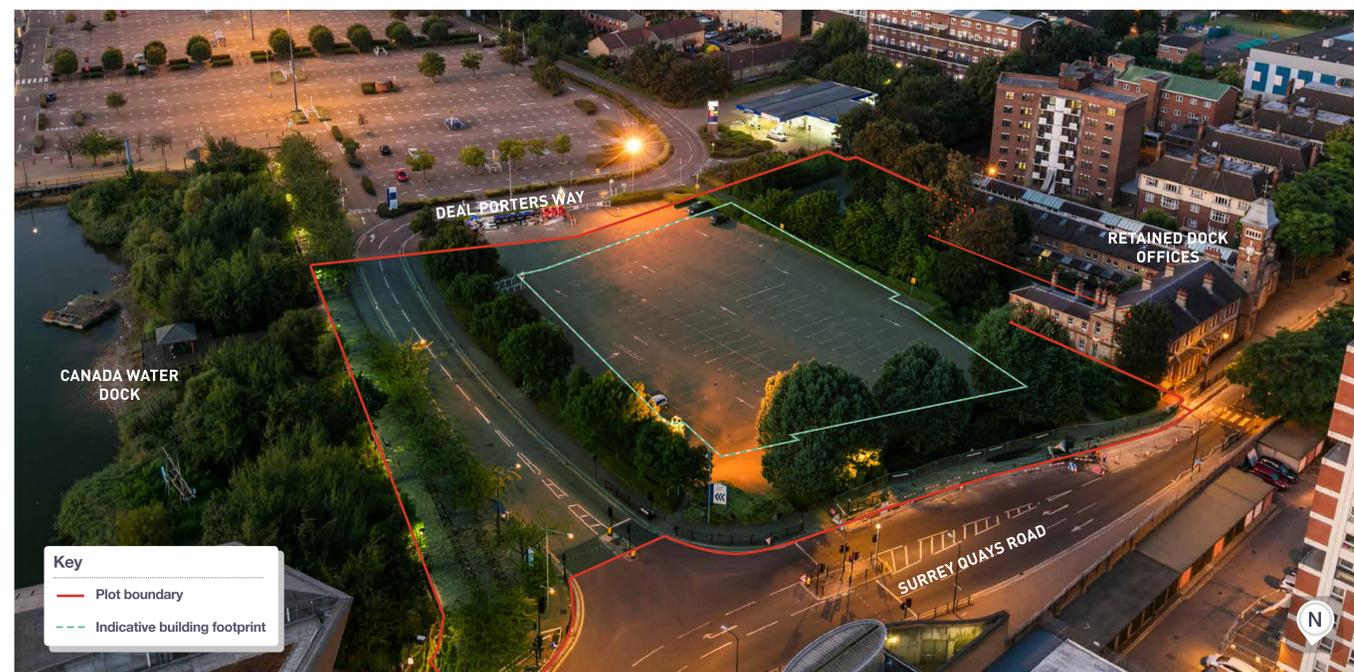


Plot A1 overview

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

PLOT A1 - EXISTING SITE



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

PLOT A1 PROPOSALS - KEY FACTS & USES

Plot A1 is a mixed use building formed of:

- A 35-storey tower, with three lower 6 storey buildings
- Retail and office at lower levels (1,028 m² GEA* retail and 16,344 m² GEA* workspace)
- 186 homes within the tower element (21,580 m² GEA*) including intermediate affordable and market homes

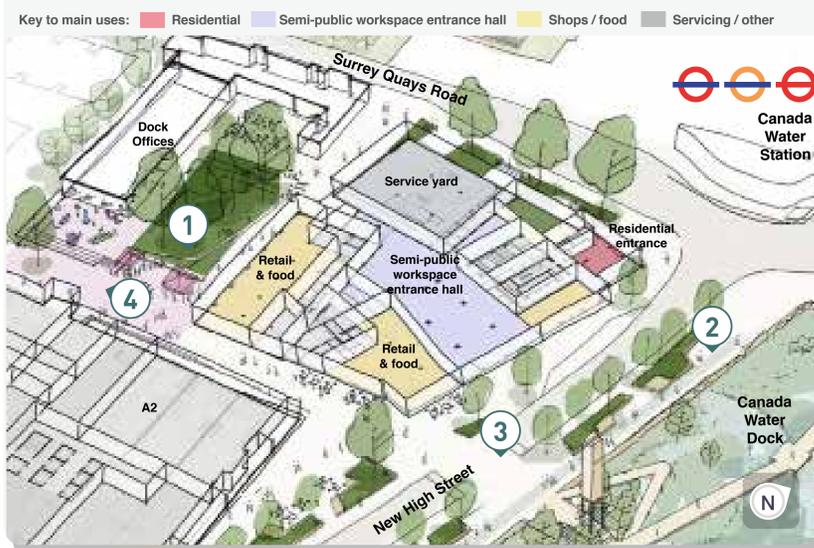
* GEA stands for Gross External Area, this is a measure of the whole area of a building taking each floor into account. To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m² GEA.

PLOT A1 PROPOSALS - OVERVIEW

GROUND FLOOR USE & PUBLIC REALM IMPROVEMENTS

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

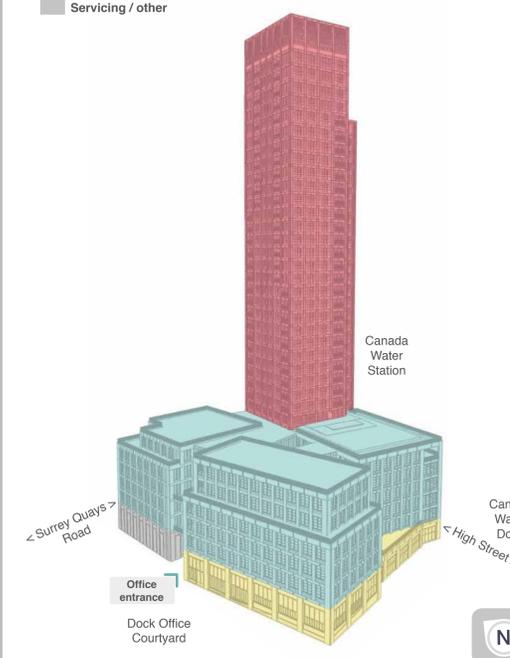
- ① landscaping the Dock Offices Courtyard
- ② replanting and redesigning of the western Dock Edge
- ③ providing the first part of the new High Street
- ④ a new cycle and pedestrian route to Lower Road



3D DIAGRAM OF USES

Key to main uses

- Residential
- Workspace
- Shops / food
- Servicing / other



ILLUSTRATIVE VIEW LOOKING WEST OVER CANADA WATER DOCK TO PLOT A1



ILLUSTRATIVE IMAGES OF THE SEMI-PUBLIC OFFICE ENTRANCE HALL



SUMMARY OF CONSULTATION TO DATE

- **2014 - 2017:** Consultation on the principles of Plot A1 over four main stages of consultation.
- **Autumn 2017:** Alongside development of the First Detailed Plots, one to one meetings / home visits were offered to c.260 households in close proximity to Plots A1 (& A2).
- **January 2018:** Neighbours were invited to a dedicated session with the detailed design team to specifically discuss the proposals for Plot A1.
- There have also been further (ongoing) meetings and discussions with neighbouring residents.

Please see below extracts from the Statement of Community Involvement for more information on Plot A1 consultation and feedback in the pre-application process.

HOMES

FOR MORE DETAILS SEE: HOUSING STATEMENT & PLANNING STATEMENT

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

The residential accommodation significantly exceeds the minimum Greater London Authority and Southwark Council space standards and 95% of units are dual aspect. Resident amenity space is provided through balconies and three communal roof spaces, designed for play and a range of uses with wind protection measures to extend use of these spaces for most parts of the year.

Plot A1
Breakdown of residential unit size

Unit Type	Number of units	Proportion of Units (%)
Studio	10	5%
1-bed	82	44%
2-bed	78	42%
3-bed	16	9%
TOTAL	186	100%



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



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

DESIGN, CONTEXT & MATERIALITY

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

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

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

SUSTAINABILITY TARGETS

FOR MORE DETAILS SEE: A1 SUSTAINABILITY & ENERGY STATEMENT

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

ACCESS, PARKING & TRANSPORT

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

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

Cycle parking provision is in line with London Plan (2016) and includes a total of 486 long-stay and 44 short-stay cycle spaces (split between residential, office and retail uses). Servicing and deliveries (with the exception of one retail unit) can be accommodated off-street, within the ground floor service yard, which includes 3 loading bays and it's shared across uses.

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

KEY QUESTIONS

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

Q. Can the height of the tower be reduced?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Plot A2 overview

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

PLOT A2 - EXISTING SITE



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

PLOT A2 PROPOSALS - KEY FACTS & USES

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

- **Leisure centre at ground and basement levels**
(5,979 m² GEA*)
- **Retail units along the High Street**
(890 m² GEA*)
- **Workspace at upper levels**
(21,744 m² GEA*)

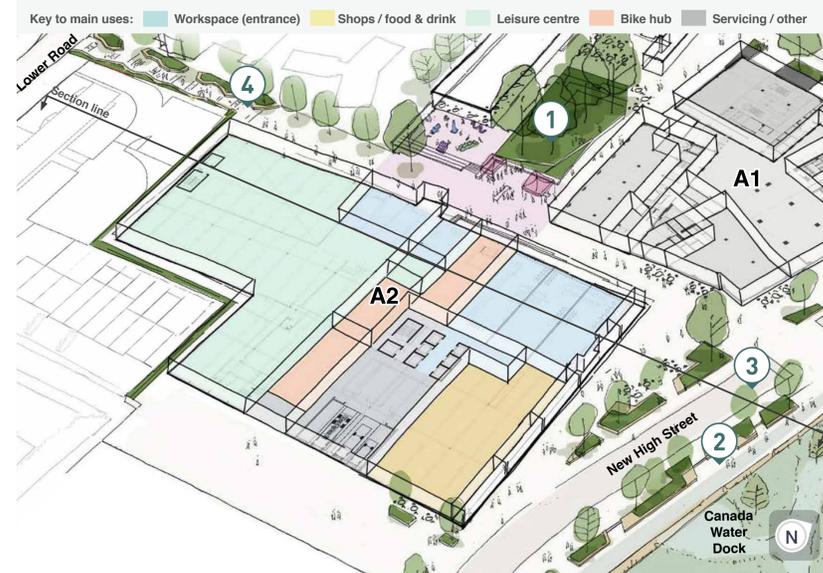
* GEA stands for Gross External Area, this is a measure of the whole area of a building taking each floor into account. To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m² GEA.

PLOT A2 PROPOSALS - OVERVIEW

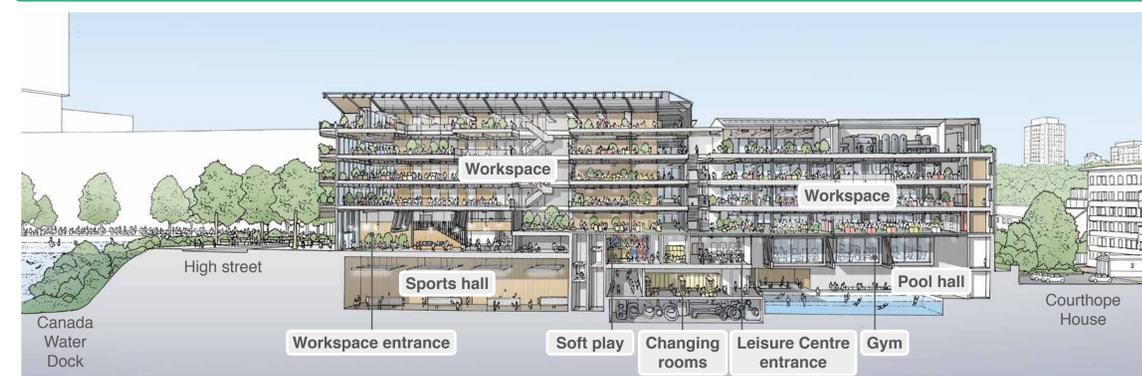
GROUND FLOOR USE & PUBLIC REALM IMPROVEMENTS

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

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



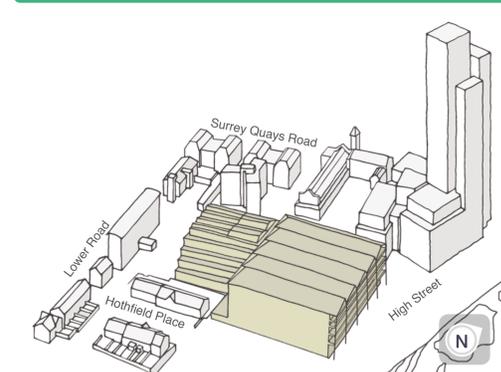
PLOT A2 SECTION, FACING SOUTH (SEE SECTION LINE ON GROUND FLOOR USE PLAN)



VIEW OF PLOT A2 FROM CANADA WATER DOCK / HIGH STREET



3D MASSING SKETCH



SUMMARY OF CONSULTATION TO DATE

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

Please see below extracts from the Statement of Community Involvement for more information on Plot A2 consultation and feedback in the pre-application process.

ACCESS, PARKING & TRANSPORT

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

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

Cycle parking is in line with London Plan 2016 standards and includes a total of 274 long stay and 112 short stay cycle spaces (split between retail, office and leisure uses).

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

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

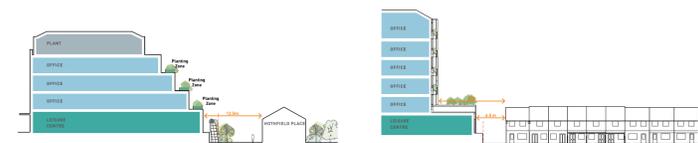
DESIGN, CONTEXT & MATERIALITY

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

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

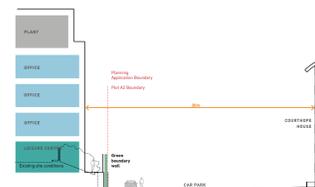
The building is six storeys towards Canada Water Dock and steps down to the rear to minimise overlooking and to reduce daylight/sunlight impacts. The massing at the rear building has evolved to create a series of stepped planted terraces to help prevent overlooking of adjacent residences, resulting in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

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

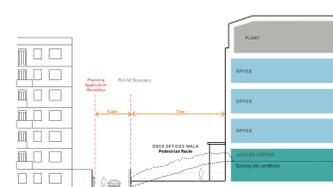


North-south section with Hothfield Place

East-west section with Hothfield Place



East-west section with Courthope House



North-south section with Landale House

LEISURE CENTRE

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

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

SEVEN ISLANDS EXISTING FACILITIES	THE CASTLE	PLOT A2
6 lane, 33m pool (c.430m ² water area)	6 lane, 25m pool (320m ²)	8 lane, 25m swimming pool (430m ²)
Learner pool (disused)	13mx13m learner pool with movable floor (169m ²)	15x6.5m learner pool (98m ²) with capacity for 2 swimming lanes and fixed depth of 0.6-0.9m. Dedicated water confidence area (c.40m ²)
Separate male and female wet change	Separate male, female and family wet change facilities	Separate male, female and family wet change facilities
Assembly hall (220m ²)	4 court sports hall (594m ²)	4 court sports hall (690m ²)
60 station gym	127 station gym	146 station gym
1 dance studio	2 dance studios	2 dance studios
Spin studio	Spin studio	Spin studio
	Crèche	Dedicated Soft Play Area



Leisure Centre entrance view



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

SUSTAINABILITY TARGETS

FOR MORE DETAILS SEE: A2 SUSTAINABILITY & ENERGY STATEMENT

Office: BREEAM – ‘Excellent’ rating
Retail and Leisure Centre: BREEAM – ‘Very Good’ rating
Energy: Highly efficient ‘Be Lean, Be Clean, Be Green’ strategy comprising Heat Recovery, Solar Thermal Hot Water, Photovoltaics high efficiency gas-fired boilers and Air Service Heat Pumps.

KEY QUESTIONS

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

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

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

Q. Can the building height be reduced and further set-back away from neighbours’ homes? Can the eastern ‘arm’ of the building be reduced to prevent Hothfield Place being enclosed on two sides?

Headline Response: During the design process extensive testing of daylight, sunlight and overshadowing resulted in the building height being reduced and a number of material setbacks were made on the sides facing Hothfield Place. Further setbacks and height reductions would not have a significant impact on daylight/sunlight or privacy for neighbouring residents.

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

Headline Response: Appropriate management of modern pool facilities eliminates the “chlorine smell” associated with older pools. However, after concerns were raised by neighbours during visits in 2017, the design was changed to provide the added precaution of venting air from the pool up through the building to roof level rather than venting at ground level near homes. By re-locating the Petrol Filling Station, A2 will also eliminate the source of petrol fumes behind the homes at Hothfield Place.

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

Headline Response: Planting will be chosen to ensure dense, year-round foliage cover at the appropriate levels. Both the type of planting and its maintenance regime will be subject to a planning condition which will require full maintenance details to be provided and the planting to be in place prior to the building being occupied. We would be happy to discuss this in more detail with you at the appropriate time.

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

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

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

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

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

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

Headline Response: The submitted scheme for A2 does not propose any changes to the existing access to the Masterplan site from Hothfield Place. Access has been raised with British Land by local residents on previous occasions, and British Land has committed to discuss and agree future access arrangements with local residents when Plot B1 begins to be designed (this will not be as part of the first phase of the development). We look forward to consulting with neighbours and the wider community regarding plans for maintaining, closing, or enhancing access from Hothfield Place when Plot B1 begins to be designed, however that will not be a part of the first phase of development.

Proposals for the former Rotherhithe Police Station site have been submitted in outline only at this stage, with design details to come forward in the future. The Masterplan Design and Access Statement includes an illustrative scheme for the redevelopment of this site (referred to as Development Zone M) which gives an indication of the potential form and massing of the new building.

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

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

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

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

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

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

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

Q. What will the impact of construction be?

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

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

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

Plot K1 overview

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

PLOT K1 - EXISTING SITE



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

PLOT K1 PROPOSALS - KEY FACTS & USES

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

- 84 homes (7,723 m2 GEA*)
- K1 is 100% affordable housing**
 - 71% social rent
 - 29% intermediate rent
- Including:
 - 24 1-bed homes (29%)
 - 26 2-bed homes (31%)
 - 34 3-bed homes (40%)

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

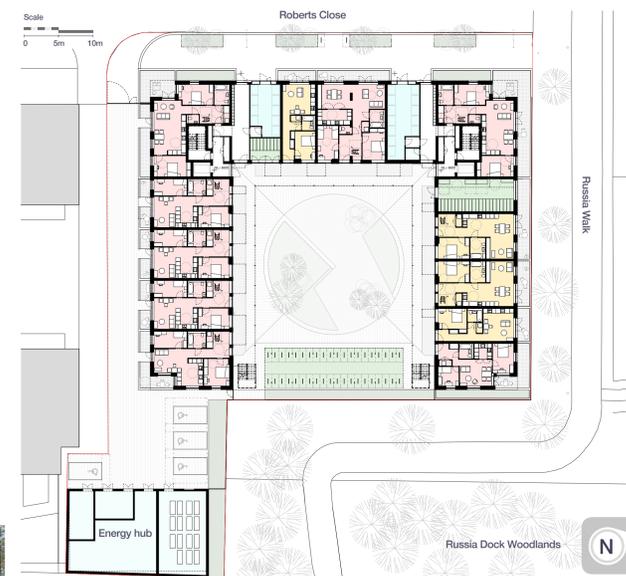
**subject to grant availability.

PLOT K1 PROPOSALS - OVERVIEW

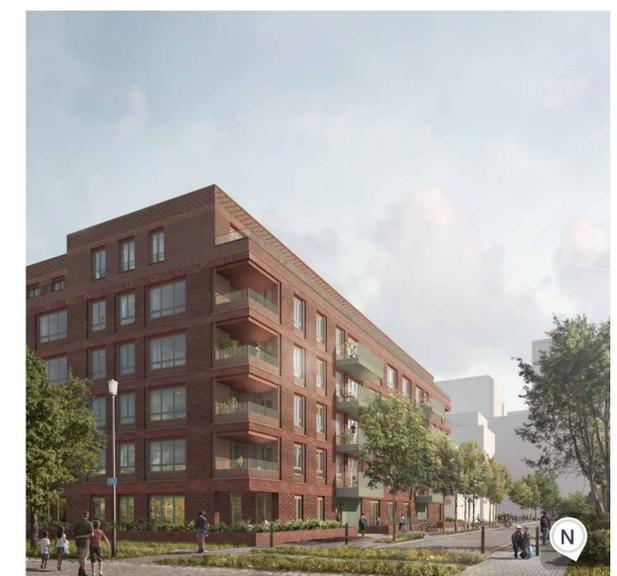
MASSING - BIRDSEYE VIEW LOOKING EAST



PLOT K1 - GROUND FLOOR USE PLAN



VIEW LOOKING SOUTH ALONG ROBERTS CLOSE



EXISTING & PROPOSED VIEWS, LOOKING SOUTH WEST ON ROBERTS CLOSE



Existing

Proposed

- Key to home sizes and other uses
- 1 bed - 2 persons
 - 2 bed - 3 persons / 2 bed - 4 persons
 - 3 bed - 4 persons / 3 bed - 5 persons
 - Services
 - Bike store

TYPICAL UPPER FLOOR



SUMMARY OF CONSULTATION TO DATE

- **2016 - 2017:** Consultation on the principles of Plot K1 through two main stages of public consultation.
- **January 2018:** Public consultation on the detailed proposals for K1.
- **March 2018:** Dedicated local stakeholders session with the design team to specifically discuss the proposals for Plot K1.
- There will be an ongoing K1 working group to discuss the scheme and potential improvements to surrounding areas such as Roberts Close and Russia Walk.

Please see below extracts from the Statement of Community Involvement for more information on Plot K1 consultation and feedback in the pre-application process.

HOMES

FOR MORE DETAILS SEE: HOUSING STATEMENT & PLANNING STATEMENT

Plot K1 will provide 84 homes including a mix of 1, 2 and 3 bed homes (see breakdown on board 3). It will include family homes which is appropriate and desirable given the location of the plot adjacent to Russia Dock Woodland and other new residential schemes along Quebec Way.

The first residential detailed plots, Plot A1 and Plot K1, combined will deliver a minimum of 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant availability). Plot K1 will provide 84 affordable homes (split 71% social rent and 29% intermediate) and Plot A1 will provide 186 homes, some of which will be intermediate affordable homes.

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

DESIGN, CONTEXT & MATERIALITY

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

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

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

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

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

ACCESS, PARKING & TRANSPORT

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

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

Cycle parking is in line with London Plan and Southwark Council standards and 142 long-stay and 4 short-stay cycle parking spaces will be provided

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

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

SUSTAINABILITY

FOR MORE DETAILS SEE: A2 SUSTAINABILITY & ENERGY STATEMENTS

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

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

Ecology: Green and brown roofs.



View of an entrance onto Roberts Close.



View over the courtyard looking east towards Russia Dock Woodlands

KEY QUESTIONS

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

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

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

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

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

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

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

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

Headline Response: Plot K1 is a car-free development with the exception of four on-site parking spaces for wheelchair users. Residents will not have the ability to apply for parking permits, but they will have access to a car-club service, the exact location of which is to be agreed with Southwark Council.

Q. What will the impact of construction be?

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

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

Headline Response: There will be minor disruption during construction managed through the Construction Management Plans to minimise it, but not once residents move in due to the development being car free. As stated elsewhere, a Construction Management Plan will be discussed with residents and neighbours prior to development commencing. This will be monitored and has been identified already by local neighbours as an issue to explore along with Southwark Council and local stakeholders.

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

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

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

Headline Response: Yes. A steering group with local stakeholders is being set up to investigate potential improvements to public realm on Roberts Close and Russia Walk and to establish how the woodlands and the building's environmental approaches can be aligned. We are aware of recent incidents of crime and anti-social behaviour in the local area and are already working with the Metropolitan Police and local residents to support safety improvements in the local area.

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

Headline Response: This building helps to deliver much-needed homes – including family homes. Across the first two residential plots to be delivered, which includes K1, we will deliver 35% affordable homes with a balance of 70% social rent levels and 30% intermediate tenures (subject to grant availability). In total, K1 provides 84 new homes comprised of 24 1-bed; 26 2-bed and 34 3-bed homes. Specifically, K1 will be 71% social rented homes and 29% intermediate homes.

Q. Why has a shared balcony been used?

Headline Response: We strongly believe that the proposed gallery access provides higher quality homes than a traditional internal corridor scheme. The proposed scheme allows 100% of units to be true dual aspect with light and air from two sides. Unlike some older housing blocks, the gallery integrates dedicated amenity space as well as access, making it high-quality outdoor space and providing a place for residents meet and interact. The positioning of the cores has been carefully considered so the number of doors off a particular balcony/walkway is minimised and to help social and community cohesion and interaction.

Q. How has the brick colour been explored?

Headline Response: The final colour of the bricks and mortar will continue to be explored during the detailed design process and details of materials will be submitted to the Council by way of condition. Various combinations of brick colour, texture, bond and mortar have been tested during design development, with a preference for a warm, reddish brick that reflects the history of brick buildings in the area's dock heritage. It is proposed that two different colours of brick would be used to distinguish between the inner courtyard and outer façade.