

Welcome to this virtual exhibition for a standalone planning application for a temporary innovation hub to house TEDI-London

British Land is delighted to be partnering with TEDI-London to bring forward a standalone planning application for a new Temporary Innovation Hub in Canada Water.

A standalone Planning Application is being prepared for the innovation hub on an underused private car park within the Printworks compound. This application is entirely separate to the Canada Water Masterplan.

Before we submit the application to Southwark Council we want to share the plans with you.

In this room you will find details of the proposals. We recommend that you start at board 2 to your right, and then follow the arrows around the room.

On the central table we also invite you to sign-in to receive project updates and to share your demographic details with us to ensure that we are reaching a representative cross-section of the local community.

You can also view comprehensive project Frequently Asked Questions and send a comment or ask a question directly to the project team.

You can also find more information about TEDI-London on the website:
www.tedi-london.ac.uk

About TEDI-London

WHAT IS TEDI-LONDON?

TEDI-London is a new higher education provider co-founded by Arizona State University, King's College London and UNSW Sydney. TEDI-London will deliver project-based learning in partnership with industry, with a focus on producing job-ready graduates.

TEDI-London plans to accept its first full-time cohort of students in September 2021 and will offer degrees in global design engineering.

THE TEDI-LONDON DIFFERENCE

TEDI-London will teach engineering differently. Students will learn through projects, co-designed and developed with industry partners. Traditional lectures will be replaced with a technology-enabled online 'Learning Tree' to develop the knowledge and skills needed to underpin the practical project work, and ultimately train specialist graduate design engineers.

These projects will be informed by real-life challenges and global drivers such as Industry 4.0 and the UN Sustainable Development Goals. The real-life challenges of Industry 4.0 requires future engineers to consider smart cities, affordable housing and AI, whilst also demanding an understanding of global drivers such as equality, health and wellbeing and climate change. The projects will be supported by one-to-one mentoring and group work, developing essential career skills such as communication, problem-solving and teamwork.

The 'Learning Tree' is a networked system of three hour nodes which students work through at their own pace, driven by the technical knowledge requirements of the projects they work on.

TEDI-LONDON'S MISSION

TEDI-London aims to attract and empower individuals and partners from diverse backgrounds and perspectives with the skills and confidence to create innovative, real-world solutions that advance how people live as a global community.

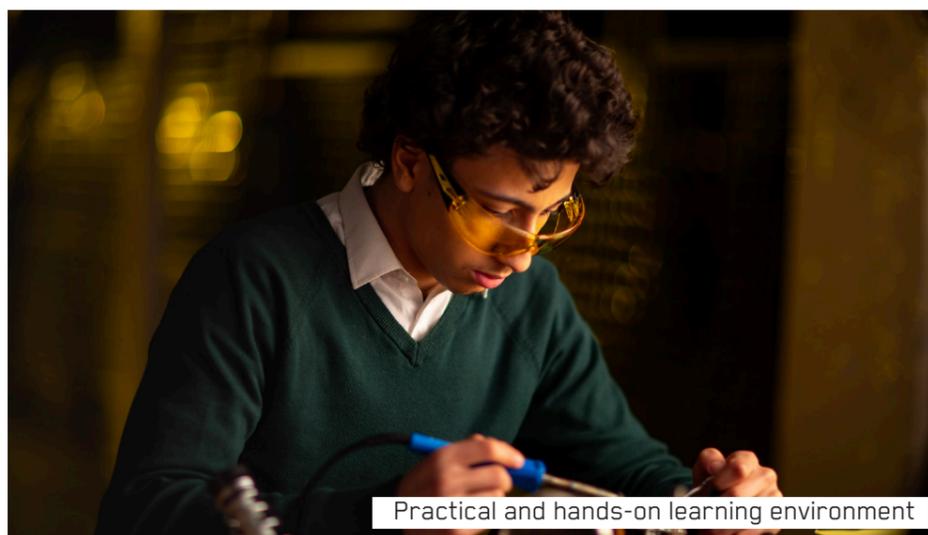
TEDI-London's mission is to transform engineering education by creating a contemporary and evolving learning environment in which students become empowered and creative self-learners, working alongside employers and academic coaches.

Our approach to engagement with industry is to provide a genuine partnership, working together to solve the current and future issues faced by organisations. With industry partners, we will:

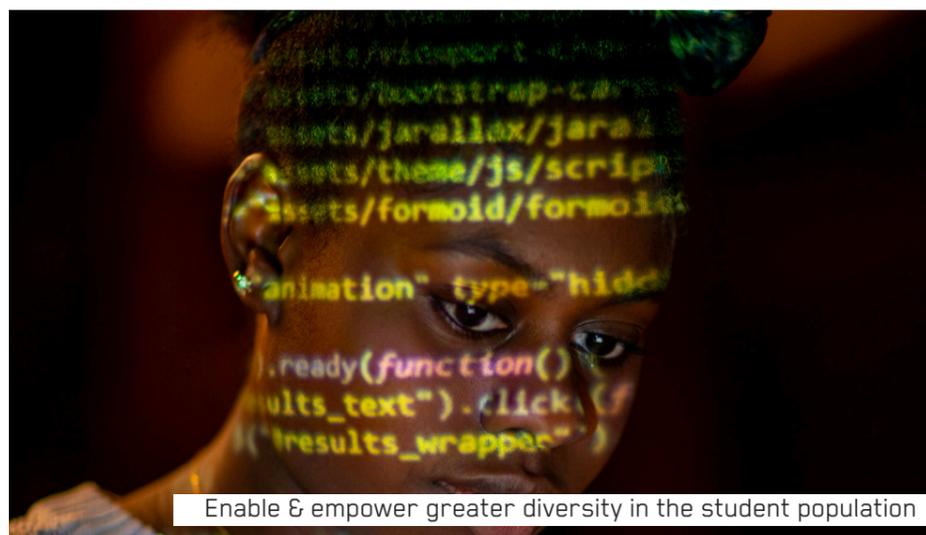
- Redefine who has the potential to be a good engineer, by removing traditional educational barriers to career paths in engineering and emphasising technology-enhanced and student-led learning
- Stimulate interest in broad and innovative engineering education, focused on solving real-world challenges facing industry
- Enable and empower a more diverse student population with an emphasis on recruiting women and under-represented groups; and
- Open pathways for collaboration, providing facilities aimed at solving global challenges.

To find out more about TEDI-London, please visit :

www.tedi-london.ac.uk



Practical and hands-on learning environment



Enable & empower greater diversity in the student population

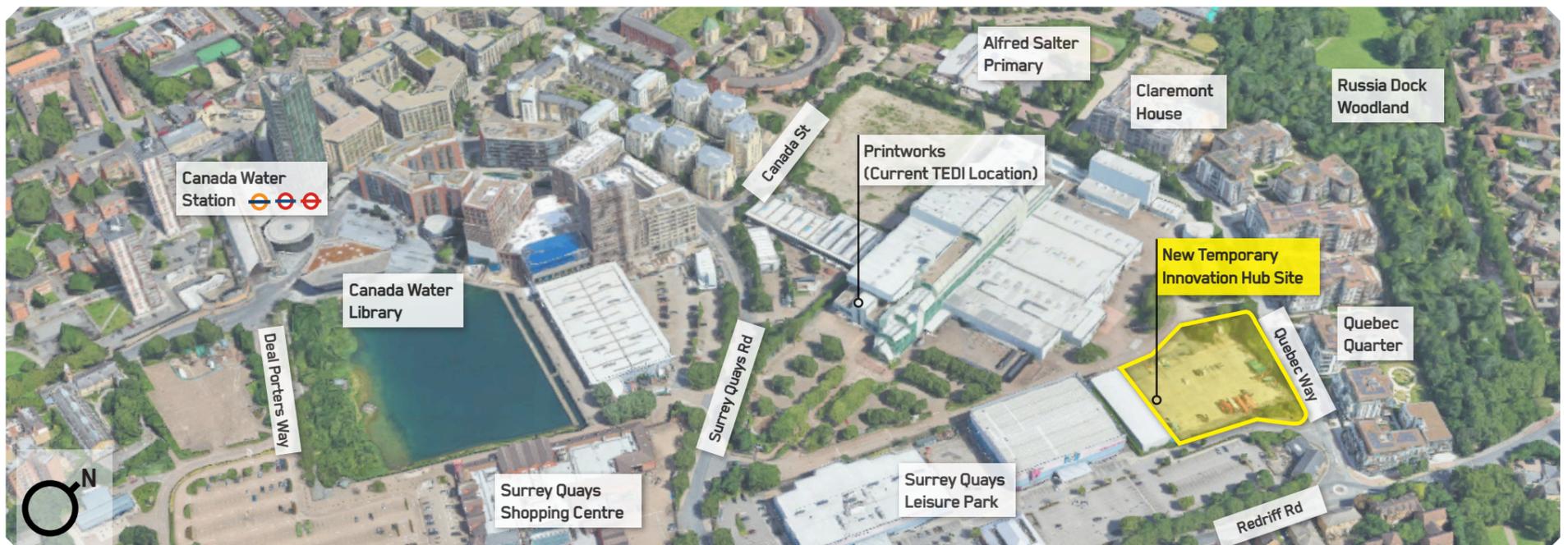
TEDI-London: Local Opportunities

TEDI-LONDON & CANADA WATER

TEDI-London is currently based at the Printworks. TEDI-London plans to accept its first cohort of students in 2021, and British Land is bringing forward plans for a new temporary innovation hub behind Surrey Quays Leisure Park (see map below), which will become TEDI-London's new home and support its growth.

TEDI-London aims to launch with 125 students in the first year (2021), and grow steadily with a similar intake each year for the first five years.

The ambition is to scale up to a larger student body within 8-12 years. In the longer term, British Land plans to provide a permanent higher education cluster within the wider Canada Water Masterplan site, to house TEDI-London alongside other institutions.



Map showing location of new Temporary Innovation Hub to house TEDI-London

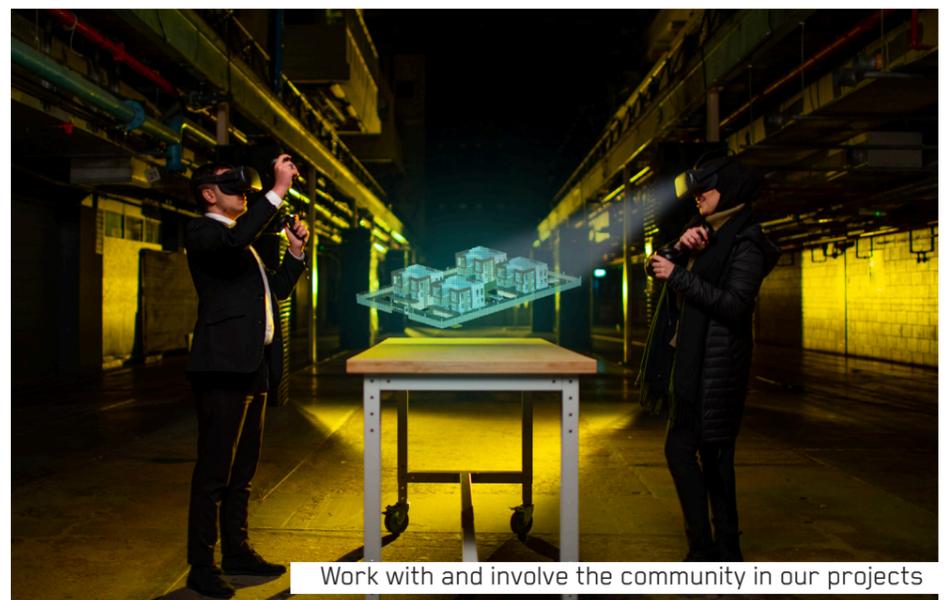
LOCAL OPPORTUNITIES AND OUTREACH

Ensuring that TEDI-London is accessible to students in Southwark is central to TEDI-London's mission to diversify the range of people studying engineering. This will be a bursary scheme for Southwark residents, and over the next year, TEDI-London will work with local community groups and schools to plan a programme of outreach opportunities.

TEDI-London has just completed a six-week online summer school programme where students from across the world were tasked to develop dementia friendly solutions for the new town centre.

TEDI-London is running a free three week online taster programme open from 27 July -14 August. Local residents are encouraged to apply and help design ideas for a colour and light installation for Canada Water.

For more details of the summer school and taster programme please visit: www.tedi-london.ac.uk



Work with and involve the community in our projects

TEDI-London want to hear your thoughts on creating opportunities and ways to involve the local community. Please send your suggestions to: hello@tedi-london.ac.uk

About the Temporary Innovation Hub

A New Centre for Innovation Anchored by TEDI-London

British Land is proposing a new two to three storey phased temporary innovation hub that will anchor TEDI-London as well as providing space for other potential interim uses as part of the Canada Water Masterplan.

TEDI-London will be the key anchor occupier in the proposed innovation hub. The design of the hub is modular so it can be brought forward in different phases and it will be constructed off-site. The aim is to create a campus environment that feels open, engaging and creative; establishing a centre of innovation and knowledge.

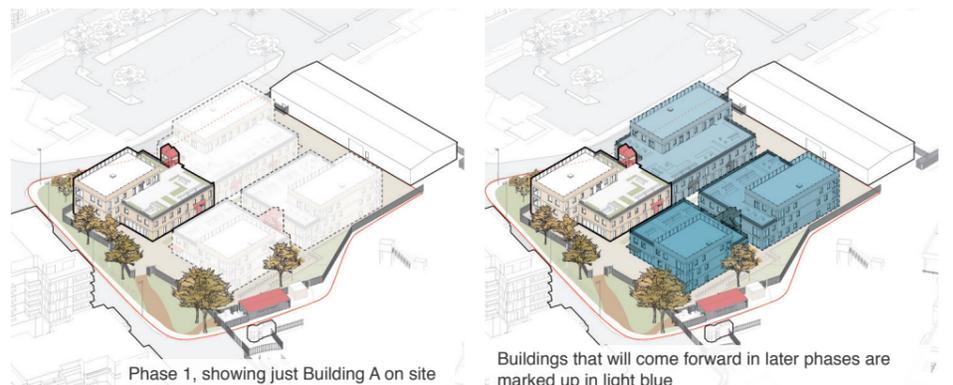
Phasing

The Temporary Innovation Hub will be delivered in a phased way. This will allow the innovation hub to expand as TEDI-London grows and takes on future cohorts of students, or as other interim uses are incorporated.

At first, one building will come forward (building A, as depicted on the aerial sketch to the right). This building will house TEDI-London and its first cohort of students.

A further 3 buildings (marked in light blue on the aerial sketch to the right) would then be built at later dates, as and when there is a requirement for the space.

A temporary 7 year planning permission is being sought for the site. The initial building will be 1,370 m² in size, and once the entire site is developed the hub will provide just over 6,000 m² of space in total. In the medium term, British Land plans to provide a different permanent higher education cluster within the wider Canada Water Masterplan site, to house TEDI-London alongside other institutions.



Aerial Sketch showing how different components of the temporary innovation hub will come forward in phases.

The Site Today

The temporary innovation hub will bring to life what is currently an underused private car park which is part of the Printworks compound.

The proposed site borders Surrey Quays Leisure Park to the South and East, the Printworks to the West, and Quebec Way to the north.



Aerial map showing planning application boundary for temporary innovation hub

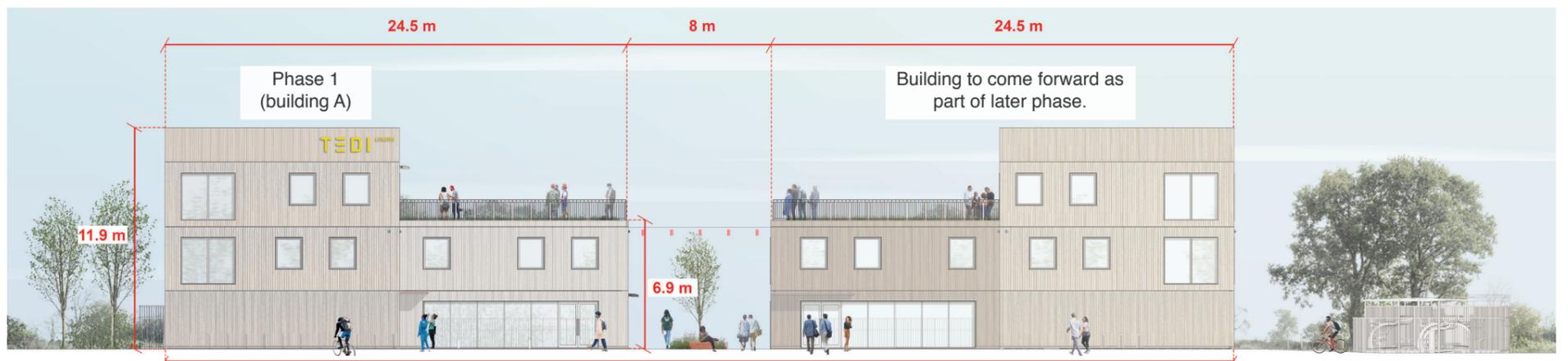
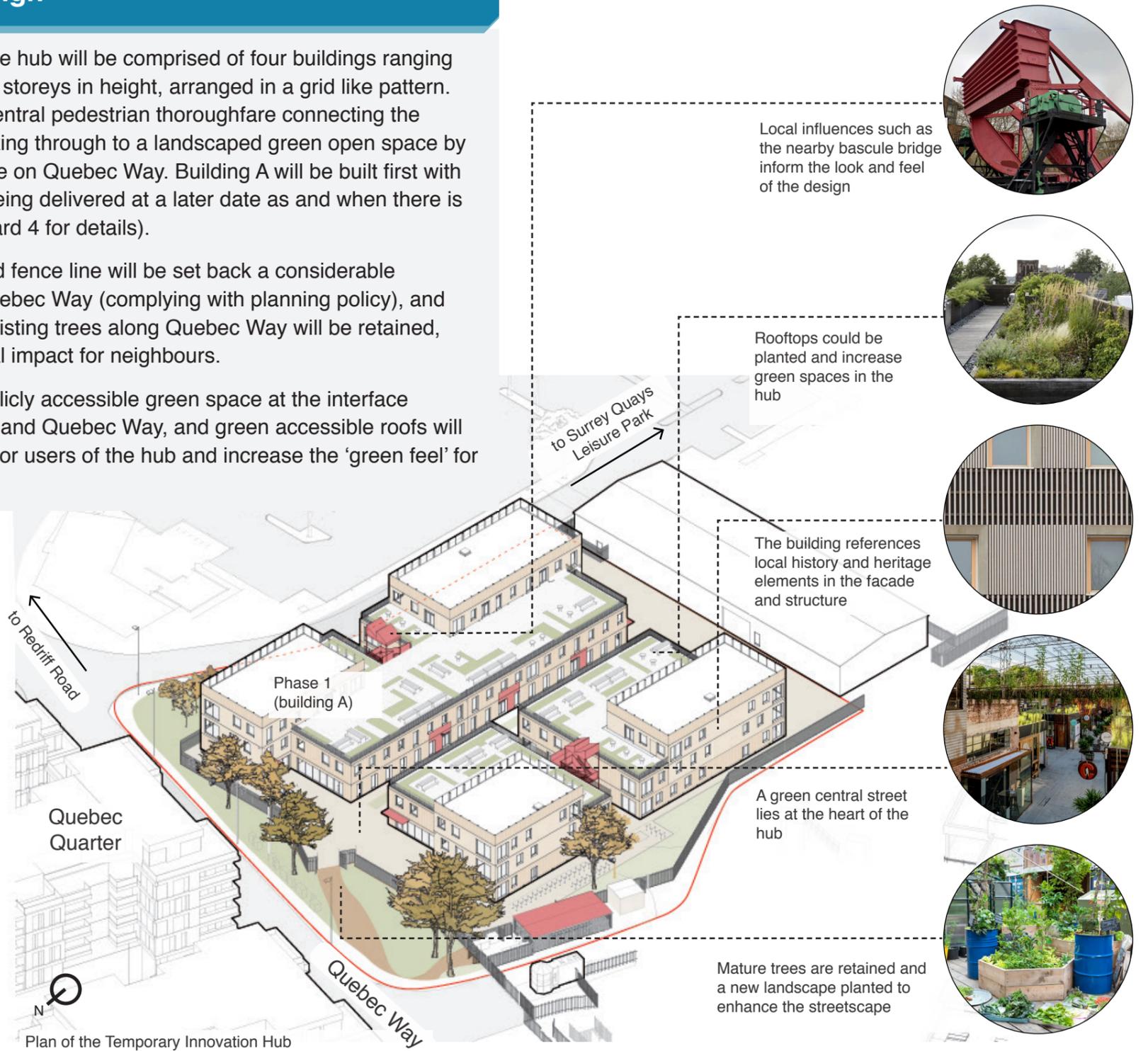
Design of the Temporary Innovation Hub

Building Design

In its final form the hub will be comprised of four buildings ranging from two to three storeys in height, arranged in a grid like pattern. There will be a central pedestrian thoroughfare connecting the buildings and linking through to a landscaped green open space by the main entrance on Quebec Way. Building A will be built first with other buildings being delivered at a later date as and when there is demand (see board 4 for details).

The buildings and fence line will be set back a considerable distance from Quebec Way (complying with planning policy), and the majority of existing trees along Quebec Way will be retained, reducing potential impact for neighbours.

There will be publicly accessible green space at the interface between the hub and Quebec Way, and green accessible roofs will provide amenity for users of the hub and increase the 'green feel' for everyone.



Access and Interface with Quebec Way

Access and Management

Access to the innovation hub

The main pedestrian and cycle entrance is proposed to be located off Quebec Way, as shown in the sketch below. The entrance is set back from Quebec Way to create a welcoming green interface between the temporary innovation hub and Quebec Way. This will be delivered in the first phase.

There will be a further entrance on Teredo Street which will have a ramp to allow for vehicle access if required for servicing, and for those who are unable to walk or cycle. Our aim, however, is to ensure that the innovation hub remains as car free as possible. For large vehicle deliveries a delivery bay is proposed on Teredo Street. The Teredo Street access may be used for exiting the campus after evening events, to reduce potential noise disruption on Quebec Way.

Opening Hours

The main entrance will be open from mornings to evenings during normal operating hours and will be publicly accessible. The main entrance gate will be locked outside these times. The innovation hub will be secured at all times, and security will be provided through external lighting and CCTV cameras. All secondary entrances, such as for servicing and emergency use, will be subject to access control.

From time to time, the innovation hub may be open on weekends or late evenings up to 10.00pm for specific industry events and student project launches. Events will be held within the campus and contained behind the fence line.

The innovation hub will include a cafe, but there will be no student accommodation or bars on site.

Welcoming Green Spaces

New landscaping on Quebec Way

There will be a new publicly accessible garden at the interface between the temporary innovation hub and Quebec Way. The majority of existing trees along Quebec Way will be retained and there will also be green spaces throughout the hub, including 'green roofs' which will provide both social and teaching spaces and therefore a connection to nature for students, staff and visitors.

Management of the green space

British Land is in discussions with Global Generation about partnering to deliver and manage the green spaces. Global Generation is an environmental education charity that works with local schools to support young people to make a social and environmental difference by involving them in the co-creation of public spaces.



Artists impression of the main entrance to the hub from Quebec Way, looking towards Redriff Road



Global Generation is an environmental education charity based at The Paper Garden at The Printworks

Construction

Modular Construction

The temporary innovation hub will be built using modular construction techniques, with the majority of the hub built off site and then put in place on site. This will make onsite construction quicker, thereby reducing construction impact on neighbours.

Modular construction and off-site fabrication is perfect for this style of phased, temporary building for a number of reasons. Future modification and adaptation are relatively easy, and this helps extend the working life of structures the modules can be reused beyond this initial use.

Other benefits include increased productivity and reduced waste. Vehicle traffic transporting materials to and from site is also minimised.



Modular construction is created off-site and assembled on site quickly

British Land Construction Approach

British Land is committed to being a considerate neighbour during the construction process and already has a proven track record with 28 National Site Awards for its highly considerate work.

British Land's construction partners and contractors sign up to the Considerate Constructors Scheme ensuring that there is a commitment to take measures that minimise the impact of key factors such as vibration, air, noise and dust and pollution.

The planning application that is submitted will include a Construction Management plan that will consider these key matters alongside construction working hours to ensure that local neighbours are not unreasonably impacted during construction.

The Construction Management Plan will be agreed with Southwark Council prior to any construction work starting on site.

Construction Engagement

British Land is committed to providing regular construction updates, and we will ensure that we listen to the views of those who are most directly affected by construction activity, ensuring the opportunity for regular contact with contractors and British Land throughout construction.

Neighbours will receive frequent newsletters with project updates, which will also be displayed on site noticeboards and via other means. In addition, we will provide a designated point of contact for any issues during construction, as well as a 24 hour hotline.

British Land will also establish a Construction Liaison Group that will meet regularly. Contractors will attend these groups to provide construction updates and address any questions or concerns that neighbours may experience through the construction process.

British Land has also made a major commitment to jobs and training to deliver bespoke employment and training programmes for local people to access career employment opportunities throughout construction.

Next Steps

A Standalone Planning Application

British Land is preparing a temporary planning application for the new innovation hub which would seek permission from Southwark Council to develop the site for educational and office uses to house TEDI-London for seven years.

The standalone planning application will seek to retain the flexibility to expand to accommodate TEDI-London as it grows, or other interim uses as part of the Canada Water Masterplan.

The application is being delivered entirely separately to the May 2020 Canada Water Masterplan permission.

Following this engagement period, British Land will submit a planning application to Southwark Council, who will then conduct a 21 day period of statutory consultation, during which you will be able to submit comments directly to the council for consideration in their determination of the application.

We will also update this exhibition, as well as the Canada Water Masterplan website, once the planning application has been submitted to share the planning application documents, and help make them accessible. Our team will also be available to respond to any further questions you may have about the proposal and you can get in touch using the details below.

Anticipated project timeline

Summer 2020

Autumn 2020

May 2021

2021-2027

Submission of Standalone Planning Application to Southwark Council and 21-day Statutory Consultation Period

Southwark Council determines the Standalone Planning Application

Construction of the first building to come forward as part of the hub begins (see board 5)

Anticipated opening of the Innovation Hub for first cohort of TEDI-London students in 2021

Potential for the other 3 components of the innovation hub to come forward in line with planning permission at a later date, as need arises (see board 5)

Get in Touch, Give us Your Feedback and Share Your Ideas

If you have any comments, questions or suggestions, we would love to hear from you. Please feel free to get in touch via the details opposite.

View Frequently Asked Questions (FAQs)

If you have any further questions please view our Frequently Asked Questions, located on the table in the centre of this room, from where you can also get in touch directly with the team. Alternatively you can also view the wider Masterplan Frequently Asked questions on our website by visiting:

www.canadawatermasterplan.com/faqs-2/

Request a Printed Copy of Exhibition Materials

If you would prefer to receive printed copies of the information shared in this virtual exhibition please get in touch using the details below. You can request printed copy of the in the exhibition boards and the FAQs.

Request a briefing with the project team:

If you would like to arrange a briefing to ask questions on the Innovation Hub directly to the project team, please get in touch using the details below and we will arrange a 'call back' appointment.



0800 470 4593 (freephone)



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