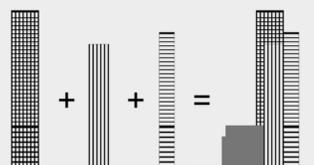
Car parking: Car-free

Cycle parking: 496 spaces (Office 204; Retail 8; Residential 284)
Designed to prevailing building regulations.

Plot A1 is composed as a group of buildings, with a smaller scale front facing the emerging High Street. The taller element clusters with existing tall buildings and offers the opportunity to create a landmark design at the top of the High Street. Plot A1 sits in near proximity to the station within a high PTAL (Public Transport Accessibility Level) area. Plot A1 respects the protected viewing corridor between Greenwich and St Paul's, with the taller elements outside it.

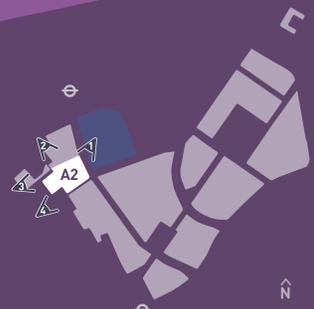
A family of buildings

The mass of the taller element is articulated to read as three individual towers, each with distinct individual character, materiality and composition of façade. This enables the perception of a family of buildings, breaking down the mass and accentuating more elegant and slender proportions.



First Detailed Plots Plot A2

Inspired by the historic Deal Sheds of its dockside setting, this building provides workspace, town centre retail / food and drink and a potential new Leisure Centre.



View looking west towards Plot A2, from the high street (see viewpoint 1 above)

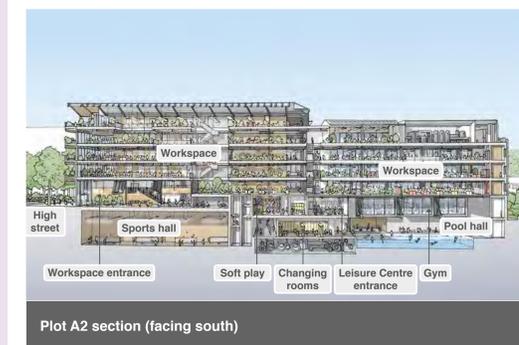
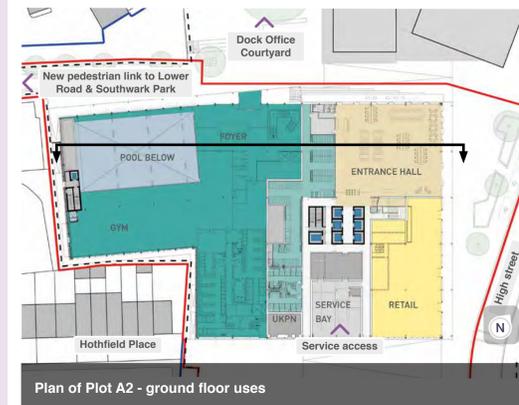
OVERVIEW

Designed by Allies & Morrison and inspired by the historic Deal Sheds that once lined the Surrey Docks, Plot A2 creates a new twist on an old form. With wellbeing at its heart, the building's distinctive pitched roof steel structure houses offices on the upper levels, with the ground and below ground levels providing the option to accommodate a new public (Southwark Council) Leisure Centre along with town centre retail. Plot A2 is six stories high at the High Street, stepping down to five stories towards Lower Road. Generous warehouse-like spaces open onto wide planted balconies overlooking Canada Water Dock.

Plot A2 is proposed to provide space for:

- **Workspace:** c.170,000 sq ft of open, flexible workspace on upper levels
- **Shops, food & drink:** c.12,000 sq ft of shops and restaurants at ground level, bringing life and activity to Deal Porter's Way
- **Leisure Centre:** The option to accommodate a c.60,000 sq ft new public (Southwark Council) Leisure Centre facing the Dock Office Courtyard (more information on board 10a)

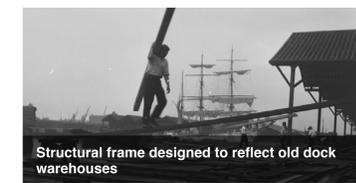
Feedback from consultation has been a key factor in the distinctive heritage reference and use of materials. In the May 2017 consultation, this was the preferred location in the Masterplan for a replacement Leisure Centre for Southwark Council. The entrance to the Leisure Centre would face onto the newly landscaped Dock Office Courtyard. It would also be accessed by a new pedestrian link to Lower Road (see board 11 for more information on the public spaces between Plots A1 and A2).



MATERIALITY & DESIGN DETAIL



Use of timber inspired by deal porters



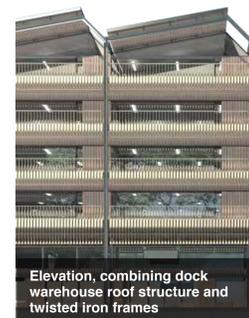
Structural frame designed to reflect old dock warehouses



View looking east towards Plot A2 and proposed Leisure Centre entrance, from the new pedestrian link to Lower Road (see viewpoint 3, left)



Twisted iron frames - texture, transparency, reference local shelter valance



Elevation, combining dock warehouse roof structure and twisted iron frames

LEISURE CENTRE

Space for a Leisure Centre

At the May 2017 consultation, Plot A2 was the locally preferred location within the Masterplan for the Leisure Centre. British Land has therefore worked with Southwark Council to design the A2 building so it can accommodate a Leisure Centre to meet the Southwark Council brief requirements.

Southwark Council's brief requires an 8 lane 25m swimming pool, a learner pool, gym, exercise studios, sports courts, soft play area and cafe. Further details can be found on board 10a.

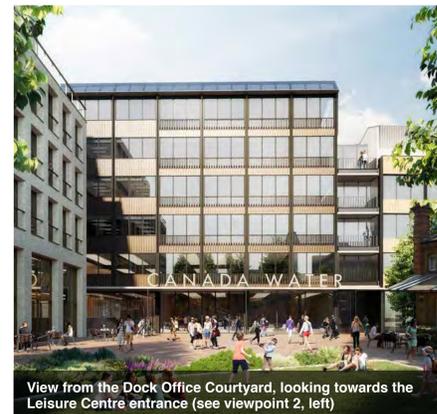
The final decision on a location for the Leisure Centre will be made by Southwark Council.

Connected & iconic spaces

The Leisure Centre entrance opens onto a community square, the Dock Office courtyard, with space for play areas, community activities and events. It is directly connected to Canada Water Dock and Southwark park, as well as to Lower Road and Canada Water Station.



View inside Leisure Centre entrance



View from the Dock Office Courtyard, looking towards the Leisure Centre entrance (see viewpoint 2, left)



3D sketch of the proposed Leisure Centre uses at ground floor and basement level

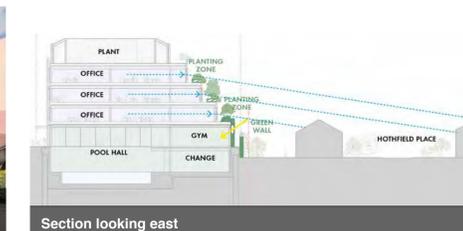
NEIGHBOURS



Plan



View from Hothfield Place (see viewpoint 4, left)



Section looking east

The Design Team is aware the Plot A2 building is in close proximity to site neighbours and discussions have already been held with immediate neighbours during the summer. More dedicated sessions are being held to listen to their views. Plot A2 has been designed to step-down to, and away-from neighbours; minimising impacts on their light and overlooking. Where the building faces neighbouring residents, uses are daytime only (office) and/or parts of the Leisure Centre that will not overlook residents. Proposals include significant planting and greening to make a pleasant outlook and further ensure privacy.

INSIDE-OUT SPACES



Workspace entrance

Facing the High Street, Plot A2 opens up with shops / food and drink sheltered under a 6m high colonnade. A welcoming double-height reception hall with cafe and work tables provides flexible space for the building users as well as guests, visitors and the public.

DESIGN CONSIDERATIONS

Sustainability targets (see board 06 supporting booklet for further definitions)

- 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 and gas-fired boilers.

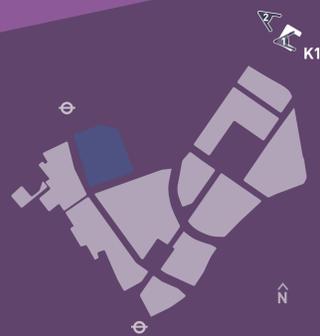
Car parking: 4. disabled bays for the Leisure Centre, as well as a coach drop-off

Cycle parking: 270 long-stay office users, 70 Leisure Centre users and 25 for retail users / short stay office users

Designed to prevailing building regulations.

First Detailed Plots Plot K1

A modern residential building next to Russia Dock Woodland.



OVERVIEW

Designed by Duggan Morris Architects, Plot K1 is an 83 home residential building on Roberts Close next to Russia Dock Woodland. It is also in close proximity to Stave Hill Ecological Park, Alfred Salter Primary School, St Johns Catholic Primary School and Our Lady of the Immaculate Conception Catholic Church.

The main building opens out towards the woodland boundary with a generous 20m wide courtyard. The building's height steps down from Roberts Close towards the woodland. At 5-6 storeys it aligns with the recently completed Quebec Quarter and adjacent London Square building which is under construction.

An innovative and elegant gallery provides access to the interior face of the courtyard, allowing 100% of the homes to be dual aspect.

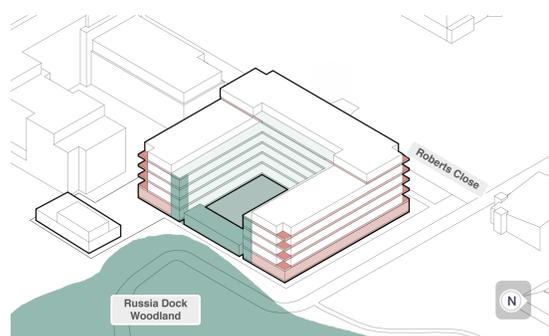
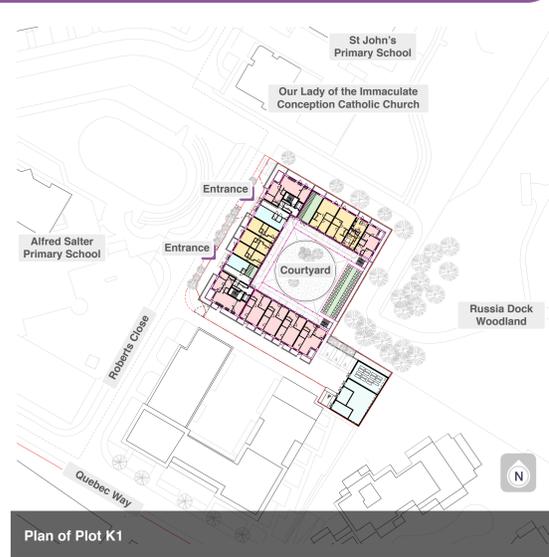


Fig. 1: Stepping down and courtyard facing Russia Dock Woodlands

MATERIALITY & DESIGN DETAIL

LINKING WITH SURROUNDINGS

- The external sides of the building reference local houses and the use of brick in the immediate area.
- Materials include a range of bricks with warmer and darker tones.
- Projecting balconies help to break down the building facade, and also highlight the two entrances (see fig. 2 below).
- Loggias on external corners benefit from views and soften the corners (see fig. 2 below).



Arkitema Architects Sluseholmen, Mecresnor Lawington South Gardens, Architekten Clubhouse Zuschg

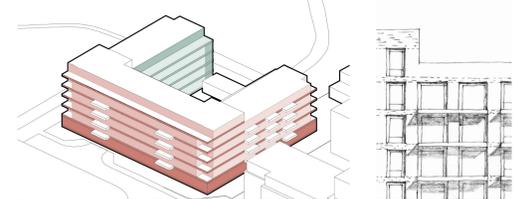


Fig. 2: Projecting balconies and loggias on external corners

COURTYARD

- The internal courtyard is a shared resident garden with playspace and a soft boundary that provides a visual 'green' link with Russia Dock Woodland (see fig. 1 below, left).
- A gallery overlooks the courtyard and incorporates outdoor covered space under a colonnade with views to the woodland. This includes private outdoor amenity space (see fig. 3 below).
- The materiality of the courtyard contrasts the outer edges with light-coloured masonry and soft textures. The courtyard gallery is a domestic lightweight metal deck structure.



Monadnock Stijn Bollaert, Brentford Lock, Duggan Morris Architects



Fig.3: Internal gallery overlooking the courtyard

VIEWS



View of the courtyard and gallery (see viewpoint 1, left)



View from Roberts Close (see viewpoint 2, left)

NEIGHBOURS

Russia Dock Woodland is a key neighbour. The designs include an open courtyard that faces towards the woodland. This residential garden will be planted with native tree species. The proposal keeps the building line established by the adjacent London Square, the main entrances are from the tree lined street edge on Roberts Way. Heights are in-line with neighbouring London Square and Quebec Quarter; and step-down towards Russia Dock Woodland.

DESIGN CONSIDERATIONS

- 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.
- Car parking:** Car-free development, with the only parking being 5 disabled spaces on site.
- Cycle parking:** 139 long-stay bike stands - circa 80 sheffield stands, 30 double stacked and 3 roadside visitor stands.

Designed to prevailing building regulations.



Existing site on Roberts Close, looking east towards London Square, currently under construction