

CANADA WATER MASTERPLAN

July 2017 | Topic session findings

- Inclusion & community
- Buildings, heritage & the spaces they create



Introduction

Soundings are carrying out community consultation to help inform each stage of the Canada Water Masterplan development and raise awareness of the project in the local community.

In May 2017 we held a series of exhibitions to share the Updated Draft Masterplan and gather feedback. There was much discussion around ensuring that the masterplan is inclusive and a place that feels welcoming for all.

Subsequently, we held three topic sessions in July 2017 to gather local knowledge and input, to better understand what can make the streets, spaces and activities in the Canada Water Masterplan feel welcoming for all.

This is an important stage in the process, giving the opportunity to explore both the physical and social qualities of inclusivity. Feedback will help inform the next phase of more detailed design, as well as the 'design guidelines' that will inform the public spaces and buildings throughout the entire masterplan.

We will be back to share the more developed masterplan proposals, ahead of the planning submission. Alongside this there will also be further discussions on other areas of interest, such as transport and social infrastructure.

Thank you to everyone for joining us to share your ideas.

Topic sessions included:

1. Inclusion & community

Exploring 'What makes a place feel like it's for me?' and what could make the future masterplan welcoming for all age groups.

2. Buildings, heritage & the spaces they create

A site visit to King's Cross to explore heritage, buildings and the spaces they create, learning lessons for the Canada Water Masterplan.

3. Recap session

Displaying information and feedback from the earlier events for further debate and input.

90+

people involved overall



21
at the inclusion & community session



24
at the King's Cross walkabout

TOPIC SESSION 1: INCLUSION & COMMUNITY

WHAT HAPPENED?

On Wednesday 5th July we held a topic session to explore the question “What makes a place feel like it’s for me?”

This session aimed to ‘dig deeper’ into the everyday user experience and understand in more detail what could make the Canada Water Masterplan an inclusive place to be and help create a sense of belonging.

Activities focused on four emerging feedback themes. These themes are helping inform the ongoing masterplan development. In this session we wanted to ‘dig deeper’ to understand more, from a local perspective, how these could be achieved:

- **A place that is welcoming, with something for everyone**
- **A place with local identity**
- **A place that is safe and secure**
- **A place that supports social interaction**

Pages 5 to 13 provide findings from feedback gathered at the event.

It was recognised that there are a number of key aspects (such as education, jobs, social infrastructure and housing) which are part of the wider discussion and topics to discuss in their own right.

ACTIVITIES

The aims of the session activities were to:

1. Review the emerging feedback themes
2. Summarise and ‘rate’ priorities for creating an inclusive place
3. Test examples of existing spaces to identify what works and what doesn’t

WHAT IS AN INCLUSIVE PLACE?

We are guided by the principle of an inclusive place being a welcoming, enjoyable and interesting place for all ages; in which everyone feels safe, supported, included, and encouraged to be themselves; a place with a sense of belonging.





INCLUSION & COMMUNITY: 1. REVIEWING FEEDBACK THEMES

Below is a summary of comments, ideas and discussions in response to the emerging feedback theme and topics within it.



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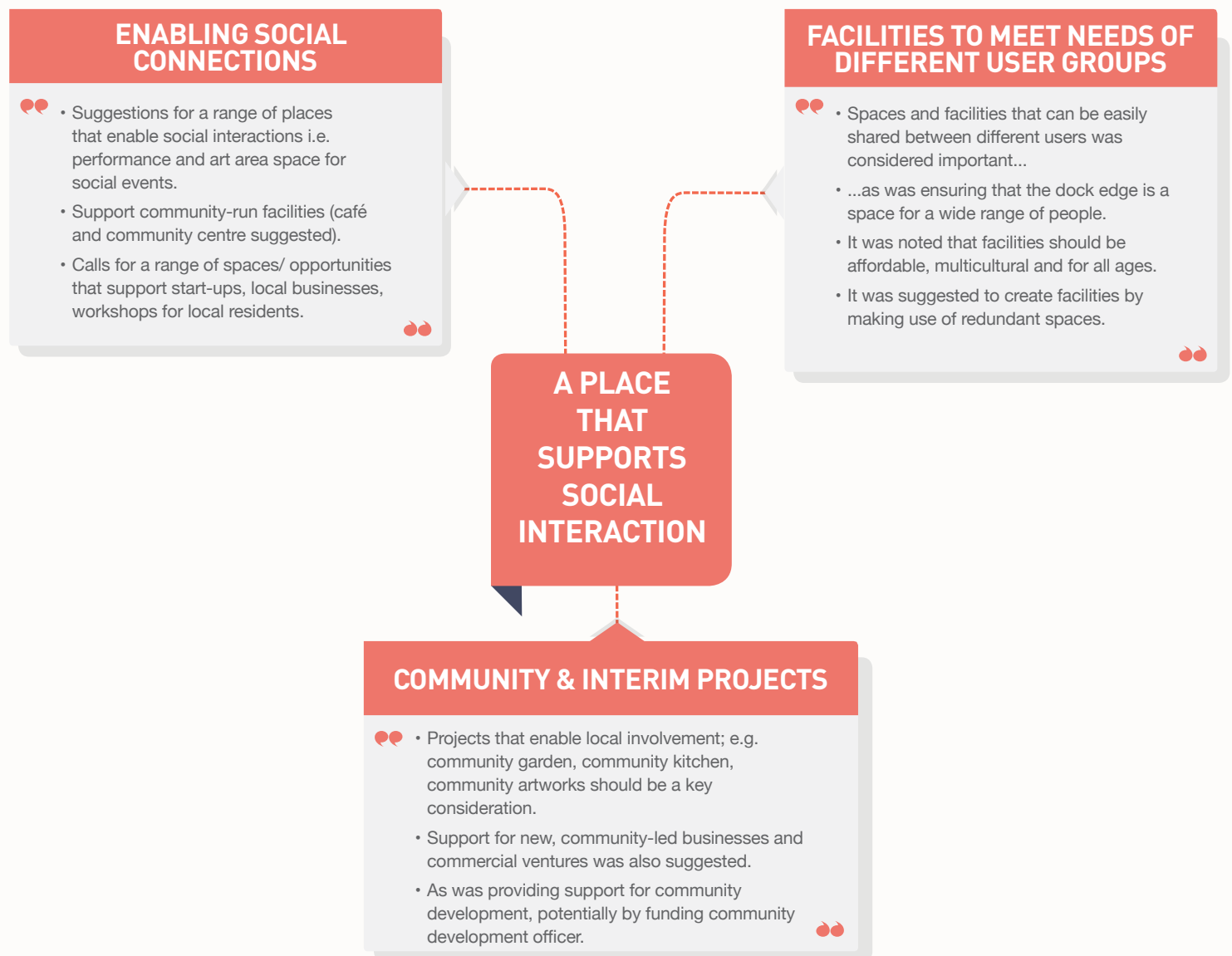
INCLUSION & COMMUNITY: 1. REVIEWING FEEDBACK THEMES

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INCLUSION & COMMUNITY: 1. REVIEWING FEEDBACK THEMES

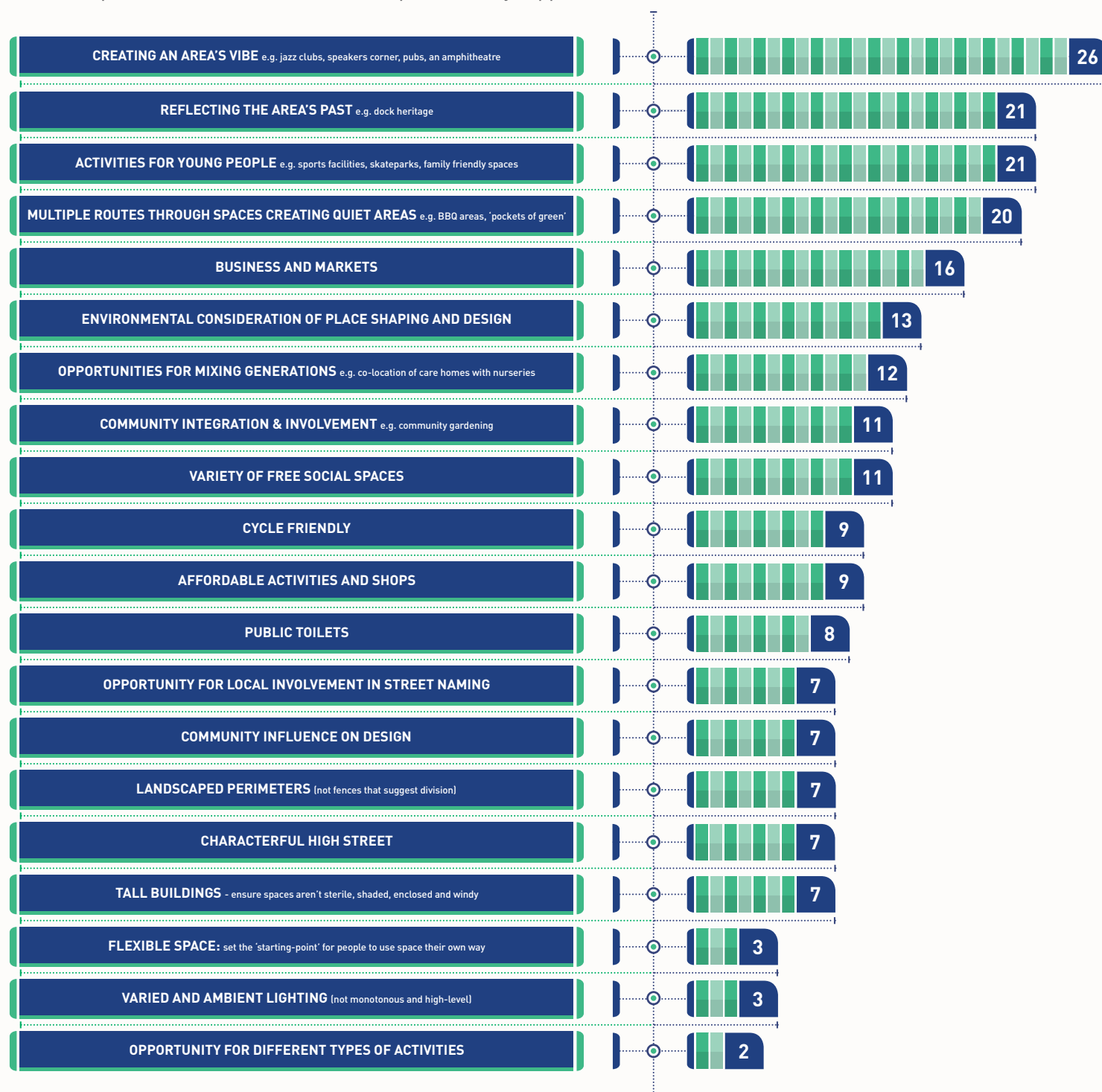
Below is a summary of comments, ideas and discussions in response to the emerging feedback theme and topics within it.



INCLUSION & COMMUNITY: 2. PRIORITIES SUMMARY

At the first topic session on inclusion & community, groups were asked to summarise their discussions and identify the most important aspects linked to creating a sense of inclusivity. The diagram below lists the priorities identified.

At the recap session attendees marked which priorities they supported.



INCLUSION & COMMUNITY: 3. TESTING EXAMPLES

A wide range of examples that linked to the four emerging themes were on display at the topic session. The examples came from different schemes, local areas and some were sent by local residents. Participants were asked to comment on what they thought were both good and bad examples or ideas for the Canada Water Masterplan. A summary of the findings is shown in the diagram on the next page. The number of green and red lines around the image indicates how many supportive comments or concerns each idea received at the sessions.

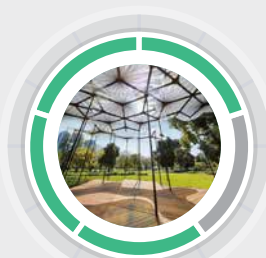


INCLUSION & COMMUNITY: 3. TESTING EXAMPLES

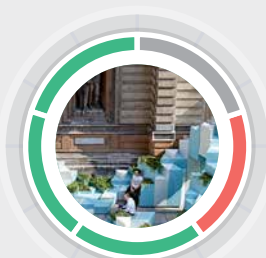
A WELCOMING PLACE WITH SOMETHING FOR EVERYONE



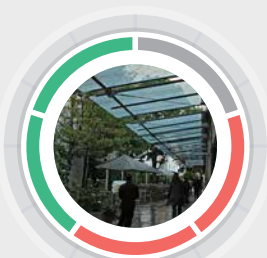
WATER FEATURES



SHELTER IN OPEN
SPACE



PUBLIC ART
INSTALLATIONS



COVERED WALKWAY

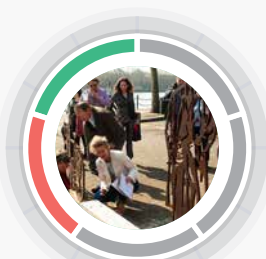
A PLACE WITH LOCAL IDENTITY



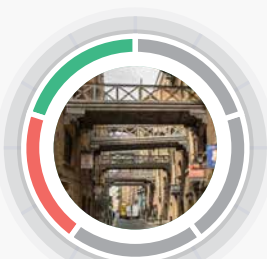
SIGNAGE ABOUT
LOCAL HISTORY



COMBINING NEW & OLD

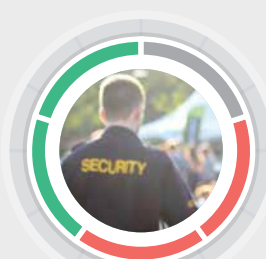


SCULPTURES IN
PUBLIC SPACES

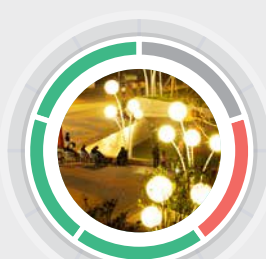


BRIDGES/BALCONIES

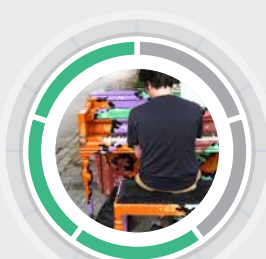
A PLACE THAT IS SAFE & INCLUSIVE



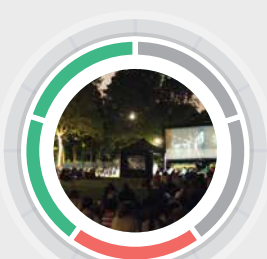
FIRM SECURITY
PRESENCE



FULL-LIT AREAS

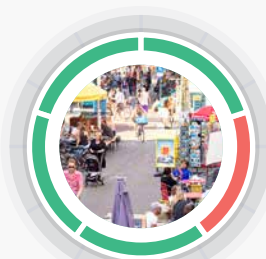


STREET ACTIVITIES



SPACES FOR
NIGHT EVENTS

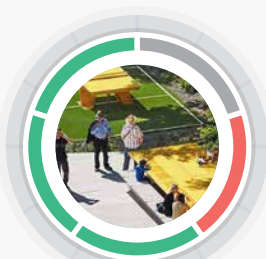
A PLACE THAT SUPPORTS SOCIAL INTERACTION



SPACE FOR MARKETS



CAFES



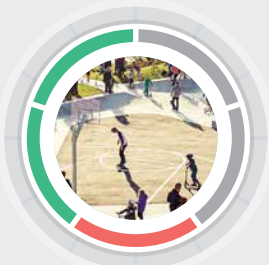
GAMES & SOCIAL
SPACES



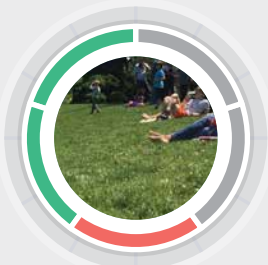
HELP GETTING
AROUND



FIXED
STREET-FURNITURE



SKATE PARK/ SPORTS



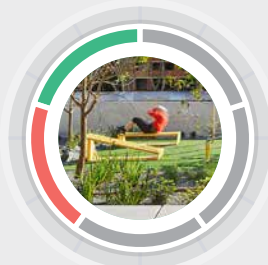
ON SLOPES



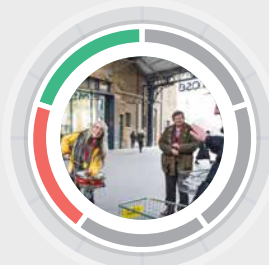
LOOSE CHAIRS



PLAYGROUND



STREET GYM



COVERED OPEN-AREAS



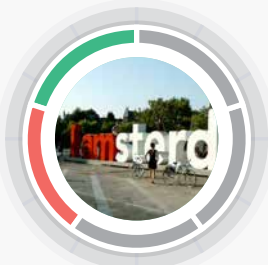
ART INSTALLATION
PROVIDING SHELTER



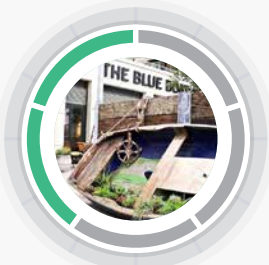
TEMPORARY PARKLET



SPACES FOR
TEMPORARY EVENTS



BOLD NAMING IDENTITY



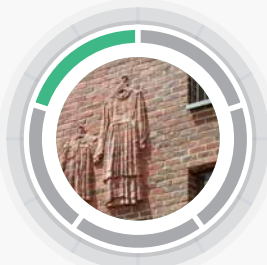
LINKS TO WATER & BOAT



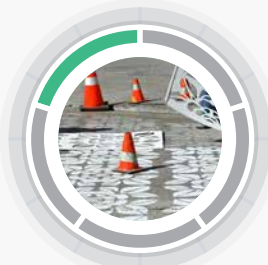
LINKS TO LOCAL
'GREEN' ENVIRONMENT



SPECIAL SIGNAGE



RECALLING THE PAST
THROUGH ART



PATTERN/ SURFACE
LINKED TO THE AREA



MODERN WAREHOUSE
REFERENCES



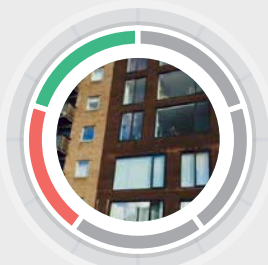
BUSINESS & HOMES
TOGETHER



NIGHT ECONOMY



ACTIVE & OCCUPIED
STREETS



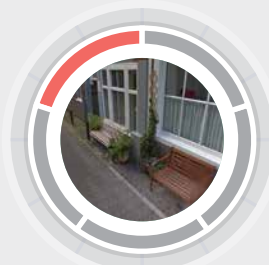
HOMES OVERLOOKING
SPACES



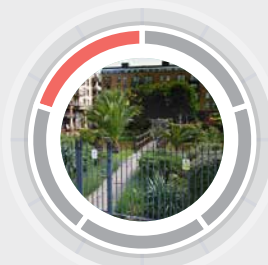
DIFFERENT PAVING



USEABLE SECURITY
FEATURES



SOFT EDGES BETWEEN
PRIVATE & PUBLIC



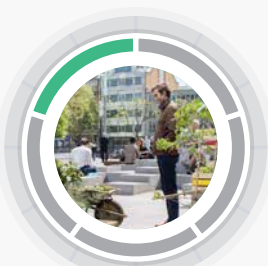
PRIVATE SPACES
VISIBLE



SPACE FOR EVENTS



FAITH & SUPPORT



COMMUNITY GROWING

Key



Number of
positive
comments

Number of
negative
comments



ACTIVE & OCCUPIED
STREETS

Feedback theme

TOPIC SESSION 2: BUILDINGS, HERITAGE & SPACES THEY CREATE

WHAT HAPPENED?

On Sunday 16th July we held a topic session to explore the design qualities that create enjoyable and interesting places to be. This took the format of a case-study site visit to King's Cross, including a tour guided by Roger Madelin, Head of Canada Water Development at British Land.

The aim of the session was to learn lessons from King's Cross - a real-life ongoing large scale development.

Discussions focused primarily on design qualities linked to the inclusion of heritage, street design, parks and public spaces, materials and activities.

Feedback gathered throughout this session will help shape development of the design guidelines for Canada Water Masterplan. These are a set of 'rules' that will guide detailed development of individual plots at a later stage.

King's Cross is an ongoing development of a similar scale to the Canada Water Masterplan. It should be clear that the intention is not to replicate King's Cross, but it is used here as a test case-study to learn lessons from.

ACTIVITIES

During the walkabout we gathered both good and bad examples of building, landscape and street design.

Following the walkabout the group gathered to collate thoughts from the session, looking at how they might link to the Canada Water Masterplan.



BUILDINGS, HERITAGE & SPACES THEY CREATE: LESSONS TO LEARN

Learning lessons from the King's Cross site visit, the diagram below summarises the key elements that attendees felt worked well and not so well in King's Cross, considering both the buildings and streets & layout.

BUILDINGS



Learning from King's Cross: positive references

- ♥♥ Varied building material & surfaces, use of brick, stone, wood
- ♥♥ Reuse of industrial structures, referring to history and heritage
- ♥♥ Blend of historic buildings and contemporary architecture
- ♥♥ Use of roof-spaces
- ♥♥ Not too high; variation in building heights
- ♥♥ Timber references in buildings facades
- ♥♥ Interesting and well designed street and building fronts
- ♥♥ Appropriate mix of uses
- ♥♥ Varied buildings design, interesting
- ♥♥ Buildings surrounded by greenery gives the impression of lower heights
- ♥♥ Good distribution of buildings
- ♥♥ Mix of old and new



Learning from King's Cross: negative references

- ♥♥ Needs to be more mixed use
- ♥♥ Not glamorous
- ♥♥ Corporate, soulless feeling
- ♥♥ Design requires a lot of maintenance work and/or ages badly
- ♥♥ Unattractive, soulless architecture (student house at King's Cross referenced)
- ♥♥ Too many regular shaped buildings and balconies
- ♥♥ Some buildings are too tall
- ♥♥ Design & colour can be very subjective

STREETS & LAYOUT



Learning from King's Cross: positive references

- ♥♥ Features for children to play i.e. fountains, stairs etc
- ♥♥ Visible roofs, skylines
- ♥♥ Incorporation of green spaces and water
- ♥♥ Interesting and surprising spaces encouraging exploration
- ♥♥ Not much traffic
- ♥♥ Varied paving in attractive colours (not too dark)
- ♥♥ Wide, open public spaces and wide pavements; sense of place
- ♥♥ Some covered outdoor space
- ♥♥ Good crossing over the canal
- ♥♥ Places to sit and relax
- ♥♥ Signage gives the feeling that people are prioritised over traffic



Learning from King's Cross: negative references

- ♥♥ Intrusive metal street barriers (Goods Way referenced)
- ♥♥ Some places are not easily accessible (Skip Garden referenced)
- ♥♥ Isolated trees on the streets - need more clustered greenery/ trees
- ♥♥ Little shade and lots of paving creating 'heat island'
- ♥♥ Linear layout, boring and unnatural
- ♥♥ Little distinction between cycling and walking areas
- ♥♥ Insufficient vehicle access
- ♥♥ Long distances - takes time to get to centre

BUILDINGS, HERITAGE & SPACES THEY CREATE: WALKABOUT

The diagram below shows the locations on the walkabout which were most frequently referenced and summarises the comments made. Further to the walkabout participants at the recap session also selected the locations that they felt were good references.

Granary Square 1

24

- Big, open, public space with water feature for children to play
- Proximity of the canal
- Nice blend of history and contemporary architecture
- Water features



1

- No shade, few trees

Pancras Square 2

17

- Water features; reference to heritage
- Retention of historic buildings and mix of old and new
- Nice visual appearance with mix of stone, wood
- Interesting, varied building design



2

- Very manicured, corporate - why not have some meadows, flowers, uneven lawns?
- Demolishing old, listed buildings

Gasholder Park 3

11

- Gasholder retention, adaptive reused structures adding character
- Incorporation of green spaces
- Impressive; with historical reference
- Great example of re-purposing history into an amenity which all can enjoy



3

- Requires lots of maintaining
- Open space has a soulless feeling
- Tall buildings not all looking great

Camley Street Bridge 4

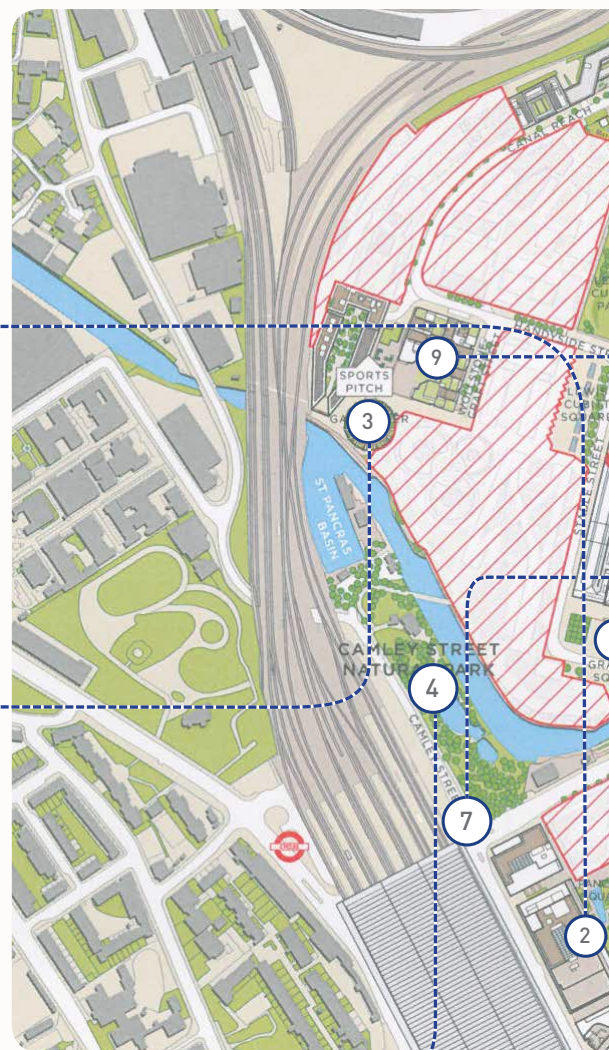
12

- Variety of plants, wildlife, greenery
- Presence of the canal, water features
- Great public space
- Retention of old buildings
- Reference to industrial heritage



1

- Wooden structures look 'tired'

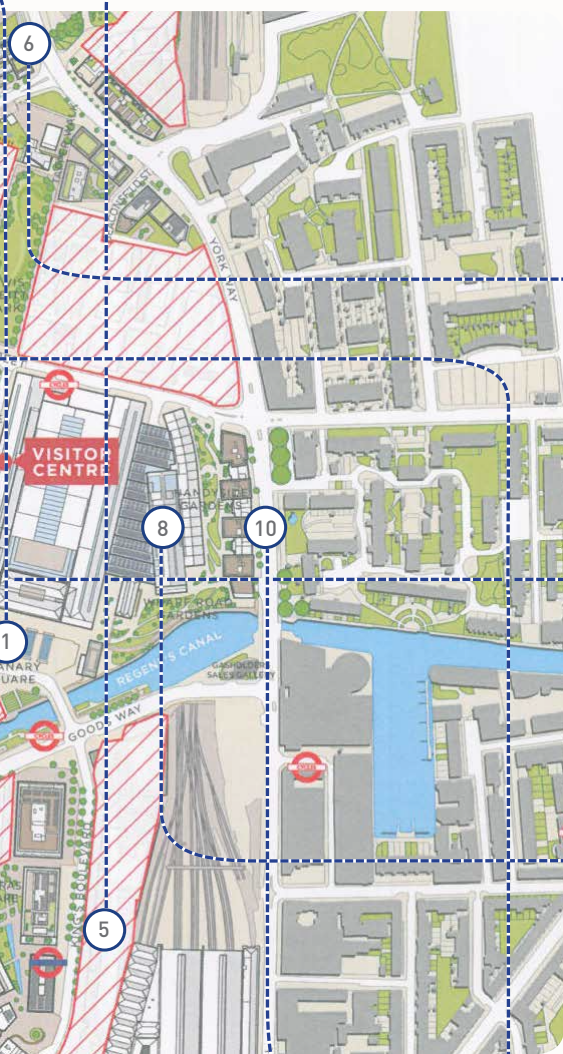


Handyside 5

5

- Good planting
- Good seating
- Intelligent use of relatively small area





King's Boulevard

5



- Openness
- Good views
- Brick buildings
- Wide pavements



- Limited vehicle access
- No iconic performance space

Skip Garden

6



- Nice views
- Surprising space
- Encourages exploration



- Not easily accessible
- TV screen next to flats
- Buildings have no soul & lack of personalised environment

Camley Street Park

7



- Potted plants and vegetables are a very good idea



Handyside Canopy

8



- Great covered space
- The idea of roof gardens



Handyside Canopy

10



Lewis Cubitt Square

9



- The extended view from the square to the park
- Nice, big, green square with restaurants outside, little traffic;
- Getting a sense of distance;
- Great water features



TOPIC SESSION RECAP: IDEAS AND SUGGESTIONS TO ENSURE A PLACE FOR DIFFERENT AGE GROUPS

The topic session recapped materials used and feedback gathered at the previous two sessions and encouraged further comment and debate. An additional activity gathered views on what people felt makes an inclusive place for different age groups. Below is a headline summary and feedback is to the right.

These comments will help inform the masterplan development, although it is recognised that some of these would be outside of British Land's control or ability to deliver.

Headline overview:

- The most frequent suggestions were places for the elderly. All ideas related to local, convenient and free places offering a range of formal and informal activities for older people, i.e. drop-in events, space to chat, multi-faith spaces for contemplation.
- Providing small local shops was also considered important as it enables elderly people to use facilities which are close to their homes.
- Comments shared on inter-generational needs mostly highlighted the importance of providing open, easily accessible and green spaces for everyone - as well as people with disabilities.
- For younger users, especially school age, the need for sufficient school places was expressed, as well as affordable (or free) space for sport and play.
- For pre-schoolers, spaces for 'play and stay' were suggested, which are user-friendly and convenient for parents.
- Suggestions relating to young adults mostly focused upon creating more opportunities for socialising; as well as supporting small businesses growth.

Secondary school age

Suggestions for:

- Indoor/ outdoor spaces for teenagers to socialise
- A range of new shops where teenagers can safely go in small groups
- Provision of different and affordable activities and sports spaces e.g. skate park
- Sufficient secondary school provision

Primary school age

Suggestions for:

- Sufficient primary school provision
- A range of spaces for children to play, not only playgrounds as 6-11 year olds are too old for it
- Safe park spaces that are well lit

Pre-school

Suggestions for:

- A range of spaces to accommodate play and stay sessions for young parents and for preschoolers to play and socialise
- Free 'stay and play' drop-in, providing pre-school activities indoors and outdoors
- Include playgrounds

'Everyone' / int

Suggestions for:

- A range of greenspaces - good for mental wellbeing

Young adults

Suggestions for:

- Good transport links to encourage socialising
- A range of affordable/ free events and activities e.g. evening stroll, outdoor summer events, exhibitions, museums etc.
- Support small businesses growth, run by local people to supply services e.g. dry cleaning, shoe repair, catering etc.

Adult (working age)

- No specific comments on this exercise. It is anticipated that this is because this age group's views are reflected through other feedback.

Elderly

Suggestions for:

- A range of very local shops, that are easily accessible for the elderly
- A range of drop-in events and communal spaces
- Provision of a multi-faith space for quiet contemplation/ meditation
- Low-cost places to eat and drink

Inter-generational/ other groups with specific needs

- Accessible multi-use spaces
- Ensuring roads, walkways, transport, shops and all facilities are fully accessible
- A policy that encourages local initiatives which provide apprenticeships and training opportunities for all ages

Next steps

Feedback from these topic sessions will help inform the more detailed design. Ahead of the planning submission we will be back to share the more developed masterplan and will hold specific discussions on key areas of interest.

We are also looking at how to best involve young people both now and in the long-term. British Land is also involved in a wide range of activities and projects locally; please see www.canadawatermasterplan.com/local-investment for more details.

If you would like to be kept up to date about the Canada Water Masterplan, please register for updates, - contact details are to the right.

Contact us

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

☎ 020 7729 1705

✉ team@canadawatermasterplan.com

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

🌐 www.canadawatermasterplan.com

🐦 @CWmasterplan

📘 Canada Water Masterplan

Please also take a look at the Canada Water Masterplan Instagram and YouTube, where you can find events updates and the updated masterplan interactive model from May 2017.

📷 [CanadaWaterMasterplan](#)

▶ [Canada Water Masterplan](#)

Timeline



This consultation report has been produced
by:

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Any queries should be referred to
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📺📷📱 Canada Water Masterplan

