# CANADA WATER MASTERPLAN

## Stage 2 Draft Masterplan Consultation Report

December 2014 I January 2015

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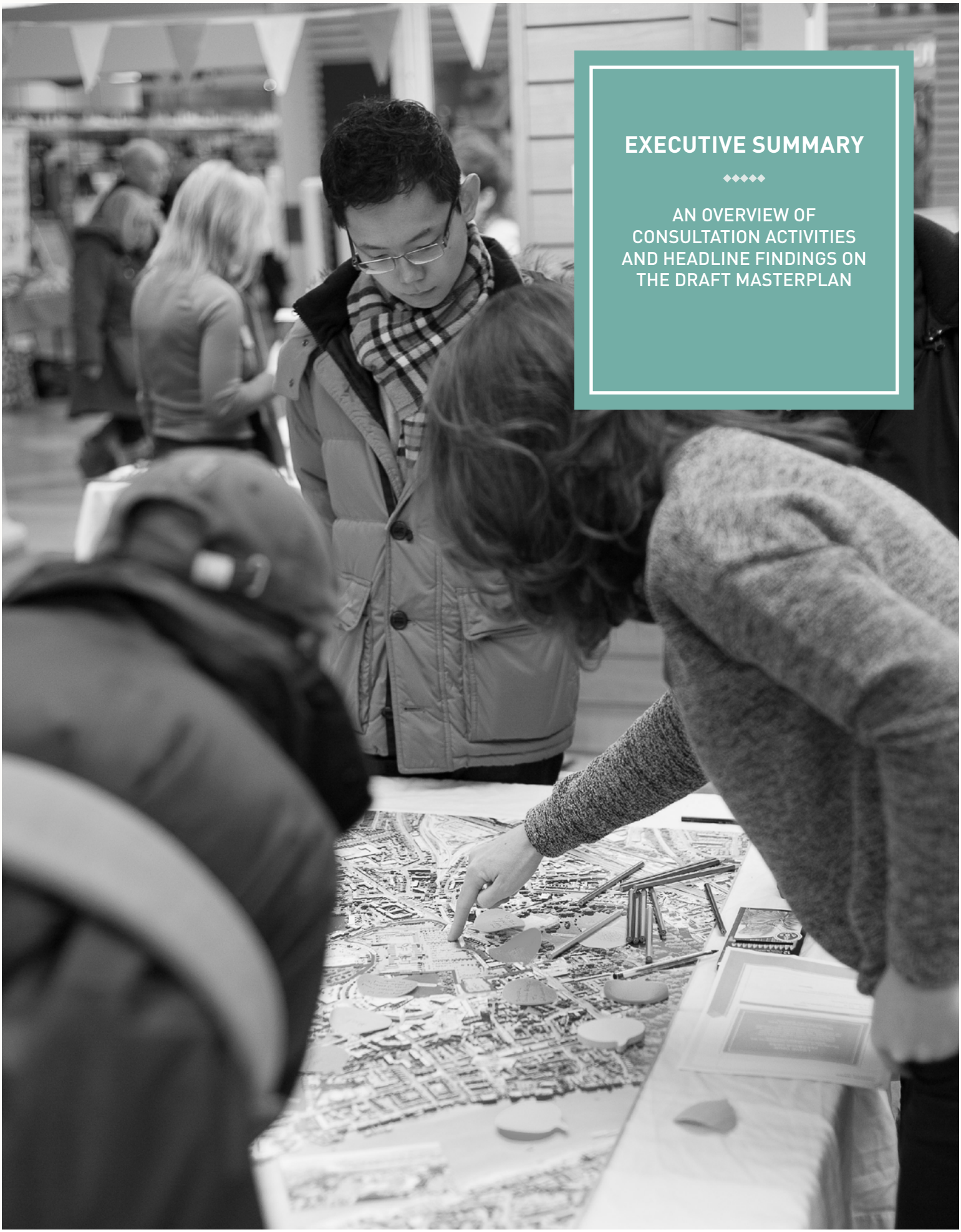


# EXECUTIVE SUMMARY

AN OVERVIEW OF CONSULTATION ACTIVITIES AND HEADLINE FINDINGS ON THE DRAFT MASTERPLAN

## 'Stage 2' consultation: Draft Canada Water Masterplan

In December 2014 we held a series of events to share and discuss the early ideas for the draft Canada Water Masterplan; building on the principles and community aspirations identified in the first stages of consultation.

The feedback on the draft masterplan will help inform development of the more detailed proposals in 2015.

The table below is a summary of the community engagement and consultation activities that have taken place since the publication of the Stage 1A Consultation Report in August 2014.

For an overview of the exhibition, please see Appendix A or you can visit the website:

www.canadawatermasterplan.com

There has been a high level of interest in the Stage 2 consultation events with:

- approximately **1,300 recorded attendees** (anticipated that significantly more actually attended)
- Over 1,600 local groups and individuals are now on the project contact list
- 97 feedback forms, 62 quick comments, 27 workshop attendees and 168 map comments received

**CONSULTATION DIARY:** SEPTEMBER 2014 - JANUARY 2015

| ACTIVITY | DATE | DETAIL | OUTCOME |
|---|---|---|---|
| **SE16 events** | 20th & 21st November 2014 | SCAN Christmas Market, Albion Street | • Estimated 200+ people informed about the project and upcoming events |
| **Draft Canada Water Masterplan exhibition & workshops** | 6th December 2014<br>9th December 2014<br>11th December 2014<br>13th December 2014<br><br>16th December 2014 - 4th January 2015 | Exhibition 1<br>Exhibition 2<br>Workshop 1<br>Exhibition 3, Workshop 2 & Focus-Topic Drop-in session<br><br>Online feedback | • 1,300+ recorded exhibition attendees (estimated more)<br>• 27 workshop attendees<br>• 97 individual feedback forms<br>• 62 individual quick comment forms<br>• 168 map comments<br>• 7 emails / letters |
| **One-to-one meetings & group sessions** | Ongoing | Local Stakeholder Outreach<br>Local meeting attendance<br>Group Sessions<br>Youth engagement | • To date 27 local stakeholder outreach/ local meetings/ group sessions |
| **Facebook / Twitter** | Ongoing | Regular updates | • Over 260 Twitter 'followers'<br>• 37 Facebook page 'likes' |
| **Newsletter** | November 2014 | Newsletter 03 | • 23,000 copies of Newsletter 03 distributed locally |
| **Local advertisements** | December 2014 | Southwark News | • Approx 11,015 circulation |
| **Posters & flyers** | Event posters & flyers distributed in local shops, meeting places and destinations; as well as communal notice boards with the help of local contacts. | | |

*Consultation events, 6th December - 13th December 2014*

## Overview of feedback

Overall there was support that the principles and aspirations of the masterplan are heading in the right direction. There is now a need to see further detail and robust follow-through on the areas that were well received. This is particularly true with regards to:

- Approach to ecology and sustainability
- Green link (the form it finally takes)
- Diversity and range of uses that make an active town centre (a 'real place')
- Architectural design – relevance to area

There is also a need for further information and studies to inform the discussion around impact, density and height. This is a critical local issue. There is a mix of opinions on tall buildings, but an overarching agreement that the impact of density on the transport networks, together with other local developments, needs to be considered and sufficiently addressed.

The above was one of the most discussed topics, alongside the inclusion of ecology/ sustainability and the creation of an active and enjoyable place through a diverse range of uses. A diagram showing the topics most discussed can be found on page 28.

The information on this and the following page provide a headline overview of the feedback. The full analysis can be found in chapter 4 'Findings' on pages 25 to 37.

## Headline Feedback

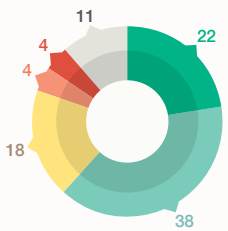
As part of the feedback we asked attendees to rate their overall response to principles of the Masterplan, from 'really like' to 'really dislike'. The diagrams below show how people responded from 97 feedback forms.

The page to the right illustrates the feedback from all sources (including 97 feedback forms, and 62 quick comment forms and 6 workshop sheets). This elaborates further on support, concerns and considerations.

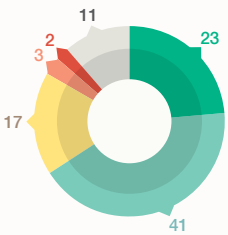
## A. Like or dislike: direct responses to Masterplan principles

- 'General Response' - over two thirds positive towards the draft masterplan
- General positive response, with the most concern and need to see more information on 'scale, building form and density'

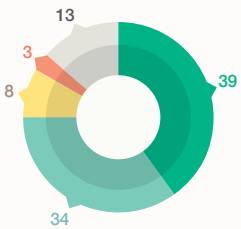
**Layout & Connections**



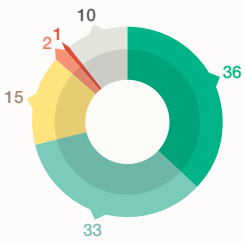

**Character Areas**



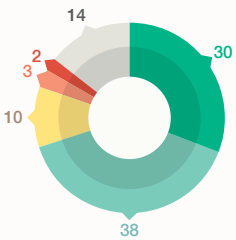

**The Green Link**



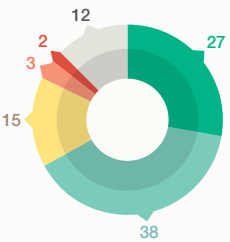

**Approach to Water**



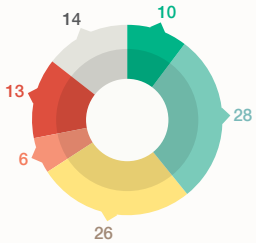

**Public Spaces**



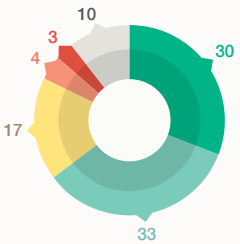

**Mix of Uses**



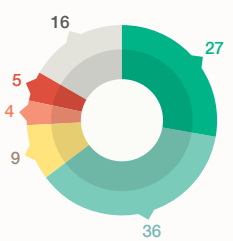

**Scale, Building Form & Density**




**Shopping Centre Refurbishment**



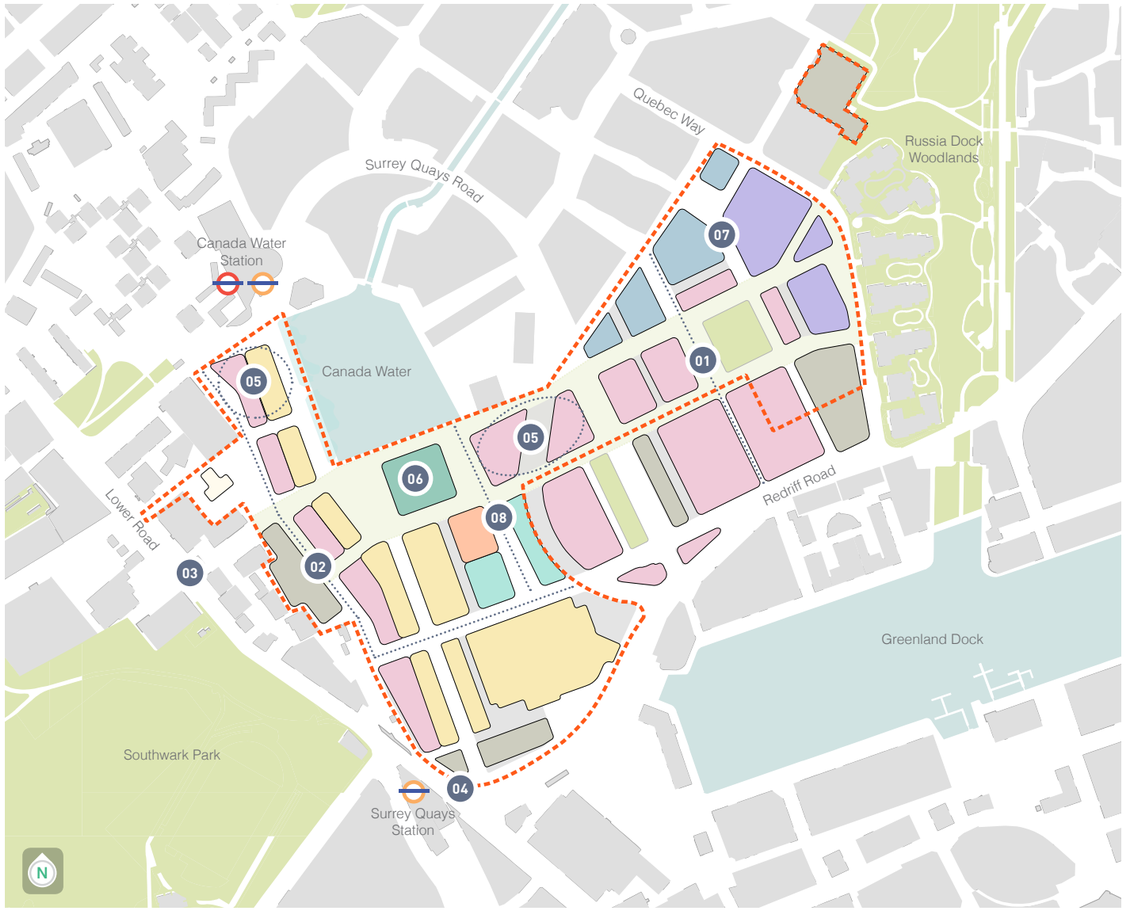

**General Response**




Key

- Really like
- Like
- Neutral / don't know
- Dislike
- Really Dislike
- No Answer

## B. Headline feedback - an overview




**Ground floor uses plan - showing indicative block layout at draft masterplan stage**

- Residential
- Student Residential
- Higher Education
- Office / work space
- Hotel
- To be decided: potential for some of these to be community / social infrastructure uses
- Retail-led town centre uses: (will include food and drink and a range of high street and independent retail, services, convenience and may include some smaller office/business space)
- Culture & entertainment space
- Petrol station
- Greenspaces / Green Link
- Site ownership boundary *

### Movement & layout

Overall layout and movement routes were received well, below are the main concerns and questions raised:

- The layout is too 'grid-like' and should go further to reflect local character of meandering routes.
- 01 Why is the eastern vehicular through-route needed? Suggestions to make it access only and reduce the impact on the Green Link.
- 02 Concern about the impact of proposed buildings and upgrading Deal Porters Way for residents on the western edge of the site.
- Cycling actively encouraged - mixed views on dedicated cycling routes as a means to help avoid pedestrian / cyclist conflict.
- 03 How will the Green Link connect with Lower Road? There needs to be good pedestrian crossings.
- 04 Need more information to understand resolution of level changes and connection to Surrey Quays Station.

### Town centre identity & use

- Overriding support for replacement of Surrey Quays Shopping Centre with streets and public spaces - some concern about losing all-weather convenience.
- Support for inclusion of Surrey Quays Leisure Centre site, but retain activities for young people as an integral part of the design.
- Creation of a 'real place' through diversity of use and facilities is very positive, ensure this remains.
- 06 The leisure / entertainment building could be a 'real destination', but ensure it has local links and is public.
- 07 Higher education was one of the most positively viewed uses, on the basis that it is not just student accommodation. Some suggestions that it should link to the town centre.
- Housing provision linked to wider London debate - 'how affordable is affordable?' More information is needed on types and levels of Affordable Housing.
- Improve the food / drink / retail offer as part of a temporary use strategy.

### Identity, design & impact

- The impact of increased density, particularly on traffic, transport as well as social infrastructure, is a critical local issue. Further detail is needed to enable an informed discussion.
- Mixed views on the tallest buildings. Initial reactions feel this is out of character with the area; however there is a level of acceptance of height and the need for increased density understood as long as impacts are mitigated.
- 05 In principle, the tallest buildings are felt to be in the right location, however there is some concern by Canada Water Station, linked to potential impact on existing buildings and comparative scale to surrounding buildings.
- Acceptance of height is heavily caveated that the buildings should be a positive local landmark – of high design quality and relevant to the local area. As well as creating positive public spaces at ground level.
- Some concern that clusters may hinder landmark buildings. How will the design quality of clusters be different to the City / Canary Wharf?

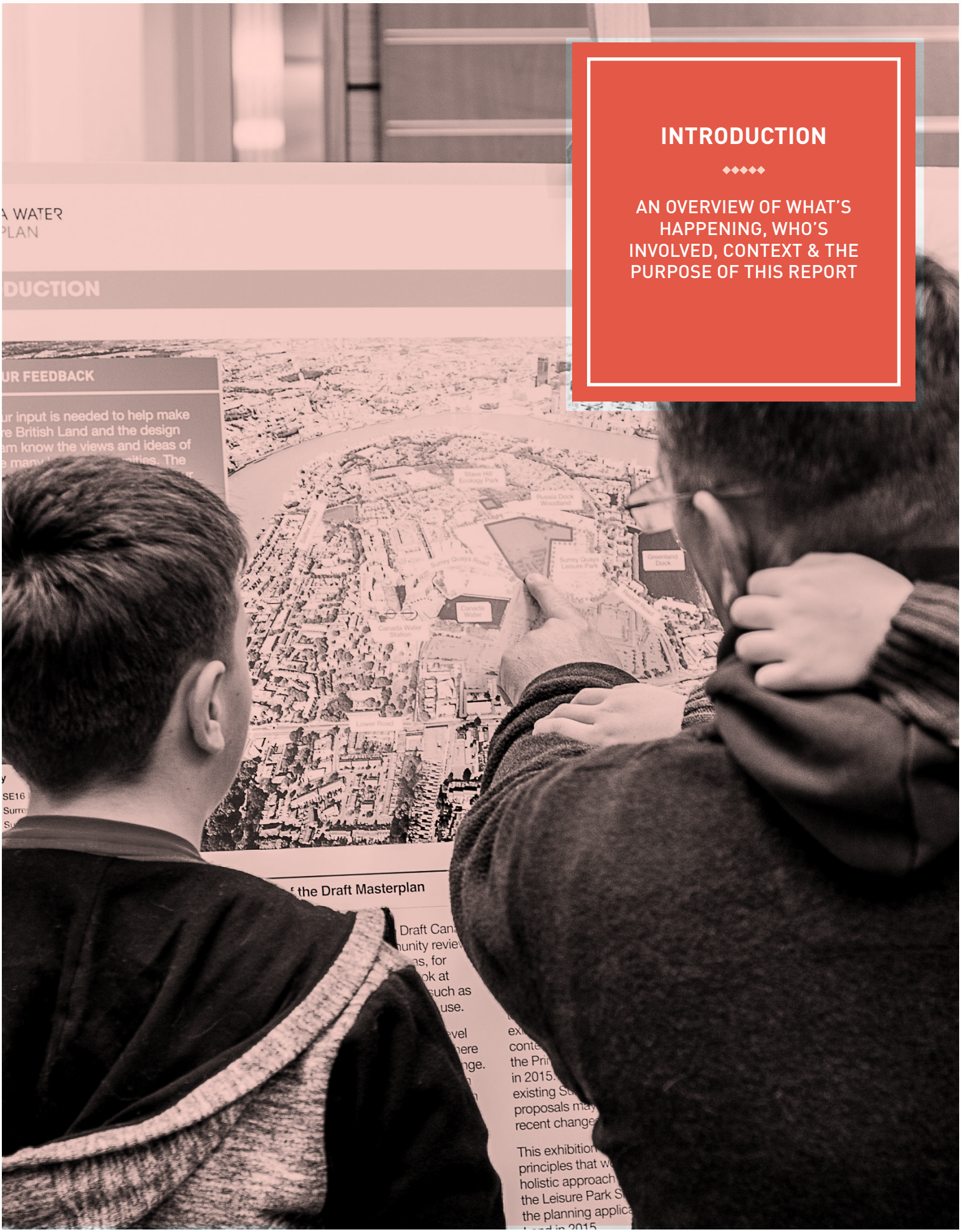
### Public realm

- Recognition of the importance of ecology / sustainability and the approach to Canada Water is very positive - but there is a need for more detail and to be convinced that this potential will be realised.
- Principles of the Green Link received particularly well, but ensure the character and use is connected to the wider area and benefits ecology. Make it 'really green', include level changes and incorporate opportunity for local involvement and play.
- There were some concerns about the impact of building height and potential overshadowing on the quality of the Green Link.
- 08 Ensure the Dock Link is substantial – water is intrinsically linked to heritage and the materiality, design and associated uses should enhance this.

* correct at December 2014, British Land acquired Surrey Quays Leisure Park site in February 2015.

# INTRODUCTION

AN OVERVIEW OF WHAT'S HAPPENING, WHO'S INVOLVED, CONTEXT & THE PURPOSE OF THIS REPORT



## Project background

Since spring 2014, there has been an on going consultation process to look at the future of the SE16 Printworks Site (formerly known as Harmsworth Quays), and more recently including the Surrey Quays Shopping Centre Site as part of the masterplan.

British Land are working with Southwark Council to bring forward a mixed use development known as the Canada Water Masterplan. It is at the centre of a significant area of change with a number of other developments coming forward (please see pages 16 and 17 for details).

Following the first stages of consultation, in April and July 2014, which looked at community principles and aspirations for the area, Masterplanners Allies and Morrison have been developing the first draft masterplan.

## The draft masterplan

The Canada Water Masterplan includes proposals for the Printworks (which includes the Robert's Close site) and Surrey Quays Shopping Centre - both of which are owned by British Land.

The draft masterplan also sets out a vision for the adjacent Surrey Quays Leisure Park Site, which is not within British Land's ownership *.

Indicative proposals for the Surrey Quays Leisure Park Site are being shown as part of the overall proposals for the Canada Water Masterplan to help inform a joined-up approach to the whole area. The existing planning permission for this site was developed before the Printworks was vacated and expires in 2015. In light of this, it is anticipated that the existing planning permission, obtained by Aviva for this site will be revised to respond to recent changes and the principles set out in the draft Canada Water Masterplan.

* n.b. accurate at time of Stage 2 consultation. In February 2015 British Land subsequently acquired the Surrey Quays Leisure Park Site.

## About this report

This report details the consultation activities and findings for the second stage of consultation - which explored the initial ideas and principles for the draft masterplan.

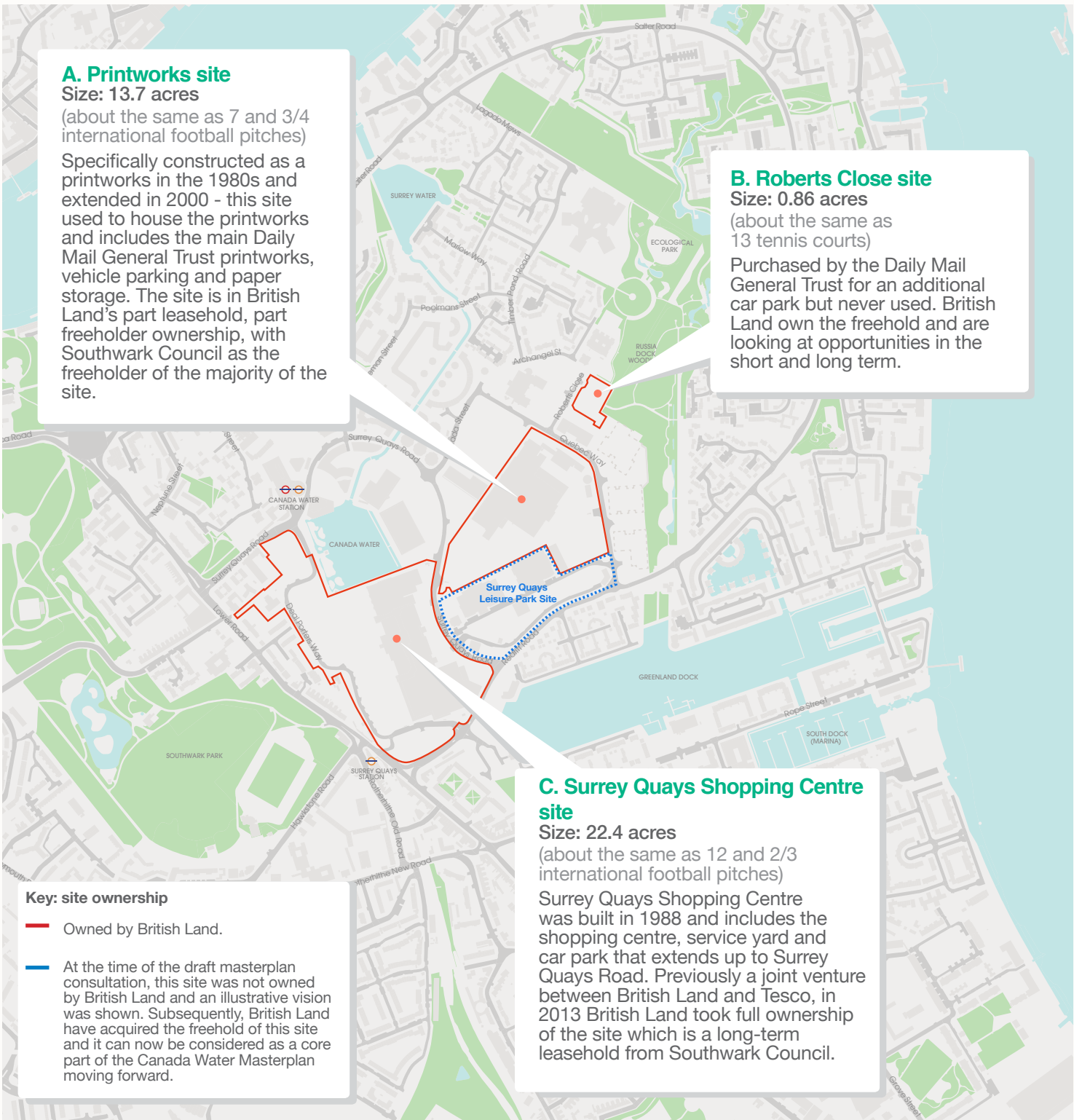
Following feedback and ideas from local residents and stakeholder groups the design team will develop more detailed proposals and will be back in coming months with further consultation and more information on key issues.

The previous consultation reports (Stage 1 and Stage 1A) are available online at:
www.canadawatermasterplan.com

## Thank you

We would like to thank all who have participated in the consultation process to date and given their valuable input, ideas and time. We look forward to continuing conversations during the next stage of the consultation process.

*View over the Printworks and Surrey Quays Shopping Centre, looking east (photo taken from the top of Ontario Point)*




*Site boundaries*

## Who's involved

### British Land

British Land are part-leasehold, part-freehold owners of the Printworks Site and long leaseholder of Surrey Quays Shopping Centre *. They have been involved in the Canada Water and Rotherhithe area for many years. British Land are committed to working with local residents and other key stakeholders and to be part of continuing the delivery of a new and significant town centre for Canada Water.

*www.britishland.com*

### Southwark Council

Southwark Council have a dual function as planning authority, and freeholder of the majority of Surrey Quays Shopping Centre and Printworks site. They are closely involved in the design and consultation process.

*www.southwark.gov.uk*

### Allies & Morrison

Allies and Morrison is an architecture and urban planning practice based in Southwark and have been appointed to develop a masterplan for the Printworks and Surrey Quays Shopping Centre sites.

*www.alliesandmorrison.com*

### Soundings

Soundings facilitate the process of community consultation to ensure that local people are well informed and have the opportunity to input local knowledge and ideas at each stage of design development.

*www.soundingsoffice.com*

* n.b. accurate at time of Stage 2 consultation. In February 2015 British Land subsequently acquired the Surrey Quays Leisure Park Site.

## Wider team

There are a number of other consultants involved in the project and as the project has progressed the team has expanded to draw on a range of skills and expertise:

- **Townshend: Landscape Architects**
  www.townshendla.com
- **Leonard Design Architects: Plot Architect**
  www.leonarddesignarchitects.com
- **David Walker Architects: Plot Architect:**
  www.dwarchitects.co.uk
- **Aecom: Project Managers**
  www.aecom.com
- **DP9: Planning Consultant**
  www.dp9.co.uk
- **Arup Transport Consultant**
  www.arup.com
- **Quod: Socio-Economic Consultant**
  www.quod.com
- **Bellenden: Media & PR Consultant**
  www.bellenden.co.uk
- **Waterman: Environmental Consultant, Structural Engineer & Infrastructure**
  www.watermangroup.com
- **Professor Robert Tavernor Consultancy: Townscape Consultant**
  www.tavernorconsultancy.co.uk
- **Gordon Ingram Associates: Daylight / Sunlight**
  www.gia.uk.com

*British Land: Regent's Place Camden*

*Allies and Morrison: Bankside 123, Southwark*

*Soundings: Stage 1 Consultation on SE16 Printworks (now part of the Canada Water Masterplan)*

*Drop-in exhibition, Saturday 6th December 2014*

## Planning context

### Revised Canada Water Area Action Plan

The area between Surrey Quays Station and Canada Water Station is identified in Southwark Council's Area Action Plan (AAP) as an important opportunity to help create a larger, more successful and pedestrian friendly town centre. The AAP is a policy document, designed to guide development in the area over the next 15 years. The plan sets out the Council's vision to deliver growth and regeneration across the core area of Canada Water, including new housing, employment and leisure uses.

The Canada Water APP was subject to an Examination in Public (EIP) in September and October 2014, where the inspector set out a number of recommendations, including increasing the minimum number of new homes to be delivered in the core area to 4,200. This builds on the Mayor's designation of Canada Water as a potential opportunity area in the January 2014 Further Alterations to the London Plan (see right).

The revised AAP is expected to be adopted by Southwark Council in 2015. The Southwark CIL (Community Infrastructure Levy) will also have a direct bearing on the Canada Water Masterplan.

### Draft Further Alterations to the London Plan

In January 2014 the Mayor of London, through the Greater London Authority (GLA) published the Further Alterations to the London Plan (FALP) which identified Canada Water as a new opportunity Area, with the capacity for 2,000 jobs and a minimum of 3,300 new homes. Opportunity areas are defined as London's principle opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, with a mixed and intensive use of land and assisted by good public transport accessibility.

The Further Alterations to the London Plan (FALP) was adopted by the GLA, in March 2015.

*Albion Channel*

*Looking North towards Canary Wharf*

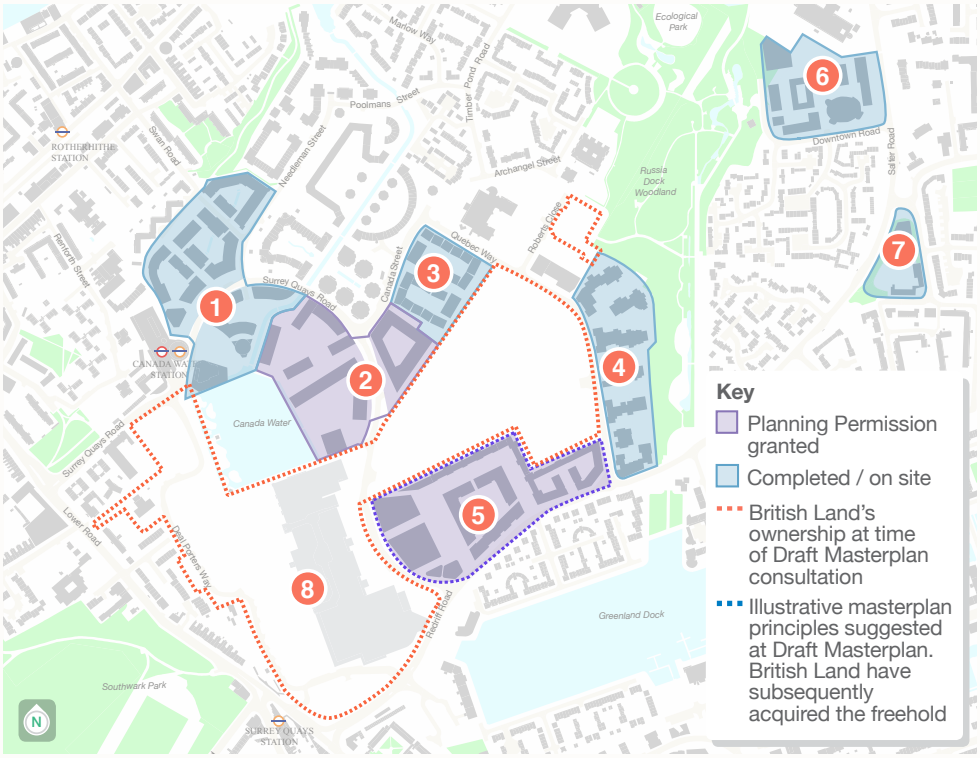
*Canada Water Library*

## Neighbouring developments

The maps below show developments surrounding the Canada Water Masterplan site, all of which have been granted planning permission. There is also a brief summary of each site. Please see the Stage 2 exhibition boards in Appendix A for further details, or you can visit the project website:

www.canadawatermasterplan.com

### Summary of schemes with planning approval, or recently completed




### 1 | Maple Quays

Status: Completed
Type of Development:
Residential led, mixed use (900 homes, incorporating Canada Water Library)

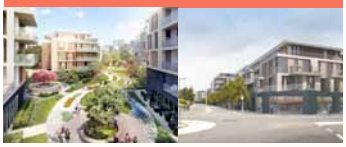
### 2 | Decathlon Site

Status: Outline planning permission granted
Type of Development: Mixed use (1030 new homes, retail and leisure facilities, a cinema and health centre)

### 3 | Mulberry Business Park

Status: Outline planning permission granted
Type of Development: Student accommodation (770 units), retail, health and office space

### 4 | Quebec Quarter



Status: Planning permission/ on site
Type of Development:
Residential led mixed use (368 homes, 1600 sqm of commercial space, food store, coffee shop, gym and nursery)

### 5 | Surrey Quays Leisure Site

Planning permission was granted in 2010 for 540 homes plus 123 student units, reprovision of existing leisure facilities, and retail. These proposals were developed before the Printworks was vacated and planning permission expires in 2015. As such, it is anticipated that proposals will be revised.

The Draft Canada Water Masterplan consultation (December 2014) set out illustrative principles for this site to help inform a joined-up approach. Subsequently (February 2015) British Land have acquired the freehold of this site and it will be considered as part of the Canada Water Masterplan moving forward.

### 6 | Downtown Place

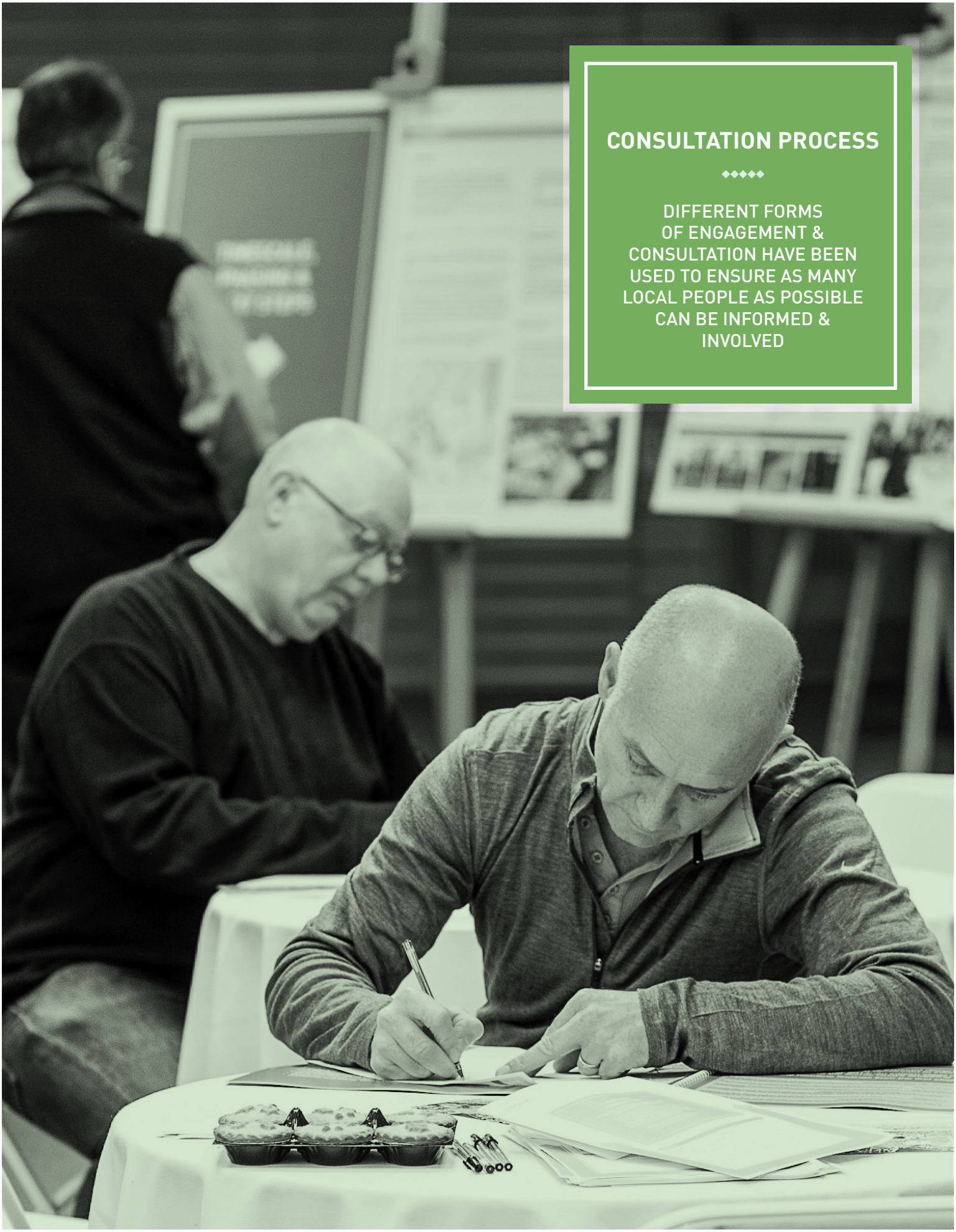
Status: Currently being constructed
Type of development: Residential (212 new homes, new health centre and community building)

### 7 | The Docklands Settlement

Status: Completed
Type of development: Residential (28 new homes and a new community building)

### 8 | Surrey Quays Shopping Centre

Planning permission was granted in 2012 to extend the retail space at Surrey Quays Shopping Centre and refurbish the existing centre. Following the first stage of consultation, as owner of the shopping Centre, British Land recognised that there could be an opportunity for a more ambitious solution to contribute to a mixed-use town centre. The whole site is now being considered alongside the Printworks as part of the Canada Water Masterplan.

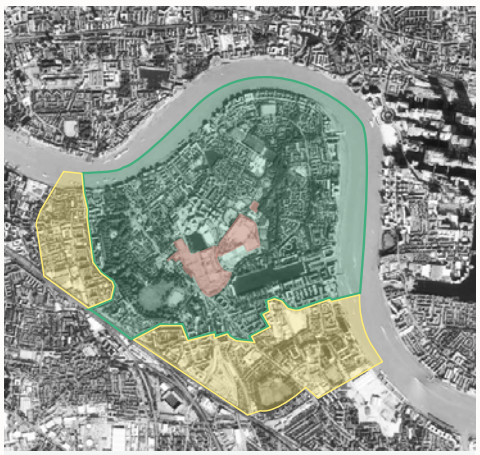


## CONSULTATION PROCESS

DIFFERENT FORMS OF ENGAGEMENT & CONSULTATION HAVE BEEN USED TO ENSURE AS MANY LOCAL PEOPLE AS POSSIBLE CAN BE INFORMED & INVOLVED

## Stage 2: consultation overview

The following pages outline the consultation events and activities that have taken place since the publication of the Stage 1a Consultation Report in August 2014.



Newsletter 1 distribution boundary
Newsletter 2 & 3 additional distribution
Printworks and Surrey Quays Shopping Centre sites

*SCAN Christmas Market, 21st November 2014*

## One-to-one meetings, group sessions & outreach

One to one meetings with local groups are currently ongoing. British Land and Soundings have been arranging meetings to update on the project, feedback on the consultation process and to help ensure a representative cross-section of views are being heard. In Autumn 2014, meetings continued to focus on outreaching to harder to reach groups identified in the first stage of consultation. This also included meeting to discuss the plans with businesses owners on Lower Road.

Throughout the project to date, we have met with 27 groups/ individuals. Please see Appendix B for an overview of groups and discussions. All feedback is cross-checked with the findings to ensure key issues are being represented.

## Keeping in touch

### Newsletters

Over 23,000 copies of the third project newsletter were delivered to homes and businesses surrounding the site. The newsletter was also emailed or posted to all identified local groups and people involved so far, or those who have registered their interest.

Bundles of newsletters and posters advertising the upcoming events were also distributed to local destinations and shops wherever possible.

### Website, Facebook & Twitter

*www.canadawatermasterplan.com*
*@canadawatermasterplan*
*Canada Water Masterplan*

The website and social media names have been updated to reflect the 'Canada Water Masterplan' working name for the project. The content is regularly updated to keep people informed and show how to get involved. It provides access to exhibition material, feedback gathered and other key documents relating to the project. The website also provides opportunity for people to submit online feedback in response to the exhibitions.

## SCAN Christmas Market
### 20th & 21st November 2014

In November, British Land and Soundings attended the annual Scandinavian Christmas Market on Albion Street.

Here we aimed to raise project awareness, reach new audiences and to give details of the upcoming December events.

At the SCAN Market those interested in the project could sign up to be added onto the project mailing list and receive all future project updates. It was also an opportunity to ask questions and submit written comments or feedback for the team.

### Details

- Friday 20th November, 10.30am - 8pm
- Saturday 21st November 10am - 7pm

*Drop-in exhibition, 6th December 2014*

*Focus-topic drop-in session, 13th December 2014*

*Evening workshop, 11th December 2014*

## Drop-in exhibition
### 6th - 13th December 2014

At the drop-in exhibition the draft masterplan was on show for community review. Soundings, British Land, Allies and Morrison and members of the wider team (see page 14) were on hand to answer any questions.

All events were held at the former Barratts shoe shop in Surrey Quays Shopping Centre, opposite Tesco. Throughout the exhibition there were over 1,300 recorded attendees, although it is estimated that 1,500 actually visited.

There was a range of ways to share feedback. An online feedback form was also made available on the website until early January 2015.

To view the full exhibition, please see Appendix A or visit:

www.canadawatermasterplan.com

#### Details

- Exhibition 01 Sat 6 December 2014 10am - 4pm
- Exhibition 02 Tues 9 December 2014 1pm - 7pm
- Exhibition 03 Sat 13 December 2014 9am - 1pm
- The exhibition was also open during the workshops and focus topic drop-in (see right)

## Focus-topic drop-in
### 13th December 2014

Alongside the main exhibition, on Saturday 13th December we also held a focus-topic drop-in session.

Here, specific members of the consultant team were available to discuss key topics of interest including: transport, building form, ecology and public spaces.

#### Details

- Focus-topic drop-in Sat 13 December 2014 9am - 1pm

## Draft masterplan workshops
### 11th & 13th December 2014

Alongside the main exhibition, workshops provided an opportunity to hear Allies and Morrison present the emerging draft masterplan and Townshend present the early ideas for public realm and landscaping. There was then an opportunity to discuss areas of interest in greater depth together with British Land and the consultant team.

A total of 27 people attended the workshops and 6 group workshop sheets were completed.

#### Details

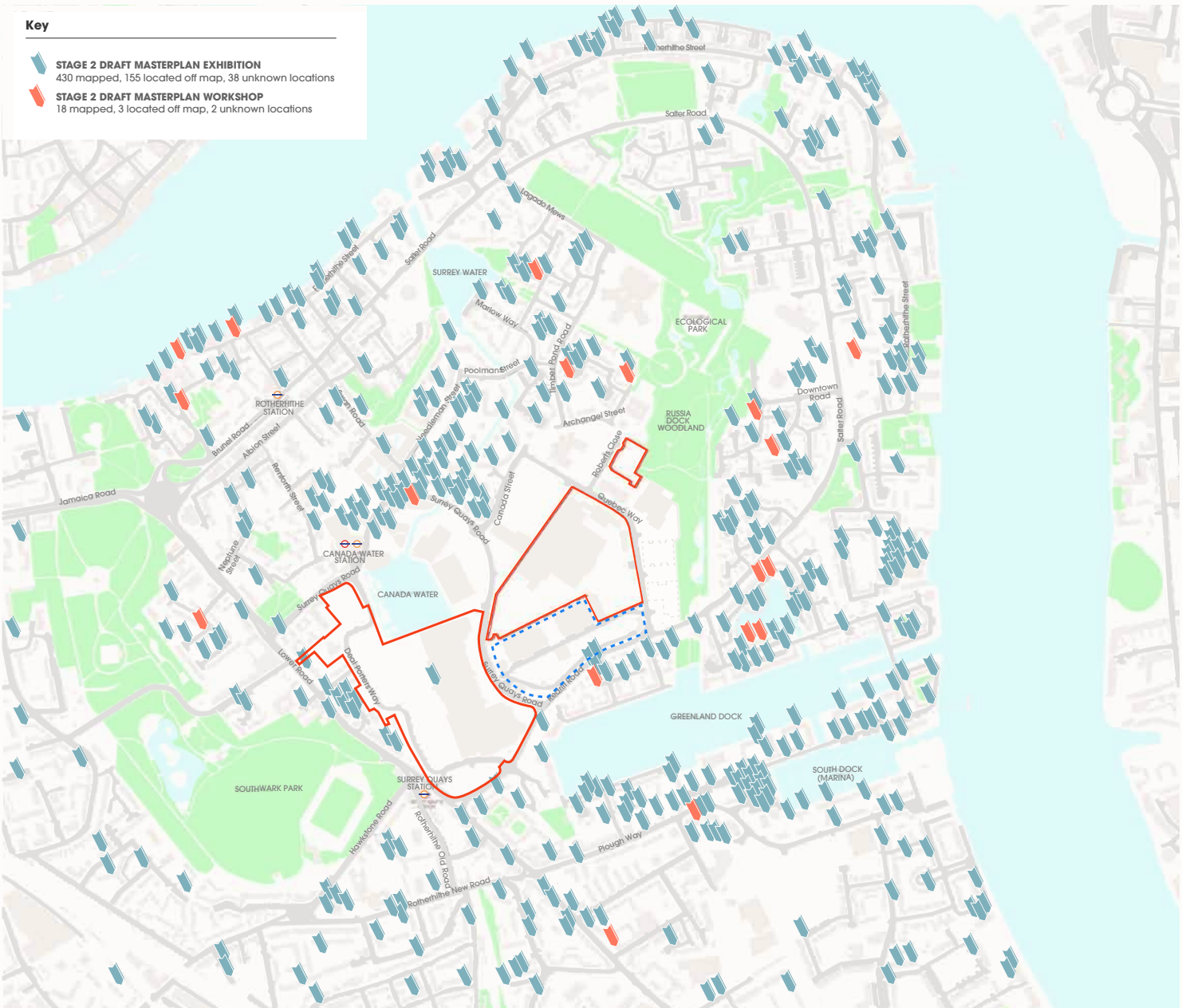
- Workshop 01 Thurs 11 December 2014 6.45pm - 9pm
- Workshop 02 Sat 13 December 2014 2pm - 4.15pm

## Community involvement

Below is a geographical mapping of event attendees and people who have given us their feedback in Stage 2 consultation. In total, there were over 1,300 recorded attendees, although it's estimated over 1,500 actually attended.

The map below locates all attendees who gave us addresses. This represents under half of attendees, but gives a good indication of geographical spread (approx 150 attendees were outside the boundary of the map below - the majority from SE8, as well as SE1 and SE15.

Overall, there is a very good attendance and the majority of participants are local to the area. There is a relatively even distribution across neighbourhoods surrounding the site. Since the first stages of consultation, dedicated engagement with retailers has begun and will continue. We will also be carrying out specific engagement with site 'neighbours' and ensure Tenants and Residents Associations who have not yet engaged have opportunity to do so.



## Community involvement: demographics

When giving feedback at the events, we also asked participants to complete an optional demographic form.

Since we started consultation in March 2014 a total of 157 demographic forms have been completed. While this is a relatively small proportion of the total participants it has been useful to give an indication of where the gaps are in who we spoke to.

The table to the right shows how the latest sample compared to the previous sample taken in April 2014, and also the averages for Rotherhithe and Surrey Docks Wards.

Since April 2014, we have undertaken specific outreach to ensure those less represented have had accessible opportunity to be involved.

Overall, the levels of representation show a relatively low margin of difference. However the key area to ensure involvement is young people and to this end we will be carrying out dedicated youth engagement in parallel to the main consultation process.

A slight under-representation of the Chinese and Black-African communities is also suggested. However we have been speaking with the Chinese Community Gateway and will continue to outreach across both groups.

We have also separately engaged with Southwark Disablement Association and involvement of people who consider themselves to have a disability has improved since the first stage.

**STAGE 2 DEMOGRAPHICS ***

| | STAGE 1 CONSULTATION | STAGE 2 CONSULTATION | ROTHERHITHE WARD (2011) | SURREY DOCKS WARD (2011) | AVERAGE COMPARISON |
|---|---|---|---|---|---|
| GENDER | | | | | |
| Male | 52% | 55% | 49% | 51% | +5% |
| Female | 46% | 41% | 51% | 49% | -9% |
| No answer | 2% | 4% | | | |
| AGE | | | | | |
| Under 16 | 0% | 1% | 17% | 12% | -13.5% |
| 16-29 | 15% | 17% | 30% | 32% | -14% |
| 30-44 | 41% | 42% | 27% | 33% | +12% |
| 45-59 | 33% | 27% | 15% | 14% | +12.5% |
| 60+ | 9% | 11% | 10% | 9% | +1.5% |
| No answer | 1% | 2% | | | |
| ETHNICITY | | | | | |
| White British | 52% | 54% | 41% | 4% | +10% |
| White other | 19% | 20% | 16% | 21% | +1.5% |
| Indian | 6% | 3% | 3% | 3% | 0% |
| Black African | 5% | 4% | 13% | 6% | -5.5% |
| Black Caribbean | 3% | 3% | 2% | 2% | +1% |
| White Irish | 1% | 2% | 2% | 2% | 0% |
| Black other | 1% | 1% | 2% | 4% | -2% |
| Asian other | 1% | 1% | 3% | 3% | -2% |
| Chinese | 1% | 1% | 7% | 3% | -4% |
| Other ethnic group | 1% | 2% | 3% | 3% | -1% |
| White & Black Caribbean | 0% | 0% | 1% | 1% | -1% |
| White & Black African | 0% | 1% | 1% | 1% | 0% |
| White &Asian | 0% | 0% | 1% | 1% | -1% |
| Other mixed | 0% | 1% | 2% | 2% | -1% |
| Pakistani | 0% | 0% | 1% | 1% | -1% |
| Bangladeshi | 0% | 0% | 1% | <1% | -1% |
| No answer | 10% | 7% | | | |
| DISABILITY | | | | | |
| Yes | 1% | 4% | 4% Economically inactive, long term sick or disabled | 3% Economically inactive, long term sick or disabled | +0.5% |
| No | 89% | 87% | | | |
| No answer | 10% | 9% | | | |

*3% or more indicative over representation* *3% or more indicative under representation*

** Categories and Ward data taken from the 2011 Census. All figures rounded to the nearest whole number.*

# FINDINGS

FEEDBACK & IDEAS IN RESPONSE TO THE INITIAL DRAFT CANADA WATER MASTERPLAN

## Introduction

The Stage 2 events gathered feedback on the early ideas and principles for the draft Canada Water Masterplan. Feedback was gathered in a range of different ways, these are listed below alongside the number received:

- Individual feedback forms (97)
- Individual quick comments forms (62)
- Post-its on SE16 aerial map (167)
- Group workshop worksheets (6 sheets from 27 attendees)
- Emails / letters (7)

## Consultation process

We asked those completing the individual feedback form to indicate if they had been involved in the consultation so far and whether they felt proposals had responded to feedback to date.

Of the 97 responses, approximately one quarter had been involved before, indicating that this stage of consultation has continued to reach significant new audiences.

Approximately one third (33) commented on how the proposals had responded to feedback so far. Just under half of responses indicated that proposals had responded to feedback, particularly citing the Dock Link and Green Link.

The negative responses were about the density of the proposals and a fear that associated pressures on road and transport networks (see page 30 for detailed discussion).

For some it is too early to comment and would like to see more detailed design proposals that further demonstrates how feedback has been incorporated.

*Q. Have you been Involved in the consultation so far?*

Key

- Yes
- No

*Q. Do you feel proposals have responded to feedback so far?*

Key

- Positive responses
- Negative responses/ concern
- Too early to tell
- Unable to comment/ new to project
- Other

*(Diagrams show % of responses)*

## **Like or dislike:** direct response to principles of the draft masterplan

Alongside qualitative feedback, we asked attendees to rate their overall response to principles of the masterplan, from 'really like' to 'really dislike'. The diagrams below show how people responded from 97 feedback forms.

These show a general positive response that the principles are heading in the right direction. Responses were most positive about proposals for the Green Link, followed by the approach to water and public spaces.

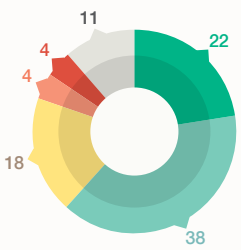
Scale, building form and density was the least favoured with responses showing a concern about the increased density and associated impact and building height. This area also has a larger proportion of neutral/ don't know comments, as compared to the other areas. Indicating a need for more information to further understand the impacts to be able to make an informed assessment.

*Q: Please share your thoughts on the draft Canada Water Masterplan Principles in the following areas...*

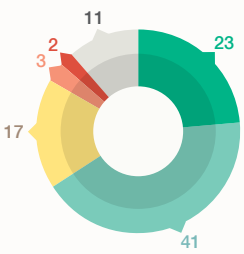
Key

- Really like
- Like
- Neutral / don't know
- Dislike
- Really Dislike
- No Answer

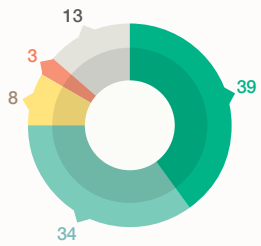
**Layout & Connections**



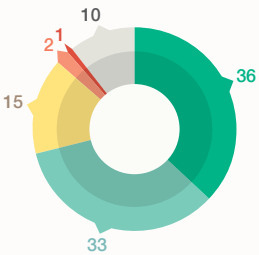

**Character Areas**



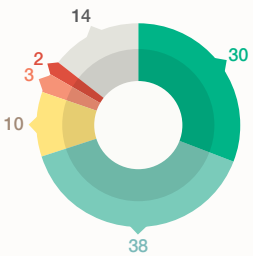

**The Green Link**



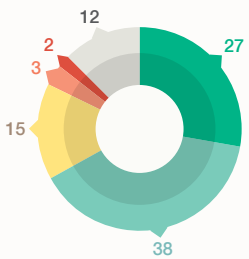

**Approach to Water**



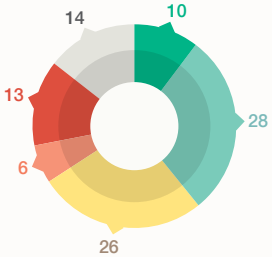

**Public Spaces**



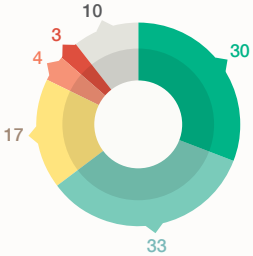

**Mix of Uses**



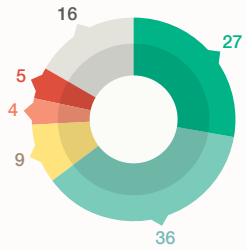

**Scale, Building Form & Density**




**Shopping Centre Refurbishment**




**General Response**



## Topics most discussed

All feedback received is analysed comment by comment. Each is categorised by the topic it relates to and the nature of the comment (support, concern, clarification, suggestion etc).

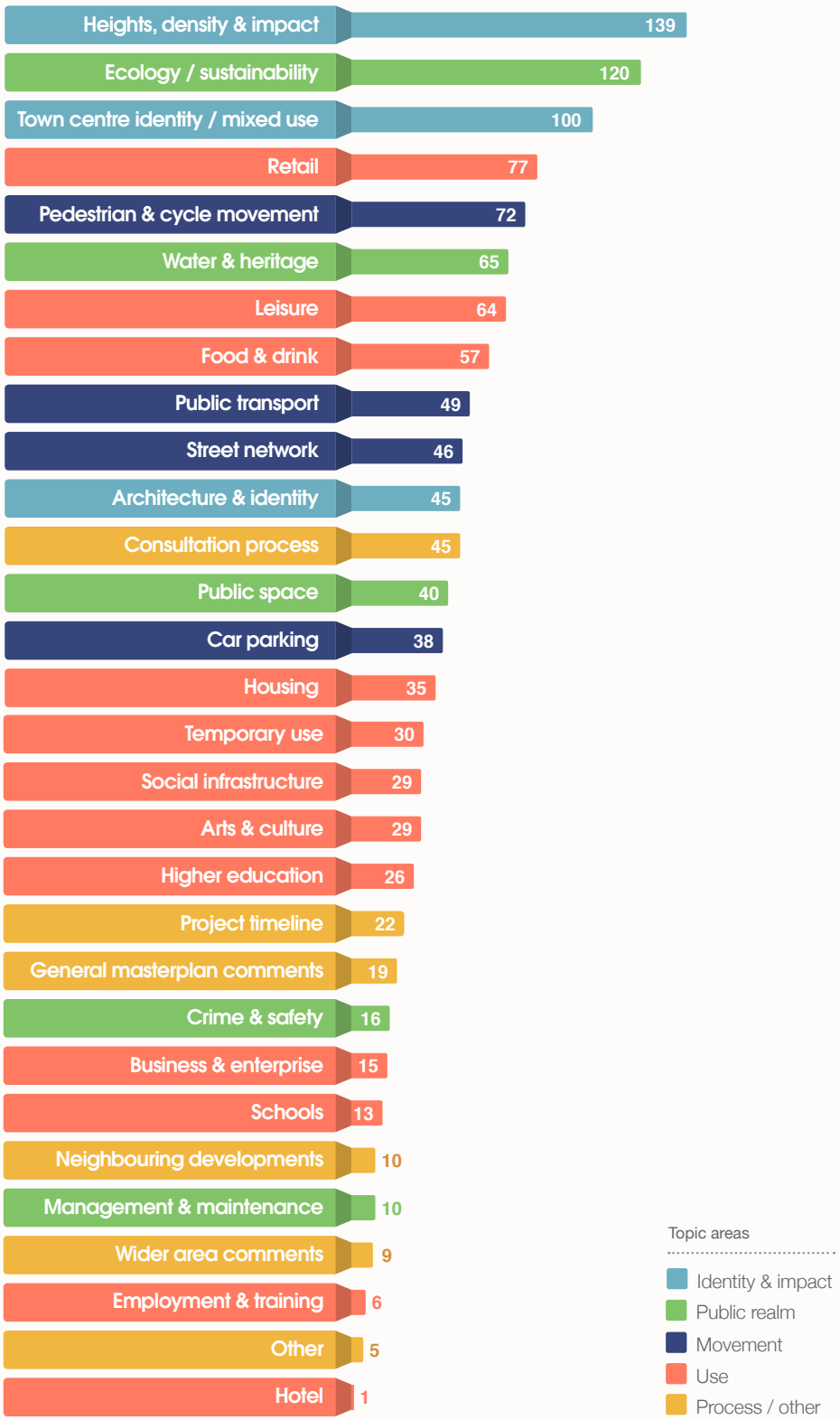
Categorising comments in this manner helps us to dig deeper into people's responses through a transparent analysis. Allowing us to discover particular themes that are expressed and to see where the areas of greatest support, concern and interest may lie.

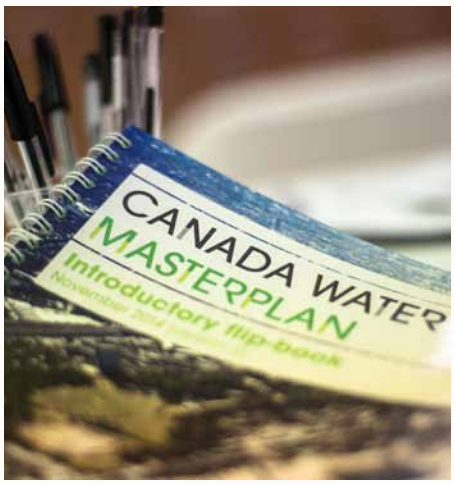
The diagram to the right shows how often each topic was commented on. In total there were 1232 separate comments from all feedback sources. As can be seen heights, density & impact, ecology and sustainability and town centre identity received the most interest.

Using colour, these have then been grouped into broader topic areas, four of which are discussed in more depth on the following pages. Comments under the topic 'process / other' are summarised below:

- Project timeline: views were mixed with some keen that the sooner plans got underway the better, while others felt it was perhaps too early to give a definite view about the masterplan.
- Neighbouring developments: some concerns expressed, particularly with regards to the approved Sellars scheme on the neighbouring Decathlon site.
- General masterplan comments: supporting the overall approach and intentions of the draft masterplan.

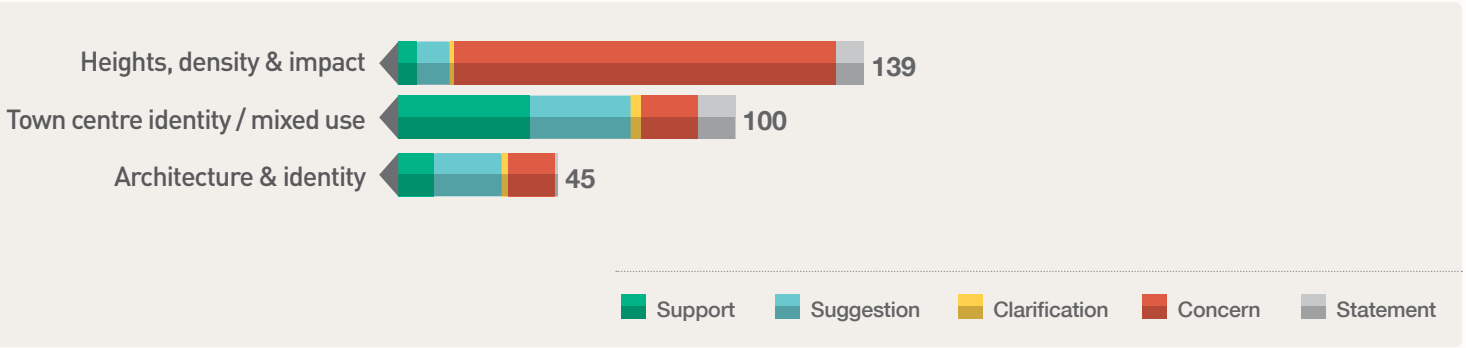
Comments on the consultation process are analysed in more detail on page 26.





*Consultation events, 6th December - 13th December 2014*

## TOPIC AREA: **Identity, design & impact**




### Heights, density & impact

- Concern that the tallest buildings are out of scale with the area but a level of support for tall buildings as long as they are well designed/ are a positive local landmark
- Concerns about the impact of increased density primarily on transport and traffic, as well as social infrastructure
- Generally tall buildings felt to be in the right location

In contrast to the like / dislike question responses (on page 27) here, over 80% of comments expressed concern about building heights, with an initial reaction that the tallest buildings were out of context. However there was a level of support for tall buildings as an appropriate response to meet housing needs and create local landmark buildings - yet the design quality is critical - see 'architecture and identity'.

Responses were generally supportive of the proposed locations for heights. However concern was noted about the taller building by Canada Water Station; as well as potential impact on site neighbours along the western edge.

Concerns were raised about the impact of increased density on currently congested roads. More information was requested on how potential impacts could be addressed as well as plans for school and healthcare provision. As part of the planning application, a transport impact assessment will be undertaken and British Land will work with Southwark Council to undertake social infrastructure studies; more information will be available at the next stage.

### Town centre identity/ mixed use

- Support for the replacement of Surrey Quays Shopping Centre
- Establishing a positive public realm and opening up the shopping centre was favoured - consider some covered/ sheltered spaces
- Creating a diverse range of uses in both the day and evening is valued and important to retain

The town centre identity was the third most discussed topic and there was strong support for the replacement of Surrey Quays Shopping Centre, with many wanting to see improvements happen as soon as possible. Yet, there were a few questions about the purpose of refurbishing the shopping centre if the long term goal was eventual replacement.

The ultimate vision to create a 'real place' with a diverse mix of use (retail, leisure, food and drink, cinema, university, community, business) was a key part of defining the success of the scheme.

Introducing a high street and usable public spaces was an important positive aspect. Some concern was expressed about losing all-weather convenience and there were suggestions to consider some covered/ sheltered spaces.

*Please also see 'uses'* on page 33.

### Architecture & identity

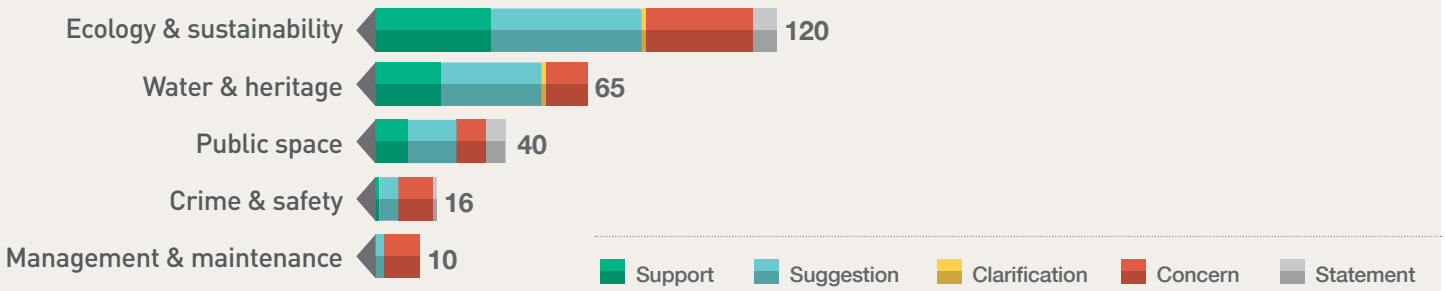
- High quality architecture is essential, it needs to reference the heritage & character of the area
- Important to consider how buildings meet the street and positively impact the ground level spaces
- Avoid clustering that resembles the City / Canary Wharf
- Support for precedents identified

Linked to town centre identity, there were 45 comments relating specifically to architecture identity. There was strong emphasis that buildings should tell a story linked to the character of the area, perhaps through materials, referencing the history of the docks.

Responses were positive about the precedent examples used in the exhibition such as connections to London Southbank and Scandinavian cities, supporting a preference for materials such as wood and brick over steel and glass. It was questioned how clustering of tall buildings could respond to a residential neighbourhood and not feel like Canary Wharf / the City.

Comments emphasised the importance of good quality design and that proper consideration should be given to not just the design of buildings but also how these buildings meet the street, and help to create high quality streets and spaces.

## TOPIC AREA: **Public realm**




### Ecology & sustainability

- Really positive that the importance of ecology/ sustainability has been recognised in the masterplan
- The Green Link was really well received
- More information needed on how the ecological potential will be realised
- Further consideration needs to be given to sustainability and climate change mitigation measures

Ecology and sustainability was the second most discussed topic. Responses supported the importance given to ecology and the Green Link in the proposed Masterplan but it was felt more information is needed on how this will be realised.

Similarly there was a need to see how the Green Link is reflective of the wider area, including: level changes, varied uses, opportunity for involvement and ensuring it is 'really green'.

Comments also suggested that further consideration should be given to sustainability and climate mitigation. Suggestions included recycling projects, green walls and roofs, sourcing efficient heat/power, incorporating energy efficient materials and renewable energy sources.

### Water & heritage

- Supportive of linking activity (food/ drink) to Canada Water front
- Positive about Dock Link
- Dock Link needs to be substantial
- Water is intrinsically linked to heritage

There was strong support for encouraging Canada Water to become a focus of activity with cafes, restaurants and bars, drawing on something that has been suggested since the early stages of consultation.

Reaction to the proposed Dock Link was positive. There was enthusiasm for the principle of this but also suggestions that the link should be substantial in nature and a statement/ feature in the area.

Comments on the approach to water were always made with reference to the heritage of the area. Use of materiality, design and associated uses should enhance this aspect.

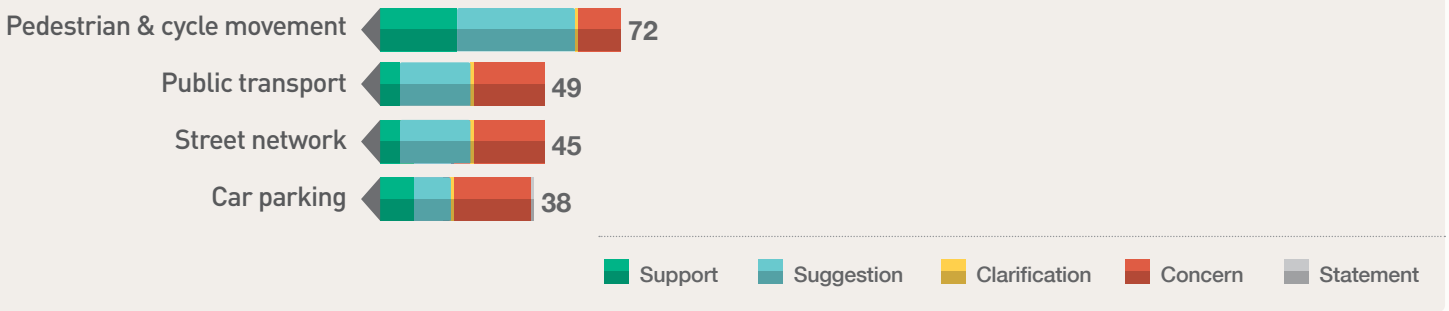
### Public space, safety & management

- Support for proposed public spaces linked to water
- Concern about the impact of tall buildings on public spaces
- Walking from stations (particularly at night) needs to feel safe
- Concerns raised about maintaining public open spaces and private

Encouraging activity and more places to eat and drink at the waterside was widely supported. Concern was expressed about the impact of taller buildings negatively affecting public space; with potential to create stark, windy, under used environment, with many using Canada Water Plaza as an example of this.

Suggestions were also made that the walk from Canada Water and Surrey Quays Stations need to feel safe, with well lit streets and CCTV. Comments also suggested that the design and management of public open spaces will need to be carefully considered to ensure that spaces remain well maintained, are not 'forgotten' and/or are not subsequently 'gated'.

## TOPIC AREA: **Movement & layout**




### Street networks & car parking

- Overall network of streets was positively received but some concern about being too grid-like
- Questions over need for eastern vehicle through-route and impact on Green Link
- Concern about upgrading Deal Porters Way to a key vehicular route
- Support for underground parking but retain free town centre parking

The overall layout is well received, including the straightening of Surrey Quays Road. However there is some concern it's too grid like, lacks character that is reflective of the local area and does not fully enable meandering routes. There were suggestions to avoid long avenues (possibly except the high street) by considering set-back buildings, animating junctions and creating additional through routes - including the diagonal route from Redriff Road to Canada Water.

Questions were raised over the need for the eastern vehicular route and if it is necessary in addition to Surrey Quays Road. Concerns were raised about the noise and vibration impact as a result of upgrading Deal Porters Way There was support for underground parking, but concern if free parking would be lost.

Although out of the scope of the project, there were also number of comments suggesting a pedestrian and cycle bridge be built over the Thames to Canary Wharf.

### Pedestrian & cycle movement

- The cycle and pedestrian focus of the draft masterplan is positive
- Need more information about connections to Lower Road
- Avoid pedestrian-cyclist conflict
- Include cycle parking, particularly at Canada Water and Surrey Quays Stations

Many were pleased that the draft masterplan encourages cycling but recognise it will be important in the detail of design to avoid pedestrian and cycle conflict, there has been a mix of opinions on dedicated cycle routes. It was also suggested that sufficient cycle parking be provided (especially at Canada Water and Surrey Quays Stations) and there is potential to link with other cycle networks (such as the new Cycle Quietways and Cycle Superhighways).

Understanding more about connections with Lower Road was identified as a local priority. Responses questioned whether there will be a new crossing on Lower Road to connect with the Green Link and how the level change at Surrey Quays Station junction will be resolved; in order to create a convincing link to the town centre.

### Public transport

- Help improve the bus network serving the area
- Concern about congestion at Canada Water Station (particularly on Jubilee Line)

The majority of comments reiterated feedback from the earlier stages of consultation - highlighting current issues on the Jubilee Line at Canada Water and the C10 and 381 buses, which are felt to be under pressure.

It is hoped that the development could be the impetus for not just improving existing bus routes but also to provide new and more direct bus routes through the area, particularly to the stations, which are currently lacking.

Comments raised concern about the impact of new development and more people on Canada Water Station which is felt to be stretched in terms of capacity.

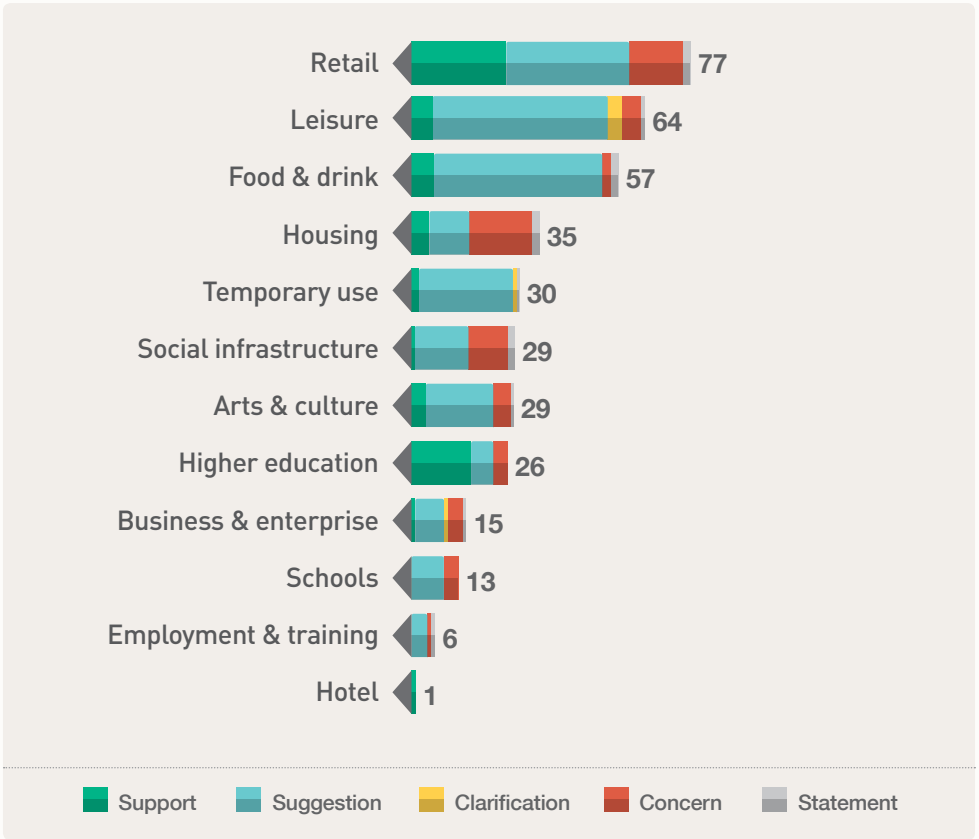
As noted on page 30, British Land will be undertaking a traffic and transport impact assessment to be submitted as part of the planning application; more information will be available on this at the next stage.

**See page 30 for discussions around impact on the transport/ road network.**

# TOPIC AREA: **Use**

## Overview

- Importance of having a variety of uses in the town centre emphasised
- Positive reaction to the potential for a new leisure centre
- Support for inclusion of Surrey Quays Leisure Centre site, but a cinema should be retained in the town centre
- Support for culture & entertainment building
- Discussion on housing provision linked to wider London debate about the affordability of Affordable Housing
- Higher education, especially campus facilities, considered an important element of a mixed use town centre




### Retail, food & drink & leisure

These were the three most commented upon uses, with the most support and suggestions for retail followed by leisure and food and drink (more restaurants, cafes and bars).

There were many calls for encouraging independent shops and local markets in the area. However there was also calls for higher quality brands and chains. Some felt it was important to maintain a balance of shops, reflecting a mixture of communities in the area. Some also wanted to stress that maintaining Tesco/ a supermarket was critical.

There was support for a new leisure centre with an improved swimming pool, but requests to show the location and more detail. As well as outdoor play for a range of ages - facilities such as football / basket ball/ skate park/ BMX were suggested. It was also emphasised that a cinema should form part of the town centre.

### Housing

There were suggestions for Affordable Housing for local people, first time buyers and families as well as wider questions about how affordable Affordable Homes really are. There are requests for more information on the levels and type of Affordable Housing when it is available.

### Social infrastructure & schools

Associated with comments on *page 30*, ensuring there is sufficient social infrastructure to meet the needs of an increased population is critical (particularly schools and health). British Land are working with Southwark Council to undertake social infrastructure studies and more information will be available at the next stage. There were also calls to bring benefits of development to the area by improving internet connections in SE16.

### Arts & culture

There was support for the culture and entertainment building near Canada Water, and the opportunity this brings for celebrating dock heritage. There were also calls to ensure local groups are supported and involved in developing the culture and entertainment building.

### Higher education

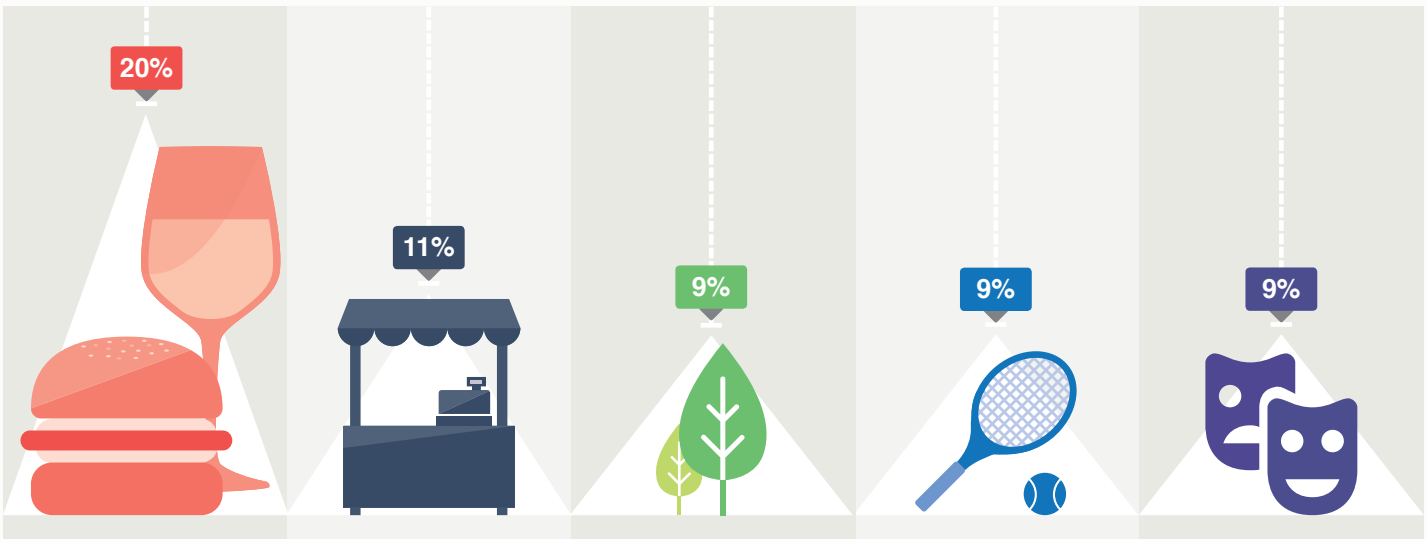
Incorporating higher education was received very positively (on the basis it is not accommodation only) as an important element of achieving a mixed use town centre; and linked with generating jobs in the area. There were some suggestions that the high education facility should be closer to the town centre.

### Business, jobs & training

Support local start-up businesses, by providing affordable workshops and incubator spaces. It was suggested that this could be linked to the higher education facilities. Ensuring a level of local employment was also important.

### Temporary use *See pages 34 to 35*

## Temporary use




## Summary

There were a range of ideas for temporary use on the site. This included suggestions for Roberts Close, Surrey Quays Shopping Centre car park and alongside phases of development.

Nearly one third of suggestions focused on food and drink and providing pop-up shops and markets. Highlighting a local desire for these and a positive response to the Surrey Quays Shopping Centre refurbishment and pavilions.

The remaining 15% of comments (not included in this diagram) comprised of a range of suggestions and comments. Generally supportive but wanting more information on what's possible. Also noting that temporary use should not slow down the permanent redevelopment of the shopping centre.

### Cafes & Restaurants

- Pop-up restaurants and markets, (possibly on under used carparks)
- More cafes and restaurants needed immediately

### Environmental

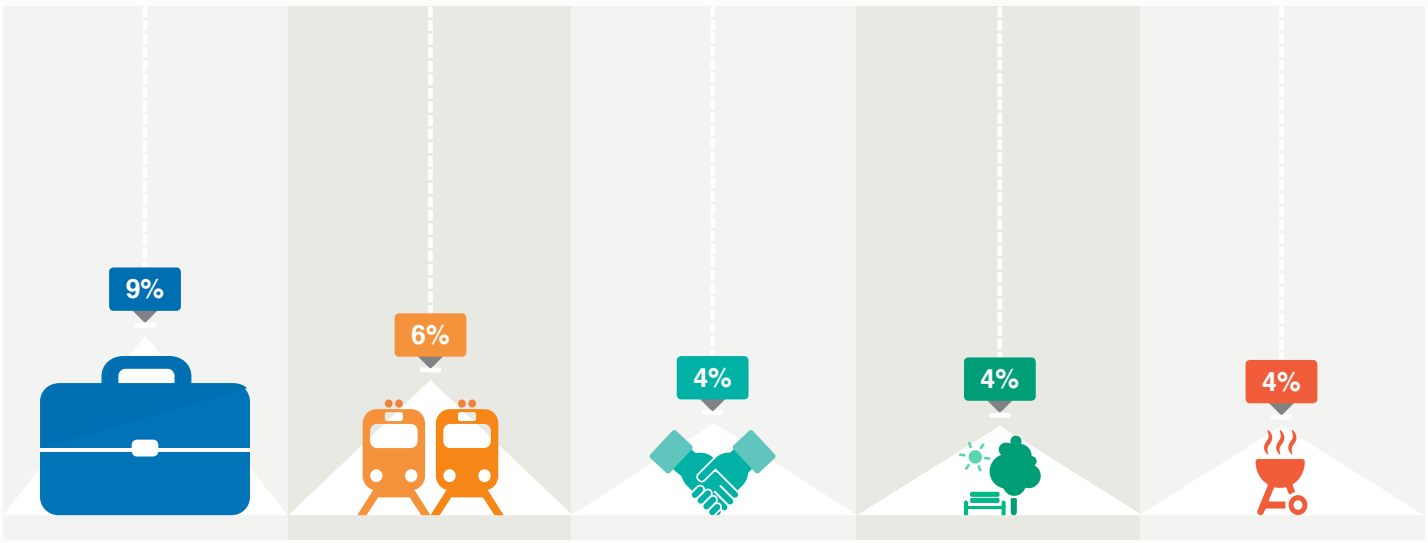
- Tree nursery on Roberts Close site
- Improve and diversify wildlife habit linked to Canada Water
- Bee hives or temporary allotments

### Pop-up Shops & Markets

- Pop up arcades similar to Box Park in Shoreditch
- Temporary kiosks and street markets
- Farmers Market

### Sport & Leisure

- Temporary skate park
- Outdoor swimming pool and gym
- Football pitches
- Adventure playground and sculpted parkland




**Arts & Cultural Events**
- Outdoor concerts and cinemas (including non-mainstream films)
- Arts festival and pop up markets
- Artist and designer workshops

**Transport & Parking**
- More bike parking near the underground / overground stations
- Use Robert's Close as a car park (free up space in the town centre)

**Public Realm**
- An open, outdoor space to enjoy - ideally with greenery

**Business & Enterprise**
- More workshops
- Temporary buildings used as incubator units for start up businesses
- Business space to rent on reduced price short-term leases

**Community Initiatives**
- Promotion of the area and its benefits
- Public information on crime and security in the area

**Seasonal Events**
- Outside pop-up cafes and restaurants in the summer
- Seasonal activities by the waterfront

## What's in a name?

As part of the December exhibitions we asked those attending to identify important local references that could help inform place names for the new streets and spaces.

We asked each person to take a string and use it to select their top choice from a series of categories; the first section to understand who was contributing (gender, age, local/visitor, top activity); the second section to look at local references (heritage, landscape, local famous people and existing names used on the site).

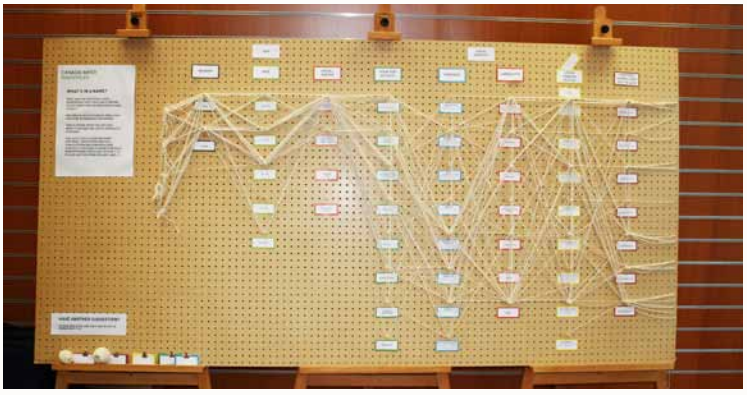
The options were a starting point for ideas, taken from previous consultation and conversations locally, with the option to 'add your own'.

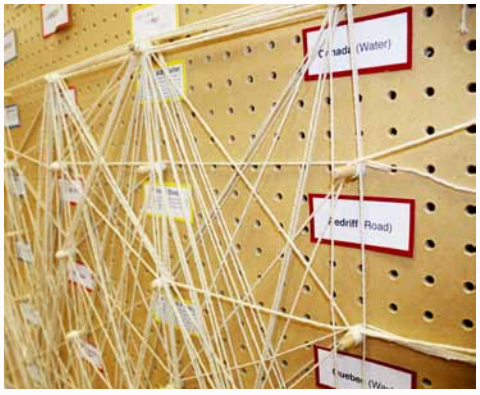
### Who

Results showed that there was an even split of male and female responses and the most common ages of respondents were 30-34 and 16-29 year olds. Over 80% were local to SE16 and the remaining 20% nearby in SE8 / SE15 / SE1 / SE14. The most popular activity choices were 'arts & culture' closely followed by 'entertainment and going out'.

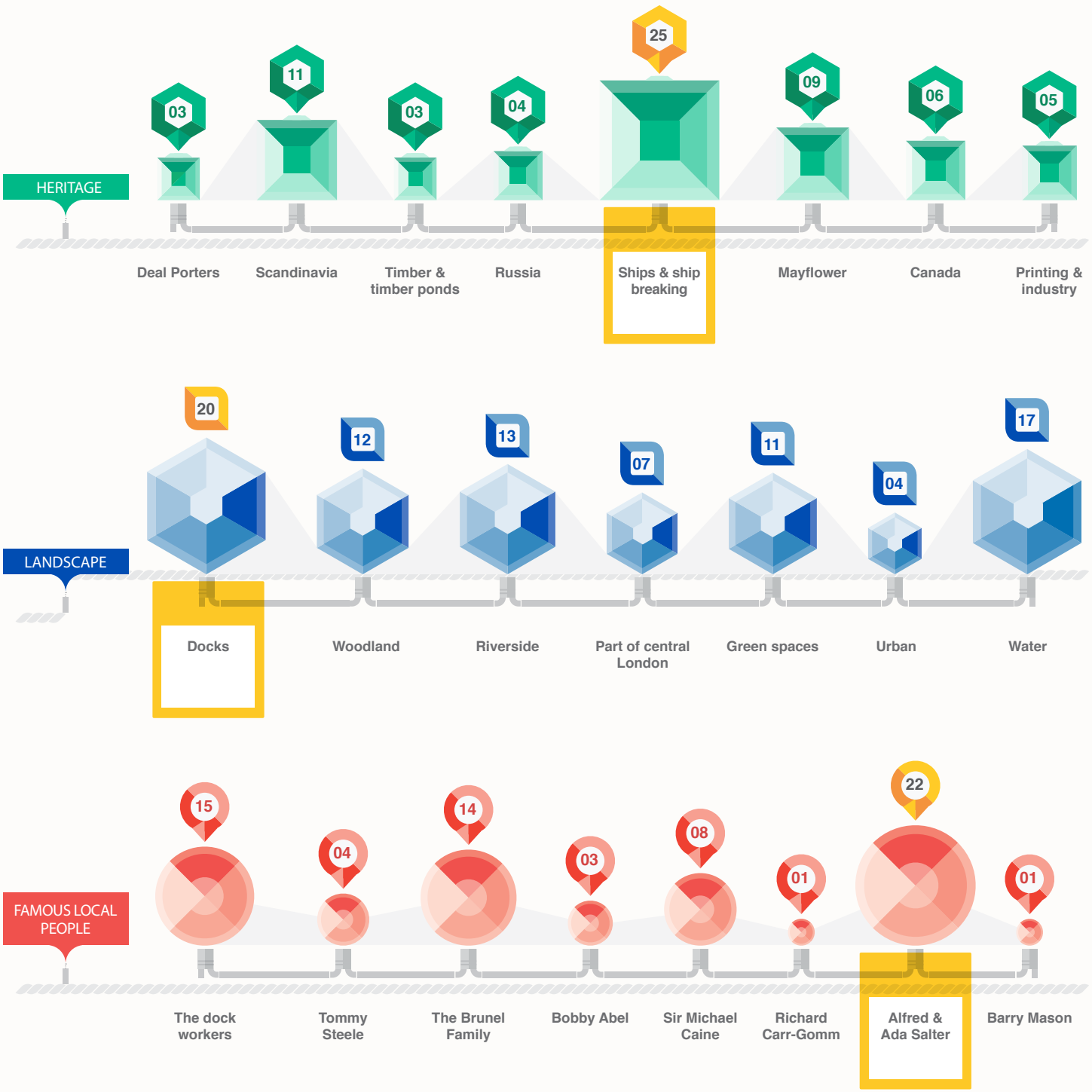
### Naming & identity references

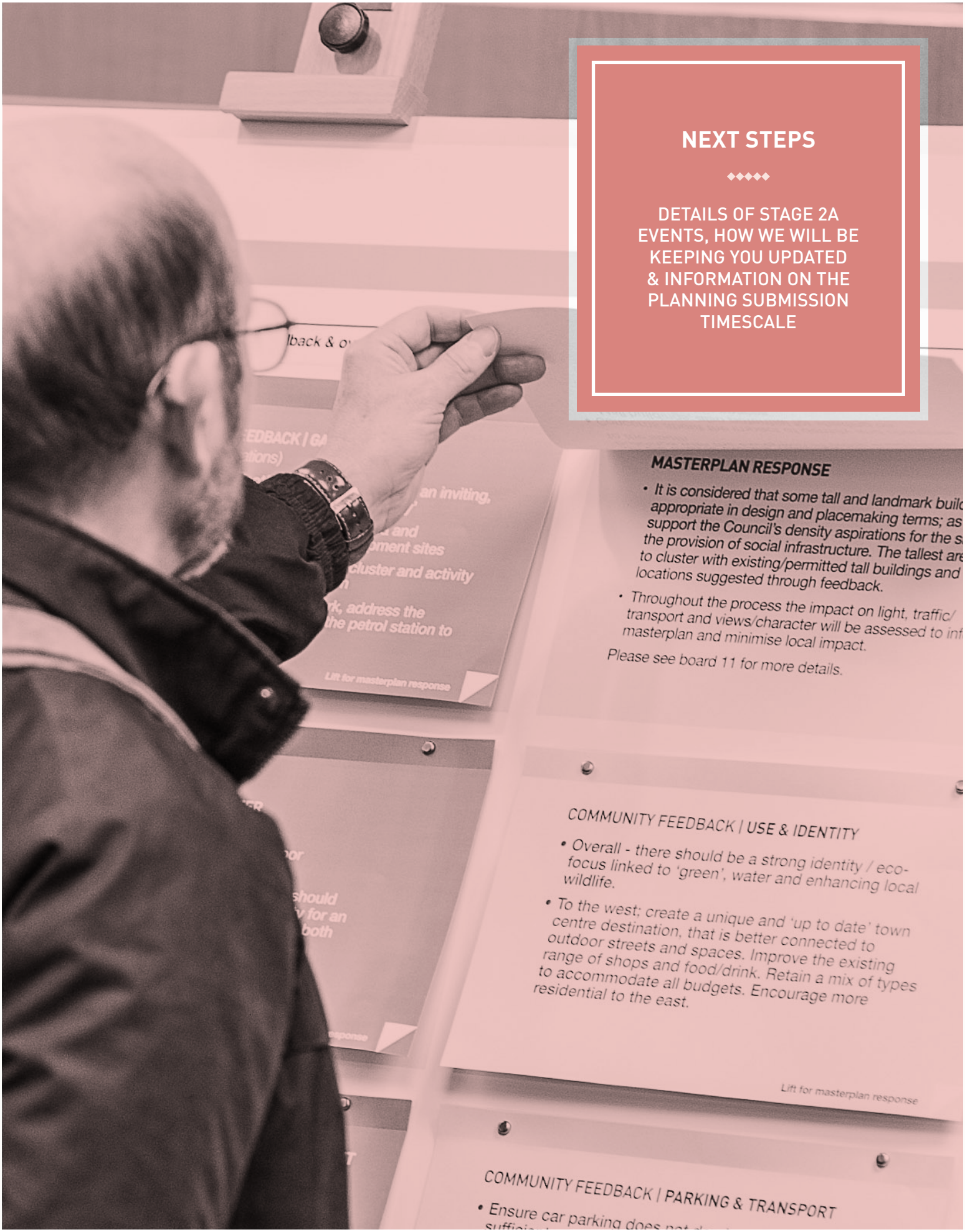
Many of the most popular choices for names were links to water and the dockland history. Please see the diagrams to the right for all the responses. In addition, the top choices for existing names used on the site were 'Canada Water' and 'Surrey Docks'.





*What's in a Name? Stage 2 Exhibition 6th December - 13th December 2014*


HERITAGE
03
11
03
04
25
09
06
05
Deal Porters
Scandinavia
Timber & timber ponds
Russia
Ships & ship breaking
Mayflower
Canada
Printing & industry
LANDSCAPE
20
12
13
07
11
04
17
Docks
Woodland
Riverside
Part of central London
Green spaces
Urban
Water
FAMOUS LOCAL PEOPLE
15
04
14
03
08
01
22
01
The dock workers
Tommy Steele
The Brunel Family
Bobby Abel
Sir Michael Caine
Richard Carr-Gomm
Alfred & Ada Salter
Barry Mason




## NEXT STEPS

DETAILS OF STAGE 2A EVENTS, HOW WE WILL BE KEEPING YOU UPDATED & INFORMATION ON THE PLANNING SUBMISSION TIMESCALE

## Next steps

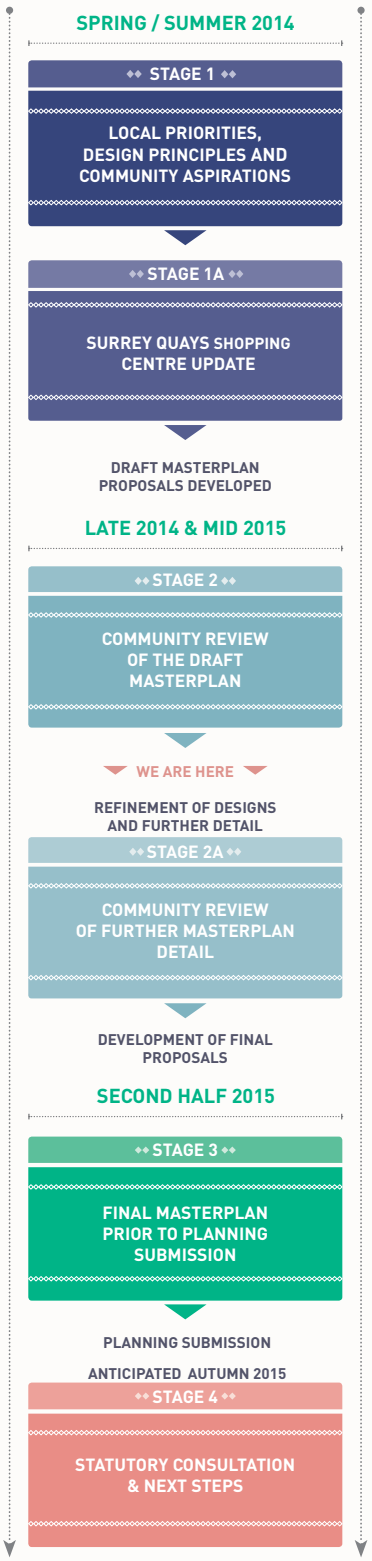
This report concludes the summary of findings and community involvement from the draft masterplan consultation.

The findings are discussed directly with British Land, Southwark Council, the design team and wider consultants to help inform the proposals.

In February 2015 (following the stage of consultation documented in this report), British Land acquired the Surrey Quays Leisure Park Site. The team are currently assessing how this impacts the masterplanning process. However it is anticipated that further masterplan detail, including the leisure park site, will be presented for community review in the coming months.

As soon as details of the next stage of consultation are known we will update the website and all project contacts.

If you would like to be directly informed as the project progresses, please just let us know - contact details are on the page opposite.



*Stage 1 Consultation, April 2014*

*Stage 1A Consultation, July 2014*

*Stage 2 Consultation, December 2014*

## Planning Application & Statement of Community Involvement

### A clear record

All consultation reports will be publicly available to ensure they are scrutinised and accurate.

At the end of Stage 3, the reports will be combined to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final masterplan.

### Planning application

Following the inclusion of the Surrey Quays Leisure Park Site in the Canada Water Masterplan area, it is now anticipated that a planning application will be submitted to Southwark Council in Autumn 2015. This will allow the required time to working up detailed proposals for the three sites together.

We will work with Southwark Council to help ensure the Statutory Consultation period is fully accessible to local people.

Based on this timescale, a decision on the planning application by Southwark Council would be expected in early 2016.

### Beyond the Planning Application

Throughout the consultation process we will work with the community to identify how involvement could be continued beyond the planning submission. It is currently too early to have a reliable estimate of the overall project timescale, however as the project develops, this should become clearer and we will share this with you.

## Staying in touch

### Website

*www.canadawatermasterplan.com*

The website will continue to be regularly updated to keep people informed about the consultation process, events and community feedback to date. It will also provide a platform for people to view and respond to consultation information.

### Newsletters

Further newsletters will continue to be issued ahead of each stage of consultation. Newsletters will be circulated to approximately 23,000 local residents and businesses, all project contacts and will also be available online and as hard copy on request.

## Contact us

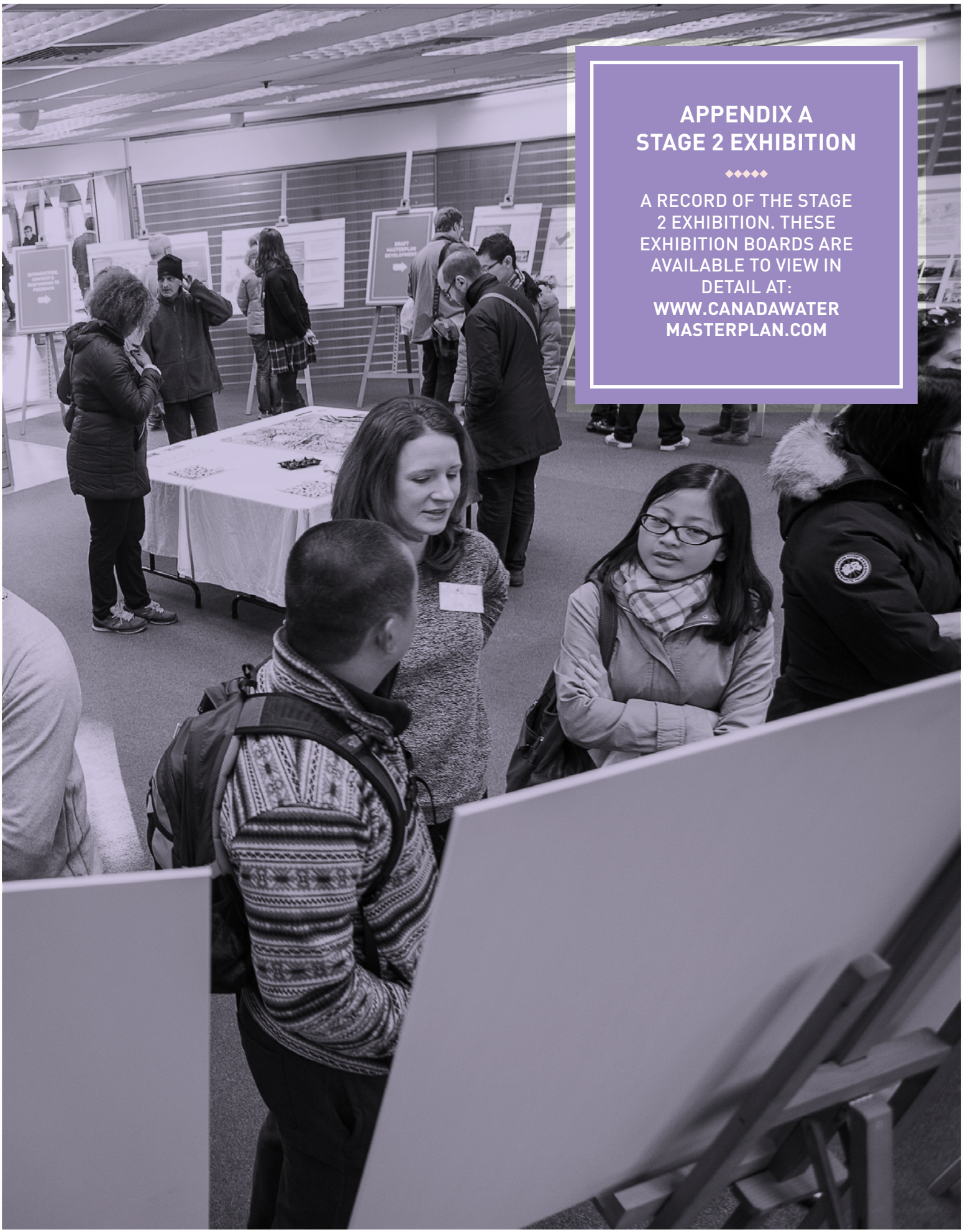
To ask any questions or to let us know you would like to receive future updates, please contact Amanda or Lizzie at Soundings on:

020 7729 1705
team@canadawatermasterplan.com

Soundings
148 Curtain Road
London
EC2A 3AT

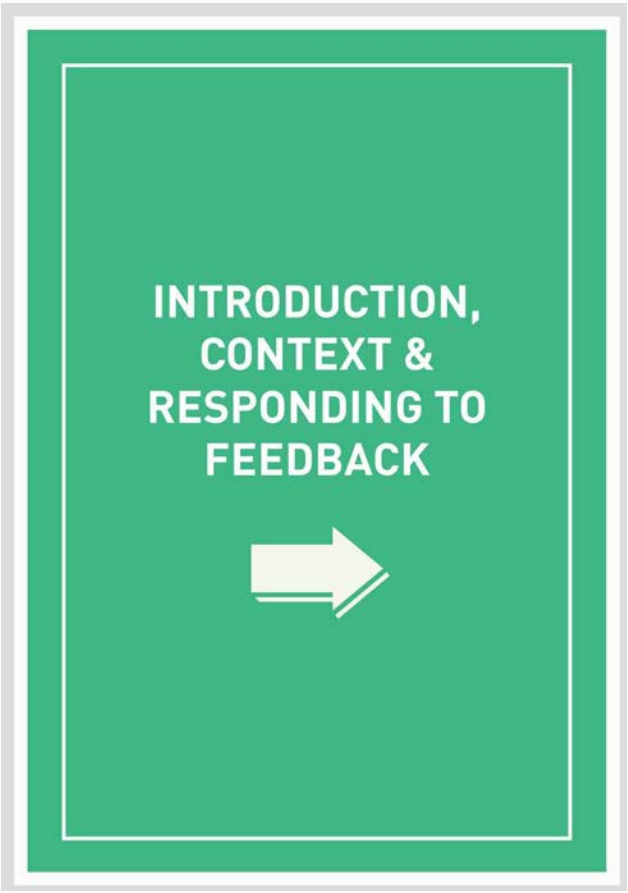
You can also keep up to date on the website and through Twitter and Facebook:

www.canadawatermasterplan.com
@CWmasterplan
Canada Water Masteplan



# APPENDIX A
# STAGE 2 EXHIBITION

A RECORD OF THE STAGE 2 EXHIBITION. THESE EXHIBITION BOARDS ARE AVAILABLE TO VIEW IN DETAIL AT:
**WWW.CANADAWATER MASTERPLAN.COM**


INTRODUCTION, CONTEXT & RESPONDING TO FEEDBACK

CANADA WATER MASTERPLAN
01
INTRODUCTION
YOUR FEEDBACK
Your input is needed to help make sure British Land and the design team know the views and ideas of the many local communities. The masterplanning team will use your feedback help inform the more detailed plans.
PLEASE COMPLETE A FEEDBACK FORM.
Alongside this exhibition we are also holding focus sessions to look in more depth at key issues. Please pick-up a newsletter or ask a member of the team for more information.
Key
SE16 Printworks Site
Surrey Quays Shopping Centre Site
Surrey Quays Leisure Park Site
WHY IT'S HAPPENING PROJECT CONTEXT
[BOOKLET - SEE SEPARATE DOCUMENT]
WHO'S INVOLVED
[BOOKLET - SEE SEPARATE DOCUMENT]
Project update
Since Spring 2014, there has been an ongoing community consultation to look at the future of the SE16 Printworks Site (Harmsworth Quays). Following feedback from the first stage of consultation, the Printworks and Shopping Centre sites are now to be considered together, alongside aspirations for the Surrey Quays Leisure Park Site; as an overall masterplan for this area. This has a working project title of the Canada Water Masterplan.
Over the summer the design team have been developing initial ideas and looking at how the key issues raised through consultation can be addressed.
Scope of the Draft Masterplan
This exhibition presents the Draft Canada Water Masterplan for community review. The proposals are the first ideas, for discussion and debate. They look at the principles of the masterplan such as connections, character, scale and use.
It is important to discuss this high level information at an early stage whilst there is greatest flexibility for input and change. In response to your feedback the team will develop a more detailed masterplan and we'll be back in early 2015 with further information (see board 14)
The masterplan includes proposals for the Printworks (which includes Robert's Close) and Surrey Quays Shopping Centre Sites - both owned by British Land. The masterplan also sets out a vision for the adjacent Surrey Quays Leisure Park Site, which is not within British Land's ownership (see ownership map to the right).
The Surrey Quays Leisure Park Site is being included in the overall masterplan, to create a holistic vision for the area. The existing planning permission (see project context booklet) was developed before the Printworks was vacated, and expires in 2015. In light of this, it's anticipated the existing Surrey Quays Leisure Park Site proposals may be revised to respond to recent changes.
This exhibition indicates masterplan principles that would help create a holistic approach to the whole area, but the Leisure Park Site will not be part of the planning application made by British Land in 2015.
Owned by British Land and will be submitted as part of planning application
Not owned by British Land. Illustrative masterplan principles suggested but not part of the planning application
Surrey Quays Shopping Centre Site
SE16 Printworks Site
Surrey Quays Leisure Park Site

CANADA WATER
MASTERPLAN

02

## RESPONDING TO FEEDBACK

### Introduction

This board summarises the key issues and community aspirations that have been expressed to us through the first stages of consultation. There is a wealth of information that has helped inform this overview. Wherever possible, this feedback has directly informed design development of the Canada Water Masterplan; an overview is on this board, please see the full exhibition for further details.

**Key to community feedback**

- Site 'Gateways'
- Improved relationship with Canada Water
- Surrey Quays Shopping Centre Site (SQSC) - suggested connections and/or green links
- Suggested new water connection (to create 'water loop')
- Printworks site - connections from Stage 1 consultation
- SE16 Printworks Site boundary
- Suggested network of public spaces
- Surrey Quays Shopping Centre Site boundary
- Improved / new connections to/from SQSC site
- Surrounding buildings - existing
- Suggested locations appropriate for taller buildings
- Surrounding buildings - permitted, not yet built
- Improved and united public realm

### Headline community feedback & overview of masterplan response

**COMMUNITY FEEDBACK | GATEWAYS**
(see map for locations)

1. This is a high footfall route and should be an inviting, well maintained and accessible 'Gateway'.
2. A limited connection; activate this area and co-ordinate with surrounding development sites.
3. Opportunity for an iconic gateway cluster and activity 'hub' near to Canada Water Station.
4. Improve access to Southwark Park, address the level change and use the land by the petrol station to create an additional route.

Lift for masterplan response

**COMMUNITY FEEDBACK | CLUSTERING TALL BUILDINGS**

- Preferred locations for taller buildings are marked on the map to the left. Generally clustering taller buildings with the exception of some suggestions to the south.
- Concerns about the impact of density and character of tall buildings; also potential for shading on buildings and public spaces.

Lift for masterplan response

**COMMUNITY FEEDBACK | TREATMENT AT CANADA WATER**
(on map)

- An active frontage with cafes, outdoor seating and evening activity.
- Wildlife is integral to its character and should be protected and enhanced. Opportunity for an innovative and sensitive solution to meet both ecological and 'human' needs.

Lift for masterplan response

**COMMUNITY FEEDBACK | USE & IDENTITY**

- Overall - there should be a strong identity / eco-focus linked to 'green', water and enhancing local wildlife.
- To the west; create a unique and 'up to date' town centre destination, that is better connected to outdoor streets and spaces. Improve the existing range of shops and food/drink. Retain a mix of types to accommodate all budgets. Encourage more residential to the east.

Lift for masterplan response

**COMMUNITY FEEDBACK | STREETS, SPACES & MOVEMENT**

- Have clear, navigable, attractive and 'green' public streets and a range of spaces, with distinct characters. Key routes include north-south link between the stations and east-west link between the parks.
- Consider covered / semi-covered routes. Ensure routes are pedestrian and cycle friendly.
- Should the focus of a town centre be water, or a more traditional square? Opportunity for different focal areas.
- Better access and facilities at both the north and south ends of the site.

Lift for masterplan response

**COMMUNITY FEEDBACK | PARKING & TRANSPORT**

- Ensure car parking does not dominate, but keep sufficient parking to avoid overspill.
- The increased site will need to ensure the traffic / transport issues are addressed appropriately.

Lift for masterplan response

CANADA WATER
MASTERPLAN

02

RESPONDING TO FEEDBACK

Introduction

This board summarises the key issues and community aspirations that have been expressed to us through the first stages of consultation. There is a wealth of information that has helped inform this overview. Wherever possible, this feedback has directly informed design development of the Canada Water Masterplan; an overview is on this board, please see the full exhibition for further details.

Key to community feedback

Headline community feedback & overview of masterplan response

**MASTERPLAN RESPONSE**

- Increased connectivity and accessibility at all 'gateways', with site specific approaches.
- Improved connection to Lower Road via Hothfield Place and aspiration to open up the out of use link by the petrol station.
- See board 09 for initial ideas on the 'station gateways', including addressing the level change at Surrey Quays Station.
- The masterplan proposes a series of overarching principles that incorporate the Surrey Quays Leisure Park Site (outside of British Land's ownership) to help inform a joined up approach, as part of the overall vision for the area.

**MASTERPLAN RESPONSE**

- It is considered that some tall and landmark buildings will be appropriate in design and placemaking terms; as well as to support the Council's density aspirations for the sites and the provision of social infrastructure. The tallest are located to cluster with existing/permitted tall buildings and to reflect locations suggested through feedback.
- Throughout the process the impact on light, traffic/ transport and views/character will be assessed to inform the masterplan and minimise local impact.

Please see board 11 for more details.

**MASTERPLAN RESPONSE**

- An ecological-led approach to increase biodiversity yet enable 'human' enjoyment of the waters edge.
- Including green buffer zones, sensitive management and introducing usable and active public waterside spaces; such as cafes and restaurants to the west, as well as flexible public space with views of the water.

Please see boards 07 and 08 for more details.

**MASTERPLAN RESPONSE**

- Character areas relate to the surrounding context and policy guidance, including a 'town centre' focus to the west and more residential to the east. Throughout, there is an ecological-led approach, with a 'green focus' and new water route.
- Multi-layered uses that support each other and generate positive activity. Including a range of retail, food and drink, a leisure centre, everyday services, community uses, entertainment, new homes and businesses.

Please see boards 06 and 10 for more details.

**MASTERPLAN RESPONSE**

- A 'green link' with varied character and spaces along it's length (see board 07); as well as a new high street linking the stations (see board 09) and potential for a new water-focused 'dock link' (see board 08).
- A pedestrian and cycle friendly neighbourhood, with increased permeability, including both direct and meandering routes.
- A variety of different spaces to perform different roles across the masterplan. Given the scale of the site and the needs of a multifunctional town centre, this was felt to be the best approach, rather than one focal point.

**MASTERPLAN RESPONSE**

- Re-provide a sufficient level of parking for the shopping centre.
- Residential parking will be kept to a minimum but some will help avoid off-site 'overspill'. Full traffic and transport impact assessments will be carried out and discussed through the consultation process.

Please see boards 05 and 11 for more details.

# DRAFT MASTERPLAN DEVELOPMENT

CANADA WATER MASTERPLAN 03

## VISION

### Overall vision

- Canada Water - "A unique place in London"
- A robust network of streets, connected to the area and supporting a new Town Centre
- A vibrant destination to live, work, study, shop and relax; with an emphasis on a healthy lifestyle
- High quality urban environment, with an emphasis on green and water, linking to the existing context
- An area with a strong identity, rooted in the history of the site, but looking towards the future
- A place that works, with a range of uses and all the convenience you expect
- A resilient and future-proof sustainable urban environment

PRECEDENTS ILLUSTRATING THE APPROACH TO MASTERPLAN THEMES

**TOWN CENTRE**
Vibrant town centre with a range of shops, restaurants and cafes.

**PUBLIC REALM**
An interesting variety of street characters and public and green spaces.

**EMPLOYMENT**
Attractive to businesses and supports local employment and training

**QUALITY OF PLACE**
A place with architectural variety and robust quality in design throughout.

**ENVIRONMENT**
A distinct place which builds on existing character of green and water.

**COMMUNITY**
On 'the doorstep' facilities ...nursery, dentist, pharmacy, convenience shopping, independents and GPs...

**HOMES**
Homes in a range of tenures and price points for a mixed community.

**HEALTHY PLACE**
A place which encourages people living in, or visiting to have a healthy lifestyle.

**ENTERTAINMENT**
Things to do for the whole family on the evening and the weekends.

CANADA WATER MASTERPLAN 04

## A ROBUST NETWORK OF STREETS & SPACES

### Linking to the local street pattern

**1 | FULL MASTERPLAN AREA**
- The diagrams above and to the right show the steps behind developing the street pattern for the Canada Water Masterplan.
- This includes aspirational connections through the Surrey Quays Leisure Park Site, should their existing planning permission be revised to help create a joined-up approach.

**2 | KEY LINKS**
- Area characterised by concentric main routes from Lower Road and Redriff Road.
- Planning policy and community feedback has identified aspirations for:
  1. Surrey Quays Road straightened to create an activated and better connected street.
  2. A new direct link between Surrey Quays and Canada Water Stations.

**3 | NORTH-SOUTH ROUTES**
- A series of new north-south routes sit in between the key links (shown in diagram number 2) to increase connectivity.
- Each route can have a different character as they move from town centre in the west to residential neighbourhood in the east.

**4 | EAST-WEST ROUTES**
- The local area has a number of radial routes that run broadly east-to west. The masterplan continues this pattern to create blocks and improve east-west connectivity.
- East-west routes change character as they cross the site. The blocks created form the basis of sites for specific architectural briefs and studies.
- A number of open spaces provide variety and connect different routes.
- As Tesco remains in situ, this crosses one of the north-south routes and fronts another.

**5 | MEWS ROUTES**
- Mews routes further break down the blocks to create a 'fine grain' character and versatile plot sizes for variety in scale and identity.
- High level of permeability and different types of routes for both direct access and enjoyable, meandering, walking routes which are characteristic of the area.
- The overall aim is to create clear, legible routes and spaces which will last longer than the original buildings; a 'normal' / integrated piece of city.

### Key principles

**NETWORK OF CONNECTIONS**
- Interwoven network of streets creating high permeability and variety of routes.
- Mix of direct and meandering pedestrian routes.
- Key new link between Surrey Quays and Canada Water stations.

**GREEN LINK**
- A new east-west 'green-link' through the site to connect Southwark Park and Russia Dock Woodland.

See board 07 for more details.

**PEDESTRIAN & CYCLING**
- All routes and spaces are pedestrian priority, but some will need access for servicing / residents.
- Cycling is encouraged throughout, with a variety of routes for different types of cycling (see board 05).

**SURREY QUAYS ROAD**
Aspiration to straighten Surrey Quays Road (not within land ownership) however the masterplan enables the existing route to remain in the first instance, then become secondary mews route should it be possible to straighten Surrey Quays Road.

**VEHICULAR**
- Minimal new through-routes to avoid rat-runnning.
- All other routes are pedestrian and cycle priority with servicing and parking access only.
- Parking is underground – see board 05 for more details.

**PUBLIC TRANSPORT**
- Better connections with the stations.
- British Land will be speaking with TfL about the feasibility of relocating convenient bus routes through the site.
- Potential for a new entrance to Surrey Quays station on the eastern side of Lower Rd.

**PERMEABILITY FROM REDRIFF ROAD**
A variety of pedestrian / cycle route options to better connect Redriff Road 'gateway' to Canada Water.

**THE WIDER AREA**
British Land are aware of the range of transport upgrades / aspirations in the area and will work with the promoters of these as more detail comes forward.

Please see board 11 for more information.

CANADA WATER
MASTERPLAN

05

## LINKS & CONNECTIONS

### Connections plan

Key

- Existing roads
- Existing Surrey Quays Road route
  This would remain in the first instance, with potential for landscape improvements. However there is a long term aspiration to straighten Surrey Quays Road, in which case, the existing route has the potential to become a mews route
- Main vehicular streets
  'Normal London streets' open to cars, pedestrians and cyclists
- Pedestrian priority route and key cycle link
- Pedestrian priority route
- Aspirational pedestrian priority route
- Mews route
  Quiet through routes between buildings, local access
- Existing Cycle Route 4
- Proposed new extension to Cycle Route 4
- Canada Water Masterplan area
- Site ownership boundary

FOR MORE INFORMATION ON THE TRAFFIC AND TRANSPORT IMPACT ASSESSMENT, PLEASE SEE BOARD 11.

SEE BOARD 06 FOR AN OVERVIEW OF THE DIFFERENT TYPES OF ROUTES

### Parking & servicing

It is recognised that the site sits in an area with good levels of public transport, as such, the masterplan proposes a pedestrian and cycle focused area. It will however be necessary to provide some car parking on site. The masterplan locates parking underground, this was preferred through consultation and enables an active and pedestrian friendly town centre. However there is likely to be some at-level parking for disabled access, drop-off and in the residential character areas.

The approach will aim to re-provide a sufficient level of parking for the shopping centre. Some of the leases with retailers in the shopping centre require that a minimum number of spaces are provided at all times.

Residential parking will be kept to a minimum but sufficient to avoid off-site 'overspill'; separately, Southwark Council are currently undertaking consultation on Controlled Parking Zones (CPZ) in the area. Initiatives such as car clubs will be utilised to help reduce the need for car ownership.

The servicing strategy for the masterplan will be developed as the project progresses and we'll be back with information at the next stage of consultation in early 2015.

### Approach to cycling

Cycling will be encouraged across all of the masterplan's network of streets and spaces. The masterplan features a variety of routes to encourage different types of cycling, by all ages to support a healthy and active lifestyle:

A) Direct commuter cycling, linked to Lower Road.
B) A direct link from Cycle Route 4 to Greenland Dock.
C) Leisure cycling which is predominant on the peninsular.

There will be generous cycle parking for residents, visitors and employees throughout the development, full details of the number and location of these will be confirmed as the masterplan develops further.

The GLA and Southwark Council have aspirations for a Cycle Super Highway on Lower Road and Cycle Hire at Canada Water, the masterplan will work with these schemes as they come forward. It will also link with the Southwark Cycling Strategy which is due to be adopted next year.

CANADA WATER
MASTERPLAN

06

## CHARACTER AREAS

### Active mixed use town centre

- The area between Surrey Quays and Canada Water Stations is designated as a new 'town centre' in planning policy and links to recent / approved developments and Lower Road.
- This area can help provide a successful centre / local focal point with a mix of different uses to bring vibrancy and activity during the day and evening.
- There would be a high street with a wide range of shops including independents, services and amenities to meet the needs of a growing community.
- A distinctive shopping environment, differentiating itself from competing schemes and reflecting the unique nature of the area.

### Residential neighbourhood

- The area to the south and east of the masterplan is characterised by its link to the residential areas along Redriff/ Salter Road, and is predominantly residential in character.
- Housing and residential is spread across the masterplan area.
- The neighbourhood shown above will be predominantly lower than the town centre, with mid to lower rise buildings (see board 11) and some taller elements.
- It is residential in nature, with potential for some business-uses towards the western side and local-scale amenities at appropriate locations throughout.

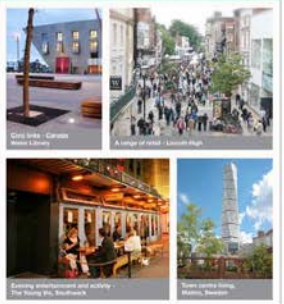
### Connected park edge

- The eastern edge of the masterplan links to Russia Dock Woodland and is directly opposite 'Quebec Quarter', a residential development currently under construction; which includes a new access route into Russia Dock Woodland.
- This area's character will respond to the mix of residential and park edge. Increasing east-west activity as part of the green link; it aims to feel 'open' at the edges and interlwine the green into the built environment.
- It will also activate and help create a safe environment on Quebec Way in the day and evening.

### Education & research

- Just outside the northern edge of the masterplan, Kings College London have planning permission for student accommodation and office space on the former Mulberry Business Park.
- British Land have entered into a co-operation agreement with Kings College London and Southwark Council to see if an academic / research campus could be established next to this on the SE16 Printworks Site.
- An educational aspect could bring variety, activity, employment and an 'attractor' to the area. See board 10 for more details.

PRECEDENT IMAGES, FOR INSPIRATION & DISCUSSION



PRECEDENT IMAGES, FOR INSPIRATION & DISCUSSION

PRECEDENT IMAGES, FOR INSPIRATION & DISCUSSION

PRECEDENT IMAGES, FOR INSPIRATION & DISCUSSION

CANADA WATER
MASTERPLAN

07

## GREEN LINK, RIBBON OF EVENTS & ECOLOGY

### A series of complementary spaces and events along the major green link

- A usable and enjoyable green link that connects Russia Dock Woodland with Southwark Park.
- A space with limited vehicle access promoting walking and activity as part of a healthy lifestyle.
- At around 700m it would take approx 10 minutes to walk its length.
- A distinct and unified 'spine' which connects a variety of spaces for different activities; each linked to the character of the adjacent area.

Some initial ideas are shown on this board for discussion, debate and your input:

**Water-side 'hub'**

PRECEDENT IMAGES

FLEXIBLE DESIGN / EVENTS & ACTIVITIES

SPACE TO ENJOY

TOWN CENTRE MEETS WATERS EDGE

**Park square**

PRECEDENT IMAGES

OPEN AREAS

A PLACE TO PLAY

ACTIVITIES FOR ALL

**Pocket spaces**

PRECEDENT IMAGES

ECOLOGICAL PLANTING

PLAYABLE SPACES / LINK TO EXERCISE ROUTES

QUIET SPACES

### Ecology & environment

- The masterplan recognises the importance of continuing the 'green and blue' aspects of the area, which has been key during consultation. An ecological led approach is a fundamental part of the whole masterplan, learning lessons from, and adding to, existing local assets.
- Specialist consultants are carrying out studies of the area to understand potential wildlife habitats, record species present and any protected/ notable species.
- There is opportunity to improve the ecological diversity of the masterplan site and the local area by providing a range of habitats to increase the number and type of species present. Particularly targeting existing local species and those identified in the London and Southwark Biodiversity Action Plans as a priority to encourage and protect through the redevelopment process.
- The masterplan will protect and address the SINC (Site of Importance for Nature Conservation) designation of the Canada Water basin, and sensitively address the management of the reed beds for nesting birds.
- Lighting across the site, and in particular towards Russia Dock Woodland, will be considered to ensure it is of a required level / type that will not adversely affect local wildlife, particularly bats.
- It will also provide a 'mosaic' of green spaces throughout the site. These will seek to use native trees and plants or suitable non –natives with a proven biodiversity benefit. Providing a food source and shelter for invertebrates, birds and bat species, as well as a pleasant environment for people to enjoy this wildlife.

### Energy

The energy strategy is under discussion with the relevant bodies to understand options for connecting to low carbon district heating networks and on-site energy centres. The overall strategy will look at a range of sustainable energy sources and will comply with national and regional regulations. More detail on this will be known as the proposals develop further.

CANADA WATER
MASTERPLAN

08

## WATER OPPORTUNITIES, MANAGEMENT & SUSTAINABILITY

### Waterfront opportunities

The north and east edges of Canada Water have been recently developed or have planning permission. The masterplan needs to respond to these to create a joined-up approach to the Canada Water Basin.

PRECEDENT IMAGES

North: Civic edge (existing facing)

East: Decked edge (precedent image)

West: Ecological edge (existing reed beds)

South: Active planted edge (precedent image)

**Western edge:** There is opportunity to sensitively manage the existing green SINC area on the water's edge, with potential to increase the biodiversity. 'Green buffer zones' further protect the edge and prevent human interaction with nesting birds; whilst creating set-back spaces to enjoy with improved sight-lines to the water. This will help characterise the retail street proposed behind this buffer zone (see boards 09 and 10).

**Southern edge:** Here, there is opportunity to continue the use of planting on the water's edge, but with a focus on active uses and 'human' enjoyment. However, it would be a priority to ensure the existing reeds (nesting sites) are sufficiently protected from human activity.

### Dock link

Consultation has directly informed the proposals for a water connection to follow the line of the original Canada Water. There is a long term aspiration to link to Greenland Dock, however Tesco have a long lease on their current location.

PRECEDENT IMAGES

Connection with water

Functionality / SUDS

Play

- Meaningful use of water, reflecting the heritage of the area. Albion Channel is a useful reference however it could be different in character.
- Early ideas are looking at the functional and sustainable use of water to underpin the character of water use on site.
- Exploring sustainable drainage systems (SUDS) that use water to encourage involvement and activity.
- Proactive approach to water management and treatment of run off water.
- Water management elements are part of the overall streetscape and design of spaces.

CANADA WATER
MASTERPLAN

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## PUBLIC SPACES

There will be a variety of different publicly accessible and usable spaces across the masterplan. Some of these are described below:

### The 'high street'

- Direct high street route connecting Surrey Quays Station and Canada Water Station, forming the main 'spine' of retail through the site to Lower Road.
- It is too early to know the type of retail, however a mix of type and scale is anticipated - see board 10 for more detail.
- The northern part of this street, near to Canada Water could be opportunity for a range of restaurants and cafes, with an improved surface.
- The station 'gateways' are at either end of this street, (please see right).
- The centre of the high street passes through the 'green link' and leisure focused public square adjacent to Canada Water.

PRECEDENT IMAGES

### Station gateways

**Surrey Quays Station**

- A continuation of Lower Road high street with a connection at the existing junction level to address level changes.
- Potential for a semi-permanent structure to activate the corner and provide unique interest / attractor (e.g. flower market).
- The masterplan will work with Southwark Council's planned upgrades to the Lower Road gyratory - currently under consultation.

**Canada Water Station**

- Better access along the west side of Canada Water.
- Increased visibility towards Canada Water.
- Active retail frontages onto Surrey Quays road to support the Station and Library cluster.

PRECEDENT IMAGES

### Garden streets

- Garden streets are routes which create opportunities for alternate activities and 'moments' within the space.
- This could be enlargement of spaces to create pockets for people to sit or opportunity for natural play.
- The majority of garden streets are to the west of the masterplan, in the more residential character area. However the green link (see board 07) aims to provide this similar layering of activity and incidental spaces.

PRECEDENT IMAGES

### Mews streets

- Characterised by the 'meandering' routes of the surrounding area, the mews streets are informal quiet walkways away from the main streets.
- Typically mews streets would be lined with lower residential buildings, however this may vary depending on the uses.
- The majority of mews streets are to the west of the masterplan, in the more residential character area.
- The existing Surrey Quays Road has potential to become a mews street, if there is future opportunity to straighten Surrey Quays Road (through the Surrey Quays Leisure Park Site).

PRECEDENT IMAGES

CANADA WATER
MASTERPLAN

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## USE & ACTIVITY

### Plan of uses

Key

- Residential
- Student Residence
- Higher Education
- Office / work space
- Hotel
- To be decided - potential for some of these to be community / social infrastructure uses
- Retail-led town centre uses (will include food and drink and a range of high street and independent retail, services, convenience and may include some smaller office/business space).
- Culture and entertainment space
- Petrol station
- Site ownership boundary

### Mix of uses (indicative)

The overall approach is to create a multi-layered mix of uses that support each other and generate positive activity at different times of the day and evening. To the right is a summary of the amount of each type of use being looked at.

These ranges are for the areas within British Land's ownership and do not include the Surrey Quay's Leisure park site. We expect to have a further idea of the ranges at the next stage of consultation following further discussions with Southwark Council and Kings College London.

**Community**
6,000m² - 8,000m²
(comprising community uses and leisure centre. *To be decided' uses as shown above are not currently accounted for)

**Business & Higher Education**
58,000m² - 82,000 m²
(comprising offices, workspace and Higher Education uses including research and linked incubator space)

**Town centre uses**
70,000m² - 82,500m²
(retail, food and drink, entertainment, hotel)

**Residential**
210,000m² - 225,000m²
(approx 2,500 units)

**Student residential**
25,000m² - 35,000m²
(700 -1000 beds)

**Area comparison:** To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 35,000m². This should help give a comparison for the figures shown above, however the areas are likely to be divided into a variety of different sized spaces and over a number of floors.

### Overview of key areas

**Leisure Centre**

- There is an ambition to include a Leisure Centre in the masterplan to replace the current Seven Islands facility. British Land are in discussions with Southwark Council regarding the details of this, and the location of the building is still under discussion.
- Southwark Council have proposed that the facility should include at least a swimming pool, a 4 court sports hall, crèche, gym and cycle spinning room. British Land are working with the Council on how this brief could be delivered.

**Culture & entertainment building**

- Culture and entertainment hub on the edge of Canada Water, hosting a range of activities and events for the whole community. There is potential for inside/outside space and a public terrace at upper levels with active ground floor uses.
- The type of activities that could happen in this building are very much under discussion and we'd like to hear your ideas about what the area needs - cinema / performance / food and drink / retail / arts / events?

**Community**

- Deliver all the basics on 'the doorstep' such as a gym, a nursery, playspace, dentist, pharmacy, convenience shopping, bicycle storage and facilities around click and collect
- Discussions are taking place with Southwark Council around their future projections for school places to understand whether a school is required, and if so when it might be delivered.
- The intention is for the masterplan to incorporate a broad range of community services, such as local employment, police centre and community space - we want to understand the need through the consultation process.
- As well as specific leisure / community facilities - the public realm provides opportunity for open-air events, exercise routes and natural play.

**Higher education & research**

- British Land have entered into a co-operation agreement with Kings College London and Southwark Council to see if an academic campus (alongside permitted student housing on the Mulberry Business Park site) is possible. This could bring significant elements of research, teaching and administrative facilities.
- Kings College London have submitted a bid for the funding to support development of a Centre for Urban Science and Progress research.

**Food & drink**

- An increased offer to meet local demand and add vibrancy / activity at different times of day.
- Catering for a broad range of different users and budgets; providing both recognised high street food outlets and smaller independent restaurants and cafes.
- Potential for open air food market / farmers market.

**Housing**

- Housing will typically be above active ground floor uses in and around the high street, while the eastern side is more residential in character and building style with some residential uses at ground floor.
- The site will accommodate a range of tenures to create a mixed community. This is likely to include a mix of private homes both for sale and rent, as well student accommodation and affordable homes on site. Southwark Council have stated their ambition to retain the rented elements of the affordable housing for council social rent. British Land and Southwark Council are working together on how these aspirations can be delivered.

**Retail & Tesco**

- All the basics you need (high street and convenience) but in combination with a more interesting, independent, offer with a character unique to the area (not like Canary Wharf or Westfield Stratford City).
- Providing an improved offer to the existing shopping centre; focused to the west as part of the town centre but with some smaller and alternate retail offer throughout. It will need to compliment and support existing retailers on Lower Road and Albion Street
- Tesco have a long term lease and remain in the current location. The masterplan will remain flexible to accommodate any future changes.

**Business & employment**

- The overall approach is aiming to attract small to medium size businesses, in a wide range of unit sizes that are adaptable over time.
- There is particular opportunity for the smaller tech and co-working community; as well as links to university uses. These uses could act as another "anchor" for the area, supporting the daytime economy.
- British Land has a strong track record for local employment. A skills and employment strategy will be discussed and submitted with the planning application. It is anticipated the scheme could create at least 2500 jobs on site and many more during the construction process, along with apprentices and local recruitment where possible.

CANADA WATER
MASTERPLAN

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## SCALE, MASSING & DENSITY

### Density requirements

In January 2014, the GLA published its Draft Further Alterations to the London Plan, which identifies the Canada Water area as one of three new opportunity areas, with a minimum capacity of 3,300 new homes and 2,000 jobs. Following Examination in Public to the Canada Water Area Action Plan, the inspector suggested this figure should be increased to a minimum of 4,200 new homes overall.

In addition, there are requirements to deliver significant leisure, shopping, education, community, civic uses and quality public spaces; this means there is lot of demand on the Canada Water Masterplan from a borough and London-wide level.

The masterplan includes tall buildings which will enable the density aspirations to be met and will support a range of active ground floor uses. Please see to the right for the initial approach to heights and how impacts of density and height will be assessed.

### Architecture & identity

The character, shape and materiality of buildings can have a significant impact on its character and how it relates to the local area and London.

As the masterplan is at an early stage, it is too early for any definite ideas - however this will be part of the ongoing discussions to help inform not only the scale but the identity and materiality of the buildings. Please let us know what sort of architecture you think would work in this area, referencing any good or bad examples.

### Approach to height

- Broadly, building heights are lower at the edges, rising to cluster with existing / permitted tall buildings and within the 'tall buildings zone' (as per Southwark Council's Revised Area Action Plan).
- There is a protected viewing corridor (between Greenwich and St Paul's) across the site. Buildings within this area cannot be more than 30m AOD (above sea level).
- The approach to height and location of tall buildings responds to feedback from the previous stages of consultation, although there were concerns about the impacts of density and character (see far right).

The diagram below shows the constraints that must be taken into consideration; the diagram to the right illustrates the current thinking around height, for discussion.

Massing strategy diagram, showing constraints and general principle of height rising to the centre

Plan shows the average heights across the masterplan and surrounding area. This is a highly indicative block layout - subject to discussion, testing and design development

**Key**

| Low | Medium | High | Tall | Landmark building |
|---|---|---|---|---|
| Up to 3 storeys | Up to 10 storeys | Up to 15 storeys | 21 + storeys | A very limited number of iconic buildings, clustered with existing/proposed tall buildings |
| Predominantly to the south, west and on mews streets | Marking the 'high street' in the town centre and some university / residential buildings | Buildings in this range mark some of the key spaces and junctions | Linked to the tall buildings cluster, this height range frames and 'steps up to' the landmark buildings | |

### Impact assessment studies

The first stages of consultation highlighted the impact of an increased population on traffic, transport and social infrastructure as key priorities. These will be fully assessed and considered as the process continues. At the next set of consultation events (early 2015), we will aim to show the initial studies on the key issues:

**Traffic and transport impact assessment:**

- Transport modelling is underway to inform the masterplan designs. A full traffic assessment will be undertaken throughout the design and consultation process. This uses a series of modelling tools to look at the cumulative impact of permitted developments and the Canada Water Masterplan; primarily in relation to the road network, public transport, cycling and pedestrian movement. It also considers planned improvements to public transport such as Crossrail, five carriages on the Overground and increased frequency on the Jubilee line.
- British Land are aware of a range of other aspirations for transport upgrades being discussed in the area and will work with the promoters of these as more detail comes forward. Some of these include: Sustran's aspirations for a cycle and pedestrian bridge from Rotherhithe to Canary Wharf; Southwark Council's Lower Road gyratory improvements; Cycle Superhighway on Lower Road; and Cycle Hire at Canada Water.

**Daylight / shadow studies:**

Shadow-path analysis is underway to look at the shadows created at different times of the day and different times of the year. This includes all local schemes which have planning permission (but are not built yet) and the impact of the Canada Water Masterplan buildings.

**Wind testing:**

Wind modelling has commenced to inform the design, it uses a scaled model to simulate environmental conditions and measures the wind speeds across the site. Canada Water Plaza has been raised as a local benchmark whereby the wind prevents use. The team will aim to avoid this through design - with mitigating measures such as strategic location of massing, terraces and balconies, and use of landscaping features and building materials where less favourable conditions are found.

# TIMESCALE, PHASING & NEXT STEPS

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## PHASING

### Introduction

- The delivery of the overall masterplan will be phased into different zones of development that will be progressed in detail and constructed at different times. This aims to minimise disruption and keep the majority of the site active while construction is taking place.
- A development of this scale usually takes about 15 years to complete over all phases.
- The order in which areas will be delivered is not yet decided, except for the first phase, which is shown below. The next stage of consultation will look in more depth at the details of this.
- We will come back with further information on the anticipated phasing and delivery as the process continues.

### Phase 1

- The area surrounding Canada Water is planned to be the first phase of development (see map below) and allows early delivery.
- In a town centre location, it provides opportunity to deliver a real mix of uses and benefits to the community up front. As well as making the most of the Canada Water frontage.
- It is anticipated that Phase 1 will include new retail, food and drink, a public culture / entertainment space, improved public realm at Canada Water and new homes, including affordable housing. There is also an aspiration to deliver the new Leisure Centre in Phase 1, however the location is to be discussed with Southwark Council.
- Phase 1 includes the northern end of the existing shopping centre and will therefore be linked to the temporary refurbishment of this - see board 13 for details.

Key

Phase 1 | Surrey Quays Shopping Centre - refurbished (see board 13) | Site ownership boundary

### Temporary uses

- British Land will be encouraging temporary uses to support each phase of development and help ensure the area remains activated and well-used throughout the phases of construction.
- There is also opportunity for on going programmes to link the community with the development, some initial suggestions have been growing projects and employment/training schemes - we'd like to hear your ideas.

### Robert's Close

- Roberts Close is a small piece of land that sits separate from the SE16 Printworks building, it was originally intended as car park, but never used. It remains unused today and has no services such as power or drainage etc.
- British Land are taking a flexible approach to the potential longer term uses of the site, and therefore it has not yet been decided what could happen here.
- Throughout the consultation to date, a range of ideas have been suggested, both as temporary uses and longer term - and we'd like to hear your thoughts.

Roberts Close site | Wider site ownership boundary

CANADA WATER MASTERPLAN 13

## SHOPPING CENTRE REFURBISHMENT

### Shopping centre phasing

- The completed masterplan will replace the existing shopping centre with an improved retail and leisure offer as part of a mixed use town centre. This is based on Tesco remaining in situ.
- In the first phase of the masterplan the northern end of the shopping centre including BHS would be demolished. As part of this, British Land would like to upgrade the remaining shopping centre to make it a more enjoyable and attractive environment as it is likely to be a number of years until the central part of the shopping centre is demolished.
- Throughout, the shopping centre upgrade will ensure the centre remains active and vibrant.
- Discussions are underway between British Land and the shopping centre tenants regarding the proposed shopping centre phasing and refurbishment.

Key

Northern part of the shopping centre demolished during the first phase of the masterplan | Remaining shopping centre refurbishment | Site ownership boundary

### Refurbishment of Surrey Quays Shopping Centre

Below is a summary of the proposed improvements to Surrey Quays Shopping Centre:

- New external restaurants / pavilions
- Modernisation of Tesco frontage
- New and improved entrances (including improved accessibility)
- Improved public toilets, baby change, escalator / lift and centre management
- Car park improvements to lighting and signage. As much car parking as possible will be retained through construction phasing
- Overall improved signage and wayfinding strategy (internal and external)

Refurbishment of the remaining shopping centre is linked to phase 1 of the masterplan, therefore the timing is subject to receiving planning permission for the overall masterplan. In a best case scenario it is anticipated that shopping centre works would commence in the first half of 2016.

Key

Surrey Quays Shopping Centre refurbishment | New food and drink pavilions | Phase 1 plots | Improved facilities | Improved entrances | Improved Tesco facade

### PRECEDENT IMAGES, FOR INSPIRATION & DISCUSSION

Food & drink pavilions | Better signage | New Tesco facade | Improved lighting

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## TIMELINE & CONSULTATION

### The Consultation Process

The consultation process is facilitated by Soundings and will involve the community at each stage of design development to help inform the proposals.

The first stages of consultation have resulted in the inclusion of the Surrey Quays Shopping Centre Site as part of the Canada Water Masterplan and informed the Draft Masterplan on exhibition today.

Following your feedback and ideas, the design team will develop more detailed proposals and we'll be back early next year with further consultation and more information on key issues.

Over the next stages we also hope to form focus-groups to look at key areas of interest and influence.

**A clear record**

Following each stage of consultation, Soundings will produce transparent records of the process and findings. These will be publicly available to ensure they are scrutinised and accurate.

At the end of Stage 3, the reports will combine to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final masterplan.

### Planning Application

It is anticipated that a planning application will be submitted in summer 2015.

Following this, a decision on the planning application by Southwark Council would be anticipated during the second half of 2015.

The precise format of the planning application is being discussed with Southwark Council currently.

**Statutory consultation**

We will work with Southwark Council to help ensure the Statutory Consultation period is fully accessible to local people.

### Beyond the Planning Application

Throughout the consultation process we will work with the community to identify how involvement could be continued beyond the planning submission and as the delivery phase is planned.

It is currently too early to have a reliable estimate of the overall project timescale, however as the project develops, this should become clearer and we will share this with you.

Stage 1 exhibition, April 2014

# WHO'S INVOLVED

CANADA WATER
MASTERPLAN

## WHO'S INVOLVED

### British Land: Owner & Developer

British Land is a London based FTSE 100 property company, who actively manage, finance and develop high quality buildings and estates.

They are a long term investor and have been involved in the Canada Water and Rotherhithe area for many years and support a number of local organisations; including Surrey Docks Farm, One Life, Docklands FC and the Rotherhithe Festival.

British Land strive to be the neighbour of choice, and to create Places People Prefer. They are committed to involving local residents and other key stakeholders throughout all stages of the design and delivery of the new town centre in Canada Water.

Regent's Place, Camden

### Southwark Council

Southwark Council are Freeholders of part of the Printworks and the Shopping Centre sites and are closely involved in the design and consultation process as the freeholder as well as the local planning authority.

### Allies & Morrison: Architects & Masterplanners

Allies & Morrison is an architecture and urban planning practice based in Southwark. They were named Masterplanning Architect of the Year in the 2007 Building Design Awards and have won 39 RIBA Awards.

They work throughout the UK and abroad, but are particularly interested in projects close to home and have a large number of schemes in Southwark. This includes two projects adjacent to the SE16 Printworks site; firstly a mixed use scheme on the Canada Water Leisure Site and more recently, a student housing-led scheme on the former Mulberry Business Park site for Kings College University.

Bankside 123, Southwark

London College of Communication

CANADA WATER
MASTERPLAN

## WHO'S INVOLVED

### Townshend: Landscape Architects

Townshend's is a landscape architecture practice based in London. They have considerable experience in creating places for people, their ethos is to work with the defining characteristics and inherent qualities of a site to create unique and enduring places that respond to and help enable communities.

They have been involved in a number of high profile regeneration projects in London including, Bishops Square in Spitalfields, More London (The Scoop) and Kings Cross Central including the new Granary Square. They work as an integrated team to ensure solutions inspire clients, stakeholders and engage the community, in turn acting as a catalyst for further investment in the area.

Kings Cross Central

### Soundings: Community Consultation

Soundings facilitate the process of community consultation to ensure that local people are well informed and have the opportunity to input at each stage of design development.

They take an impartial role to make sure all voices are represented equally and to help facilitate effective communication between developer and community. Soundings have over 15 years experience in London and the UK, and have been involved in a number of nearby projects including The Wharves Deptford, Albion Street and London Docks.

Stage 1 Consultation on SE16 Printworks (now part of the Canada Water Masterplan)

### The wider team

There are a number of other consultants involved in the project and as the project has progressed the team has expanded to draw on a range of skills and expertise:

**Leonard Design Architects: Plot Architect**
www.leonarddesignarchitects.com

**David Walker Architects: Plot Architect**
www.dwarchitects.co.uk

**Aecom: Project Managers**
www.aecom.com

**DP9: Planning Consultant**
www.dp9.co.uk

**Arup: Transport Consultant**
www.arup.com

**Quod: Socio-Economic Consultant**
www.quod.com

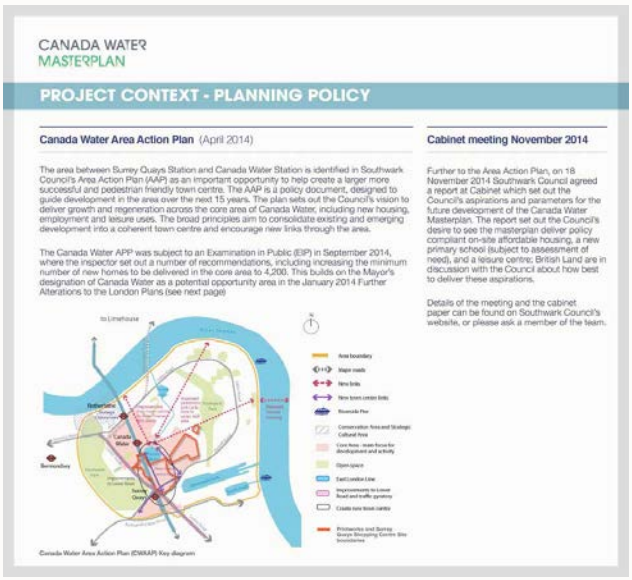
**Bellenden: Media & PR Consultant**
www.bellenden.co.uk

**Waterman: Environmental Consultant, Structural Engineer & Infrastructure**
www.watermangroup.com

**Professor Robert Tavernor Consultancy: Townscape Consultant**
www.tavernorconsultancy.co.uk

**Gordon Ingram Associates: Daylight / Sunlight**
www.gia.uk.com

# WHY IT'S HAPPENING
# PROJECT CONTEXT



CANADA WATER
MASTERPLAN

## PROJECT CONTEXT - PLANNING POLICY

**Canada Water Area Action Plan** (April 2014)

The area between Surrey Quays Station and Canada Water Station is identified in Southwark Council's Area Action Plan (AAP) as an important opportunity to help create a larger more successful and pedestrian friendly town centre. The AAP is a policy document, designed to guide development in the area over the next 15 years. The plan sets out the Council's vision to deliver growth and regeneration across the core area of Canada Water, including new housing, employment and leisure uses. The broad principles aim to consolidate existing and emerging development into a coherent town centre and encourage new links through the area.

The Canada Water APP was subject to an Examination in Public (EIP) in September 2014, where the inspector set out a number of recommendations, including increasing the minimum number of new homes to be delivered in the core area to 4,200. This builds on the Mayor's designation of Canada Water as a potential opportunity area in the January 2014 Further Alterations to the London Plans (see next page)



Canada Water Area Action Plan (CWAAP) Key diagram

**Cabinet meeting November 2014**

Further to the Area Action Plan, on 18 November 2014 Southwark Council agreed a report at Cabinet which set out the Council's aspirations and parameters for the future development of the Canada Water Masterplan. The report set out the Council's desire to see the masterplan deliver policy compliant on-site affordable housing, a new primary school (subject to assessment of need), and a leisure centre. British Land are in discussion with the Council about how best to deliver these aspirations.

Details of the meeting and the cabinet paper can be found on Southwark Council's website, or please ask a member of the team.

CANADA WATER
MASTERPLAN

## PROJECT CONTEXT - PLANNING POLICY

**Opportunity Areas**

In January 2014 the Mayor of London, through the Greater London Authority (GLA) published the Further Alterations to the London Plan (FALP) which identified Canada Water as a new opportunity Area, with the capacity for 2,000 jobs and a minimum of 3,300 new homes.

Opportunity areas are defined as London's principle opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, with a mixed and intensive use of land and assisted by good public transport accessibility.



Opportunity Area
Area for Intensification

**Opportunity Areas**

1 Bexley Riverside
2 Bromley
3 Canada Water
4 Charlton Riverside
5 City Fringe/Tech City
6 Colindale/Burnt Oak
7 Cricklewood/Brent Cross
8 Croydon
9 Deptford Creek/Greenwich Riverside
10 Earls Court & West Kensington
11 Elephant & Castle
12 Euston
13 Greenwich Peninsula
14 Harrow & Wealdstone
15 Heathrow
16 Ilford
17 Isle of Dogs
18 Kensal Canalside
19 King's Cross - St Pancras
20 Lewisham, Catford & New Cross
21 London Bridge, Borough & Bankside
22 London Riverside
23 Lower Lea Valley (including Stratford)
24 Old Kent Road
25 Paddington
26 Park Royal
27 Old Oak Common
28 Royal Docks and Beckton Waterfront
29 Southall
30 Thamesmead & Abbey Wood
31 Tottenham Court Road
32 Upper Lee Valley
33 Vauxhall, Nine Elms & Battersea
34 Victoria
35 Waterloo
36 Wembley
37 White City
38 Woolwich

**Areas for Intensification**

39 Farringdon/Smithfield
40 Haringey Heartlands/Wood Green
41 Holborn
42 Holloway
43 Mill Hill East
44 South Wimbledon/Colliers Wood
45 West Hampstead Interchange

Map 2.4 - Opportunity and Intensification Areas taken from the Draft Further Alterations to the London Plan (2014) - page 61

CANADA WATER
MASTERPLAN

## PROJECT CONTEXT - SURROUNDING DEVELOPMENTS

**Summary of schemes with planning approval**

The Canada Water Masterplan is at the centre of a significant area of change and it will be important to align development with these sites to ensure the right mix of uses, network of routes and urban design.

The information on this page shows development sites of more than 20 units in and around the Canada Water Area Action Plan core area. The map below illustrates the proposed building footprints.

**1 | Maple Quays**

Status: Completed
Type of Development: Residential led mixed use, incorporating Canada Water Library
Size: 930 homes
Height: up to 27 storeys
Developer: Barratt Homes
Architects: Macpherson Lavington, PRP Architects, Glenn Howells and Hawkins\Brown

**3 | Mulberry Business Park**

Status: Planning permission has been granted and site has been cleared for student accommodation, retail, health and office spaces.
Type of Development: Mixed use
Size: 730 student homes, 35 affordable residential units, 610 m² retail use, 322 sqm health centre, 4,490 sqm offices
Height: 9 storeys
Developer: Kings College London
Architect: Allies & Morrison

**5 | Surrey Quays Leisure Site**

Status: Planning permission was granted in 2010
Type of Development: Residential & leisure (re-provision of existing leisure facilities)
Size: 509 homes, 2,500 sqm of office space, 2,695 sqm of retail space, 11,500 sqm of replacement leisure space and 4,250 sqm of student housing
Height: Up to 10 storeys
Developer: Aviva
Architect: Allies & Morrison

**7 | The Docklands Settlements**

Status: The development is in the advanced stages of construction
Type of development: Residential
Size: 28 new homes and a new community building
Height: Up to 4 storeys
Developer: The Docklands Settlement & Family Mosaic
Architect: Alan Camp Architects

**2 | Decathlon Site**

Status: Outline Planning Permission granted for a mixed use scheme
Type of Development: Mixed use including redevelopment of Decathlon
Size: 1030 new homes, retail, leisure (including a cinema) and health centre
Height: up to 40 storeys
Developer: Seike Design & Development Ltd and Notting Hill Housing
Architects: Macpherson Lavington Architects, David Chipperfield Architects, Clauzen Kogn Architecten, Vogt Landscape Architects

**4 | Quebec Quarter**

Status: Planning permission granted and on site
Type of Development: Residential led mixed use
Size: 345 homes, 1600 sq m of commercial space including a food store, coffee shop, gym and nursery
Height: 6 storeys
Developer: London & Quadrant (L&Q)
Architect: Alan Camp Architects

**6 | Downtown Place**

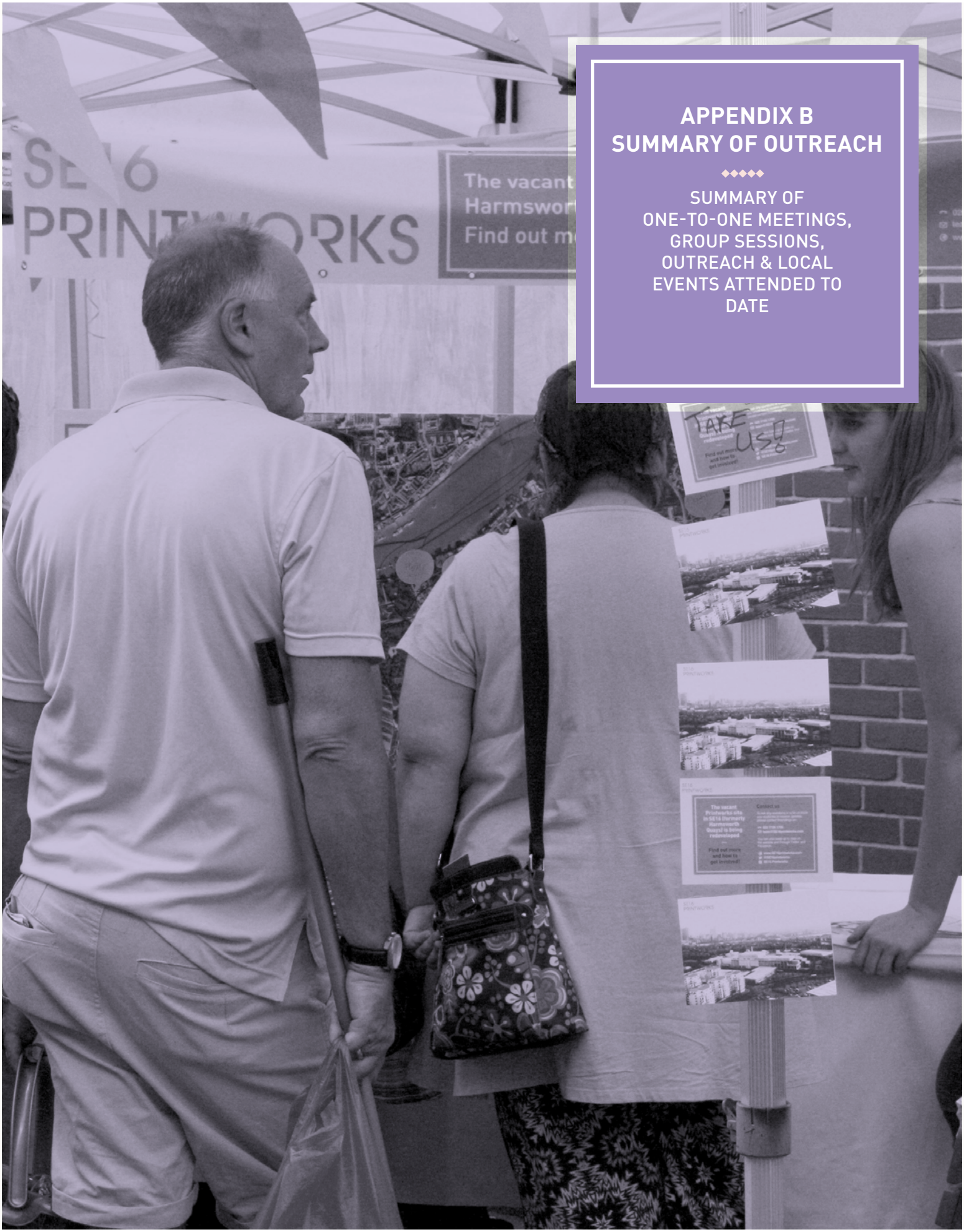
Status: The development is being constructed
Type of development: Residential
Size: 212 new homes, a new health centre and community building
Height: Up to 4 storeys
Developer: Barratt Homes
Architects: Proctor and Matthews Architects

**8 | Surrey Quays Shopping Centre**

Planning permission was granted in 2012 to extend the retail space at Surrey Quays Shopping Centre and refurbish the existing centre.

Following the first stage of consultation, (a owner of the shopping Centre, British Land recognised that there could be an opportunity for a more ambitious solution to help create a more attractive shopping destination as part of a mixed use town centre, that meets the needs of the local community and connects better with the area.

The whole site is now being considered alongside the Parkworks as part of the Canada Water Masterplan.




# APPENDIX B
# SUMMARY OF OUTREACH

SUMMARY OF
ONE-TO-ONE MEETINGS,
GROUP SESSIONS,
OUTREACH & LOCAL
EVENTS ATTENDED TO
DATE

## Outreach meetings & group sessions to date

Since March 2014 Soundings together with British Land have held one-to-one conversations/ group sessions with local representatives, organisations, businesses and individuals, as well as outreach linked to attendance at local meetings and events. These discussions have helped us to understand a range of views and have informed our approach to consultation.

On this page is a list of those we have spoken to and the meetings and local events attended. The page to the right provides a headline summary of the issues discussed.

### Local stakeholder outreach

1. Friends of Russia Dock Woodland (FoRDW) & Stave Hill Ecology Park (SHEP), 14th April 2014
2. Albion Street Sub-Group (with St Olav's Norwegian Church, What's on Rotherhithe, Friends of Southwark, Canada Water Consultative Forum), 22nd April 2014
3. Canada Water Consultative Forum (Chair), 16th April 2014
4. Southwark Living Streets, 7th May 2014
5. Canada Water Church, 7th May 2014
6. Chinese Community Gateway, 11th June 2014
7. Southwark Cyclists, 22nd July 2014
8. Rotherhithe Broadband Group, 23rd July 2014
9. Southwark Council Community Engagement Team, 19th August 2014
10. Time & Talents, 7th October 2014
11. Southwark Disablement Association,14th October 2014
12. Alfred Salter Primary School, 5th November 2014
13. Indo-Chinese Centre, 5th November 2014
14. Lower Road Traders, 13th November & 9th December 2014
15. Rotherhithe Anglers, 3rd December 2014
16. LBS Harbour Master, 3rd December 2014

### Group sessions

In addition to one-to-one meetings, the team has help a number of group sessions with the following:

- Bermondsey & Rotherhithe Youth Community Council, 27th June, 2014
- Time & Talents Over 60's Club, 20th October 2014
- Time & Talents Stroke Club, 12th November 2014
- Bits & Bobs Group, Southwark Disablement Association, 7th November 2014

### Local meetings

- Canada Water Consultative Forum (regular attendance)
- Bermondsey and Rotherhithe Community Council (regular attendance)
- Parkside TRA, 14th May 2015
- Osprey TRA meeting, 17th December 2014
- Rotherhithe Housing Forum, 28th October 2014 & 9th Dec 2014
- Redriff Housing Group, 4th July 2014
- Rotherhithe Broadband meeting, 9th December 2014

### Local events

- Albion Street Mid-Summer Market, 21st June 2014
- Bermondsey Carnival, Southwark Park, 28th June 2014
- Rotherhithe Festival, 5th July 2015
- Redriff Community Day, 18th August 2014
- SCAN Christmas Market, 20/21st November 2014

## Headline summary of issues discussed from outreach meetings & group sessions

### Ecology, water & sustainability

- Real inclusion of ecology / landscape concept is critical
- Ecology is key to the identity of the area and it will be important to 'continue the green'
- Roberts Close could provide an opportunity for permanent allotment space and learning facilities (next to Russia Dock Woods)
- Suggested connection between Canada Water and Albion Street
- Long-term management plans for Canada Water Dock need to be put in place to create a safe environment for people and wildlife

### Building height, form & density

- Support for strengthening the urban character in contrast to the suburban surrounding area
- No real problem with heights so long as there is tangible local benefit

### Town centre identity, mix use

- A holistic approach - opportunity to masterplan the Printworks, Surrey Quays Leisure Centre site and Shopping Centre together
- Better retail (including a High Street), food and drink offer needed (uses that encourage both day and evening activity)
- New residents has the potential to bring new trade to existing local businesses

### Leisure provision

- Opportunity for Seven Islands Leisure Centre to be relocated
- Need more recreational spaces for young people

### University/ higher education

- Supportive of a student campus in the area
- Opportunity to bring jobs and encourage life/ activity in the area

### Road network & transport infrastructure

- Improvements need to be made to existing road network; to Lower Road, Jamaica Road and Evelyn Street
- Transport infrastructure is a critical consideration
- Improvements need to be made to existing bus routes
- 'Boris Bike' network should be expanded to SE16
- Free parking currently used by those outside the area - will this increase with the redevelopment? Option to introduce Controlled Parking Zones
- Sink car parking underground to 'free up space'
- Need to change attitudes in the area, encourage people to walk and cycle by making it an safe, attractive alternative to the car
- Welcoming of Sustran's idea for a river crossing/pier over to Canary Wharf, but uncertainty over the status / feasibility of this

### Shopping Centre refurbishment

- Uncertainty about future of the shopping centre
- Market, kiosks and support for independent shops

### Community initiatives/ facilities

- A place for people to meet
- Community-led initiative has been established to bring broadband to SE16
- Perceived lack of secondary schools

### Business & enterprise

- Support for business & enterprise hub, potentially linked to university
- Consider start-up incubator space as part of temporary and long-term use
- Ensure future development links with Lower Road as part of the Town centre

### Routes & layout

- Encourage 'meandering' routes
- Carefully consider connection with Lower Road near Surrey Quays Station
- Consider dedicated cycle routes but also combined routes and 'shared space'

### Public realm

- Signage and legibility is important
- Places to stop, rest and sit are important (close to the water)
- Somewhere to congregate where it's open and accessible to all
- Signage and legibility is critical

### Robert's Close site

- Opportunity for temporary/ meanwhile use on the Robert's Close site
- Currently unsafe due to drug use and anti-social behaviour
- Proposals should be active, overlook the area and provide natural surveillance

### Housing

- Opportunities arising from new residents in the area
- Concern about number of new flats
- Affordable housing is essential

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