

Welcome

See the updated ideas for the Canada Water Masterplan, find out what's changed and what type of place it could be.

Your input is key to helping inform the plans before the detailed design begins.

We look forward to hearing your thoughts.

All these boards and further information can be found online at:
www.canadawatermasterplan.com



WHAT IS THE CANADA WATER MASTERPLAN?

KEY FACTS

- The Canada Water Masterplan is the project name for the redevelopment of a 46 acre site in SE16 (that's about the same as 24 international football pitches!).
- The area covers Surrey Quays Shopping Centre, Surrey Quays Leisure Park, SE16 Printworks and includes the historical Dock Offices.
- The Canada Water Masterplan will set parameters and guidelines for how the site will come forward in the future. It will consider land use, urban design, landscaping and public realm, routes and spaces, built form and infrastructure. It is important that the Masterplan proposals provide a flexible framework for delivery that will accommodate the changing social, community and market needs and demands over its lifetime.
- In planning policy, Southwark Council and the GLA have defined the wider area between Surrey Quays and Canada Water as an 'Opportunity Area' and Housing Zone to provide significant new homes and jobs.
- The plan will create a new urban centre for the area with a wide range of uses including offices, retail, leisure, community and public spaces as well as new homes for a range of ages, incomes and life stages.
- British Land control and manage the site and is working with a design team to develop plans.
- It is expected that the masterplan will be built in phases over the next 15 to 20 years. British Land would like to remain a long term partner in the area.

WHAT KIND OF PLACE?

Southwark Council's 'Canada Water Area Action Plan' along with community consultation on the Canada Water masterplan since 2014 are helping to inform a set of Guiding Principles. Some of the key headlines are to the right, please let us know your thoughts as to what these could include.

- A new urban centre for London
- Green and healthy environment
- A proper mix of uses and homes
- Encourage a strong community
- Plan for the future

What's happening when

Find out why the masterplan has been reviewed over the past year, where we are in the timeline, what will happen next and why the plans need to have long-term flexibility.

WHY HAS THE MASTERPLAN BEEN REVIEWED?

Consultation started in early 2014 looking solely at the Printworks site. Since then, the masterplan area has grown to include a much wider area between Canada Water and Surrey Quays (see the diagrams to the right) and there has been continuous design development and consultation throughout.

Given the changes to the extent and remit of the masterplan a fresh look has been taken to ensure the most is made of the opportunities that the combined area now provides. Over the past year British Land have been challenging earlier design assumptions, looking at ways to respond further to consultation, considering alternative approaches and developing a deeper understanding of some of the key issues. See board 03 for a summary of the major updates.



2013 / 2014

British Land purchase the SE16 Printworks site and consultation begins. There is existing permission in place to extend and refurbish the existing shopping centre.

2014 / 2015

Following feedback, Surrey Quays Shopping Centre (owned by British Land) is included in the masterplan as a more ambitious opportunity to improve the town centre area, connections between places and the quality of public spaces.

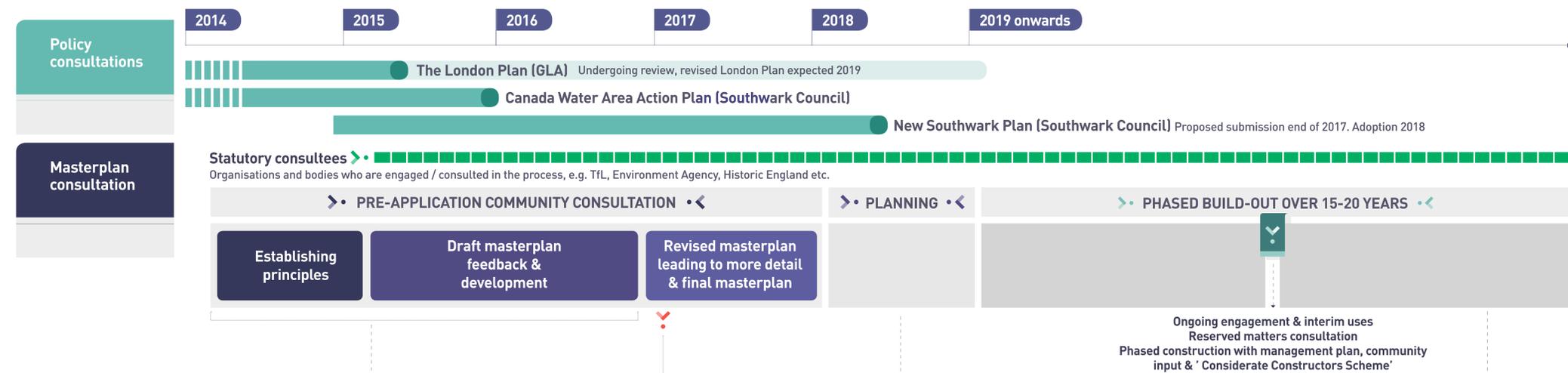
2015 / 2016

In March 2015, British Land purchased the Surrey Quays Leisure Park - enabling a truly joined-up approach to the future of the area.

2016 / 2017

Since the consultation in February 2016, there has been a review of the masterplan. This has incorporated some significant shifts in thinking to respond to key issues and ensure the plans are robust. In October 2016, British Land also purchased the grade II listed dock offices which will be retained.

TIMELINE



CONSULTATION TO DATE

- 2500** recorded event attendees
(estimated that over double this have actually been involved)
- 9** newsletters &
Upto **23,000** newsletters distributed each time
- 7500+** feedback comments
- 3000+** local groups & individuals on the project contact list
- 41** public events
Including exhibitions, workshops, topic discussions, walkabouts, review sessions & sessions to help demystify the planning process
- Plus many more one-to-one meetings, attending local meetings and local events



PLANNING APPLICATION

TIMELINE

- End 2017 - Planning submission (in detail for the first phase and outline for the remainder of the site - phasing is to be confirmed)
- Winter / Spring 2018 - Consideration by Southwark Council, GLA and TfL
- Summer 2018 - Planning application determined
- Early 2019 - Phased construction starts

LONG TERM FLEXIBILITY

- Although presented as one masterplan, in reality the change will be gradual.
- Detailed design and consultation on each of the phases as they come forward.
- It's important to retain some flexibility to be able to respond to local and wider changes.
- The area will remain activated and the community involved throughout the construction.

Feedback & summary of changes

A summary of the key themes that have come through consultation so far and some of the main updates that the team have been working on over the past year.

Feedback continues to inform development of the masterplan.

FEEDBACK & 'MASTERPLAN MOVES'

WHAT'S BEEN SAID?

We've been working with the local community since March 2014 and feedback has helped inform the proposals at each stage. There are a number of key areas of interest that the masterplan needs to respond to. Proposals shown in this exhibition address a number of these themes, as far as is possible at this stage. As the plans become more detailed there will be more information on the more technical elements.

FEEDBACK - KEY THEMES

GENERAL RESPONSE TO THE DRAFT MASTERPLAN

The general response to the previous draft plans has been broadly positive, with excitement at the opportunity to make the most of an area that the majority feel is currently underutilised. There are however a number of key issues and questions raised through the consultation and summarised below. These themes have guided the development of the masterplan over the past year.

TRANSPORT

Concerns about the impact and possible mitigations for transport, traffic and parking.

HOUSING & AFFORDABLE HOUSING

Requests for innovative approaches for affordable housing to meet local needs, plus social housing, accommodation for the elderly and those needing additional support.

OPPORTUNITIES FOR BUSINESS & EMPLOYMENT

Strategies for local employment and affordable small-business opportunities.

LANDSCAPE & ECOLOGY

Further information and assurances that the approach to landscape and ecology will be 'robust' and carried through. Concerns about loss of existing trees.

AN INCLUSIVE PLACE

More information needed on how the masterplan will be a place where the whole community can use the shops and facilities, and feel welcome.

ARCHITECTURE

Concerns about the impact of tall buildings and further information desired about architectural identity, particularly how this may reflect the local area, be high quality and what type of place this will create.

SOCIAL INFRASTRUCTURE

Concern about the capacity of schools & GPs to cope with an increased population.

STREETS & SPACES

Suggestions to make the streets & spaces less 'grid-like', with some covered spaces & better cycle routes.

EXISTING FACILITIES

The existing Leisure Park uses are valued – concern over what facilities will meet the needs of existing users. Also concern about Southwark Council's preferred location for a replacement leisure centre

PLACEMAKING PRINCIPLES

A need to be convinced that placemaking principles & community commitments will follow-through.

'MASTERPLAN MOVES' OVER THE PAST YEAR

The masterplan review has provided an opportunity to rigorously test the direction of travel, address constraints, establish more certainty and respond to feedback. A headline summary of key updates over the past year is below. This is an ongoing process and proposals will continue to evolve. This exhibition explains the proposals in more detail - see board references below for more info.

GOVERNANCE & STRATEGY

New leadership team at British Land

In early 2016, Roger Madelin joined British Land as Head of Canada Water Development. He led the King's Cross Central redevelopment for Argent and brings a wealth of experience and insight to the Canada Water Masterplan project.

Developing understanding & governance options for key issues - including transport [Board 06](#)

We have been developing our understanding of some of the key masterplan issues. This includes transport where there has been significant progress in raising the area's profile with the Greater London Authority (GLA) and Transport for London (TfL). Including coordinating efforts to find solutions.

Market-testing & levels of interest

We have also been market-testing with potential occupiers to better understand needs and create an attractive and viable proposal. There is currently some early interest in significant masterplan elements. For now this is commercially sensitive, but this level of interest is encouraging and means there is potential to deliver a meaningful first phase with a range of uses and activities.

Discussions with Southwark Council

British Land and Southwark Council have continued to negotiate on restructuring leases & property interests to allow holistic approach to regeneration to take place.

APPROACH

- * A focus on de-risking the masterplan - ensuring deliverability and flexibility
- * Increased focus on employment generating uses & a truly mixed-use masterplan [Board 05](#)
- * A town centre with a variety of spaces, character areas streets and spaces [Boards 10-12](#)
- * Re-orientation of the masterplan - less grid like with better connections [Boards 06 & 09](#)
- * Potential for a Canada Water dock walkway crossing [Board 10](#)
- * Exploring a broader, more innovative approach to housing tenures and designs [Board 05a](#)

BUILDINGS IN THE MASTERPLAN

- * Reviewing alternative locations for a new Leisure Centre [Leisure centre boards](#)
- * Historic Dock Offices included and retained [Board 10](#)
- * Potential to partially retain the Printworks print-hall [Board 13](#)
- * Tesco relocated on-site, creating a better link to Greenland Dock and masterplan layout [Board 11](#)



Tesco store relocated on-site, opening up the link to Greenland Dock



Potential to retain the printworks Press Hall, options and ideas are still developing



The historic Grade II listed dock office will be retained and enhanced

Masterplan summary

A Canada Water Dock edge

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

B Dock link & 'The Cuts'

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

C Town Square

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

D High street

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

E Lower Road Gateway

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

F Tesco relocated

British Land are in constructive discussions with Tesco about building a brand new store of a similar size and timed in a way that would allow uninterrupted trading and customer service. This opens up a new link to Greenland Dock. New homes are also provided above the relocated store.

G Park

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

H Dock offices retained

The existing listed building will be protected and enhanced, linking better with the surrounding area and showcasing the area's dock history.

I Printworks press hall

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

J Leisure centre option

At the request of Southwark Council, British Land has carried out a study identifying potential new locations for the Leisure Centre within the town centre. This shows the location preferred by British Land in a central, waterside location. For more information on the other sites being considered please see the leisure centre boards.

Illustrative masterplan

Masterplan area

References for the individual plots or clusters of buildings.



Use & activity

A mix of uses and public spaces to create a vibrant place where people want to spend time.

Active at different times of the day and evening, with a focus on employment and workspace.

APPROACH

THE POLICY BEHIND IT

Canada Water has been designated a District Centre with a view to expanding to a 'Major Centre' in the London Plan (2016) "providing goods and services for more local communities and accessible by public transport, walking and cycling."

A 'Major Centre' will have more than 50,000m2 of retail and leisure space and also have a substantial amount of employment uses.

MIXED-USE & EMPLOYMENT

A mix of uses creates a diverse and 'real place' which has something for everyone. A place people want to spend time for pleasure, convenience and to socialise.

Varying uses (both across the masterplan and within plots) creates more activity, vibrancy and opportunities for interaction.

The completed scheme expects to provide up to 20,000 jobs and approximately 1,800 full time roles in construction would be generated over a 15 to 20 year development period.

There is potential for a business / education / innovation hub (which could include the Printworks) and this could include university facilities. We are currently in discussions with providers and more will be known in the coming months.

SOCIAL INFRASTRUCTURE

Delivering the most appropriate facilities to support health, wellbeing and education have also been a key consideration.

We are in ongoing discussions with Southwark Council, the CCG (Clinical Commissioning Groups) and GLA to assess growth demands for health and education and look at effective ways to meet local need. This includes primary, secondary education and additional health facilities.

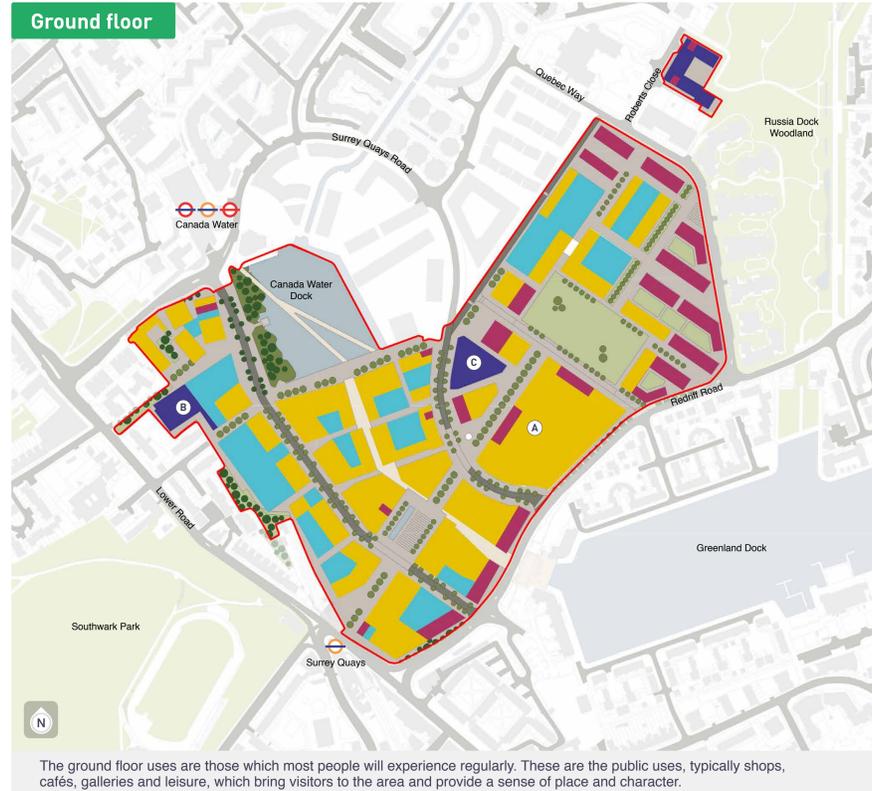
Naturally the amount of development and mix of uses will impact this and the plans are still evolving. As more is known we'll share this through the consultation and planning process.

RETAINING FLEXIBILITY

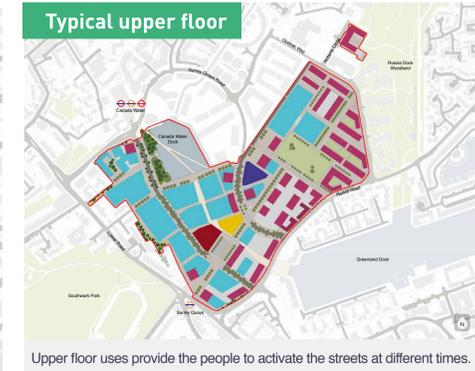
To ensure a viable development that can be successful in the long term and respond to wider changes, retaining some flexibility at this stage is a necessity. The diagrams on this board show the main use for each plot, which the current (evolving) masterplan is based on. The planning application will also seek a range of uses on some of the plots.

USE STRATEGY

Ground floor



Typical upper floor



Key to main uses

- Shopping, services, food & drink
Including: (A) relocated Tesco store
 - Business / workspace
 - Living
 - Community & leisure
Including: (B) indicative location for a replacement Leisure Centre see the Leisure Centre Boards for other location options
(C) potential location for a new cinema
 - Hotel
- Other potential uses**
The proposals may also include a range of other uses such as higher education, health and education facilities. As the proposals, potential occupiers and Council requirements become clearer the proposals will respond accordingly.
- Masterplan area

VISION



A true mix of uses: active in the day and evening



Wide-range of housing sizes & tenures (see board 05a)



Focus on employment-generating uses & a wide range of workspace



Leisure, sport & entertainment integrated indoors & outdoors.



Improved shopping, food & drink
To suit a range of budgets. Including independent retailers and high street chains, both large and small.



'Everyday' facilities & services



Work with the existing community to develop community facilities & services that are needed

Mix of uses

The current mix of uses are approximate and will continue to evolve.

- **Up to 3500 homes**
- **Workspace**
approx. 200,000 m2 (c.2 million ft2)
- **Retail & leisure**
approx. 100,000 m2 (c.1 million ft2)
- **Other uses to be accommodated include health, education and other social infrastructure**

Area comparison: To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m2. 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.

LIVING & AFFORDABLE HOUSING

Encouraging healthy sustainable living with access to a wide range of high quality affordable homes for different life stages is a key aim of the Canada Water Masterplan.

The Masterplan seeks to deliver up to 3,500 new homes, offering a variety of choice and providing a range of housing types, tenures, price points and sizes.

The Masterplan will make a significant, positive contribution towards regional and local housing need, with housing delivery recognised as a key strategic priority for London. Housing quality is a key priority of the Masterplan and the design team will be working to create new homes which are of exemplary design quality.

There are a variety of housing types that are being considered by British Land, providing for a range of life stages and incomes, with London and local-first sales.

PRIORITIES

At the previous Draft Masterplan exhibitions in February 2016 we asked people the following question:

Q: We're proposing a range of homes and tenures within the Masterplan, including affordable housing. What are your priorities for new housing – for example in terms of size and tenure?

Responses included calls to ensure affordable homes form part of the mix, to include larger family units, shared ownership and homes for a wide range of ages, including elderly. There was also feedback to ensure that there is a good mix of supporting uses and amenities to meet new and existing residents' needs.

Please use your feedback for to let us know if you have any other priorities for housing or would like to expand further on this.

AFFORDABLE HOUSING - KEY OBJECTIVES



Support a mixed & balanced community by maximising the total number of affordable homes across a wide range of tenures (targeting 35% subject to viability).



Provide housing products suitable for a range of ages, incomes, life stages and need.



Homes integrated across the masterplan area, with shared amenities and tenure blind design.



Ensure high quality long-term management of the whole of the estate including homes, workspace and public space.



Nightingale Estate, Hackney



Build to Rent | Get Living London, East Village

Getting around

We recognise that transport is a key issue locally and are working closely with Southwark Council and Transport for London to ensure a joined-up approach.

This board summarises the approaches to movement into, from and through the site.

THINGS WE'RE WORKING ON

IN THE PAST YEAR BRITISH LAND HAVE

1. Worked very closely with Transport for London (TfL) and Southwark Council to raise the profile of the local transport issues at the highest levels within the Greater London Authority (GLA), TfL and Southwark Council.
2. Secured substantial resources from TfL and Southwark Council to review local transport issues, influencing:
 - A dedicated Canada Water workstream in TfL's Growth Team (ongoing)
 - Extensive modelling and assessments of local transport issues by TfL / Southwark Council (ongoing)
 - Reviews of station improvements by TfL's station design team (ongoing)
 - A focus by TfL on local bus improvements (ongoing)
 - The emerging designs for Jamaica Road / Lower Road corridor - including plans for Cycle Superhighway 4 (CS4) (ongoing)
 - Discussions on innovative ideas that could be piloted in the local area e.g. shuttle bus, adoption of new technologies.
3. Held a range of transport topic discussions with local residents - over 200 attended the presentations and walkabouts. All providing useful insight into local issues to inform conversations with TfL, Southwark Council and the project design teams.

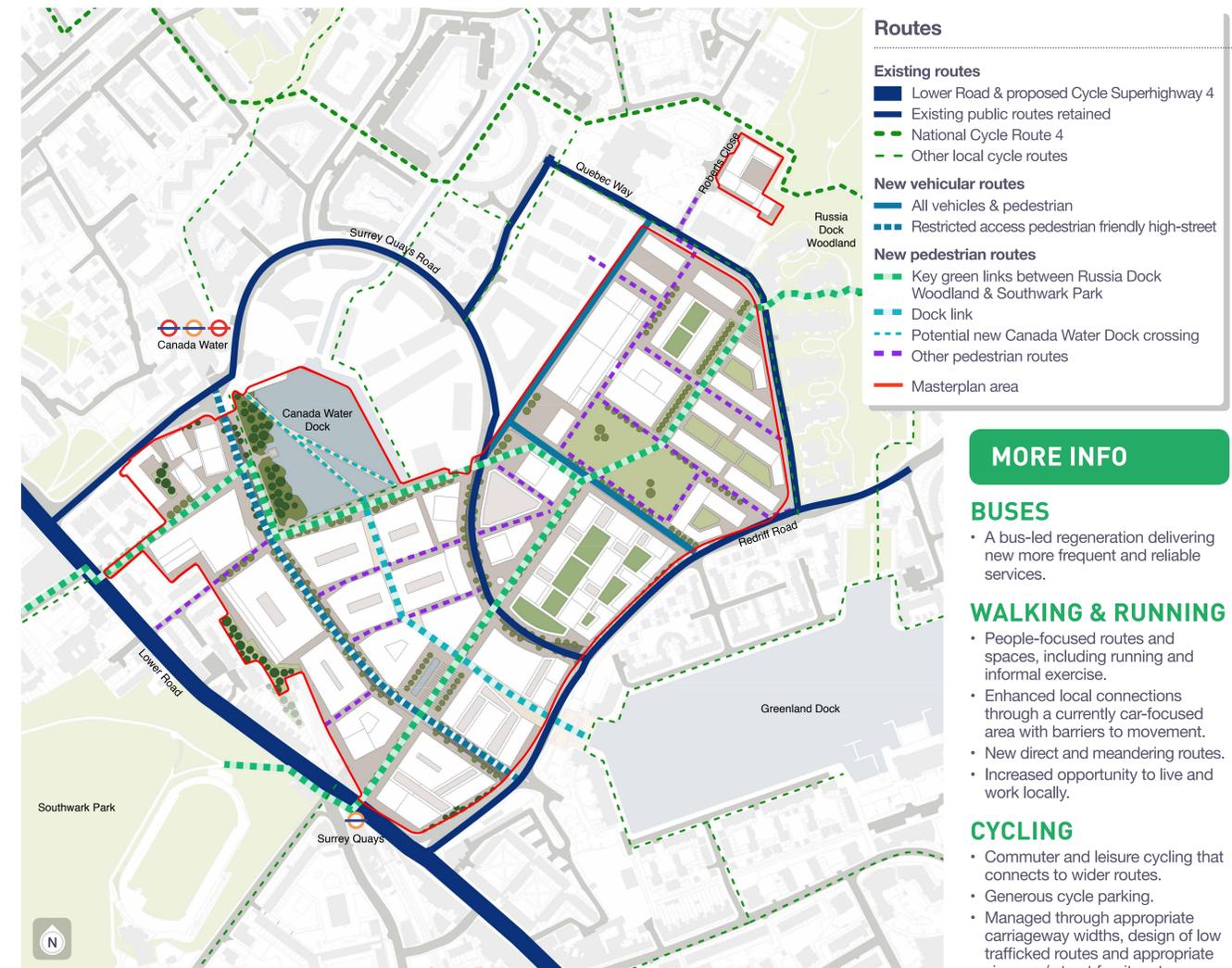
The proposals will be designed to mitigate the transport impacts of the masterplan. Many of the existing challenges are linked to the wider network and/or existing operational issues which are the responsibility of TfL and Southwark Council who are progressing the following:

- **TfL Outcomes Plan:** Led by TfL's Growth Team, this will review the existing issues, set out local priorities and potential improvements for all transport modes. It will include the Canada Water Masterplan site and the wider area.
- **TfL / LBS Strategic Transport Study:** This is a joint study of the wider area, using different transport models. It will scenario test a range of levels of transport demand.

BRITISH LAND ARE ALSO

- Meeting with London Underground and Overground station design teams to influence station improvements at Canada Water and Surrey Quays.
- Working with TfL's working group for the Rotherhithe cycle and pedestrian bridge looking at alternative designs and locations. British Land have financially supported investigations into the bridge and will continue to be involved in discussions.
- Working with TfL and Southwark Council to explore the opportunity of extending the Cycle Hire Network to the area.

ROUTES & LINKS



MORE INFO

BUSES

- A bus-led regeneration delivering new more frequent and reliable services.

WALKING & RUNNING

- People-focused routes and spaces, including running and informal exercise.
- Enhanced local connections through a currently car-focused area with barriers to movement.
- New direct and meandering routes.
- Increased opportunity to live and work locally.

CYCLING

- Commuter and leisure cycling that connects to wider routes.
- Generous cycle parking.
- Managed through appropriate carriageway widths, design of low trafficked routes and appropriate signage / street furniture to ensure safe cycle and pedestrian interaction.
- Dedicated cycle lanes will be considered where appropriate on major routes.

PARKING

- Town centre and residential parking at basement level or within individual plots.
- Low levels of residential parking in accordance with local policy, balanced with supporting commercial viability and minimising the potential for overspill into surrounding areas.

SERVICING

- Currently looking at options to minimise servicing impacts by reducing vehicular movements.
- Initial approaches include servicing within plots or potentially in consolidated basement areas and limited on street servicing.

ON THE ROADS

- Minimal through-routes to avoid rat-running.
- Routes integrate naturally with the existing network.

PRINCIPLES



Low Carbon future

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



Accessible to all

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



Healthy Streets

Meet TfL's Healthy Streets indicators - see board 09
New walking routes
Cycle parking
Links to cycle routes, including the potential Rotherhithe Crossing
New public spaces
Minimal through-routes to avoid rat-running



Connected

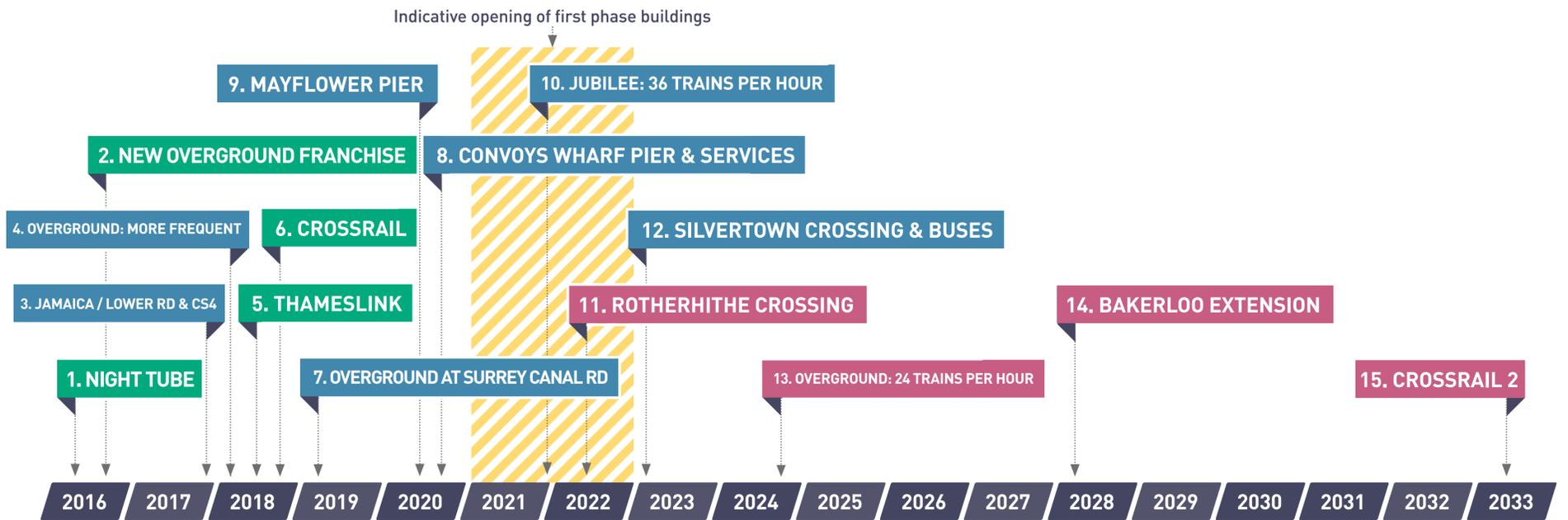
Improve links to wider area
Enhanced bus routes
More reliable bus journeys
New walking and cycle routes
Maximise benefits of Crossrail
Safe routes to school

TRANSPORT & MOVEMENT CONTEXT

POTENTIAL WIDER TRANSPORT IMPROVEMENT, RELEVANT TO THE LOCAL AREA

TfL, GLA and Southwark Council have already planned a range of transport improvements which will help support the level of growth proposed in the local area. We will continue to work together to ensure planned improvements and investment are appropriately managed.

For more information please refer to the Context for Development book available at this exhibition, and the December 2016 dedicated transport session exhibition boards available at www.canadawatermasterplan.com



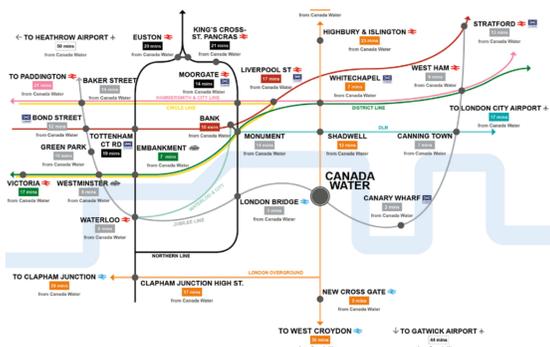
Key

- Going ahead (Green)
- In advanced planning (Blue)
- More work / finance needed (Red)
- Jubilee line
- Overground
- Bakerloo line
- Bakerloo line extension
- Crossrail
- Crossrail 2
- Potential new river crossings
- Potential new river boat pier
- Cycle Superhighway 4
- Lower Road
- Canada Water Masterplan site boundary

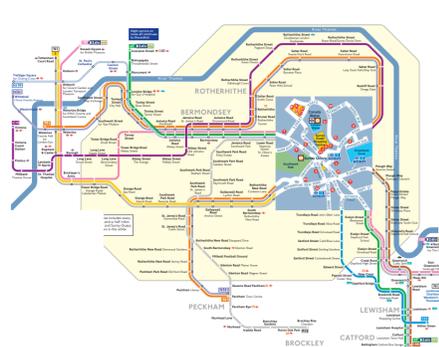
INFRASTRUCTURE IMPROVEMENTS CURRENTLY BEING CONSIDERED

- Cycle hire extension to Canada Water area
- Bus network development and bus-led regeneration
- River service development
- Quietways: Quietway 1 (Waterloo to Greenwich) recently opened and Quietway 14 (Southwark to Tower Bridge) in advanced planning for build in 2017)
- Car sharing / private taxi hire
- Vehicle technology
- Delivery / online
- Healthy Streets Pilot
- Doubletree Docklands / Hilton Ferry crossing
- Rotherhithe Crossing Study
- Air Quality area review
- CS4 / Lower Road / Jamaica Road

SUPPORTING INFORMATION FOR REFERENCE



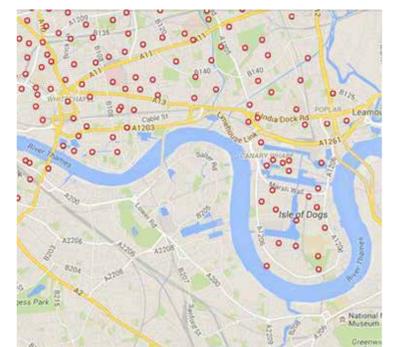
Accessibility at Canada Water: a 1-2 step journey to nearly all key transport nodes.



Bus links to Central and South East London.



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



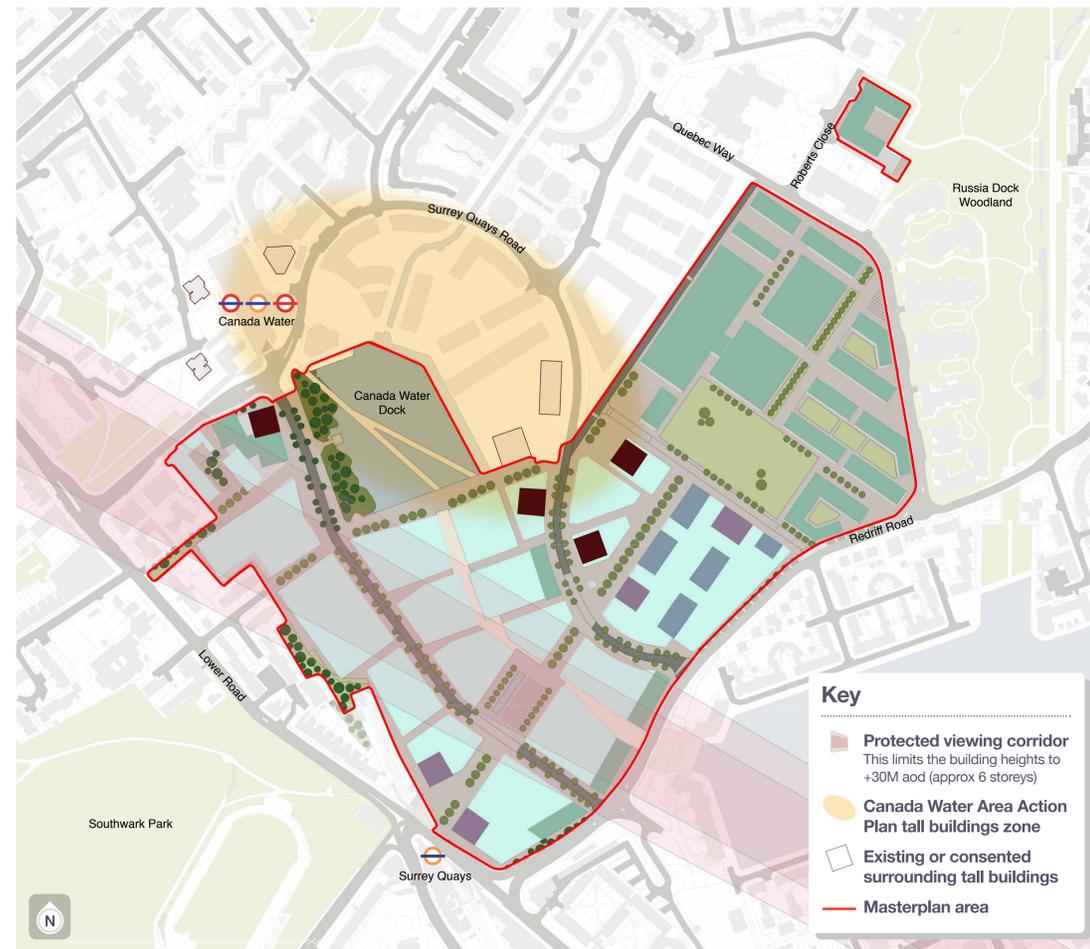
Cycle Hire Scheme (current docking stations).

Building form & place

We recognise that managing the impacts of density and height are important.

The approach aims to balance the needs of a high-density site whilst delivering a varied and characterful place.

WHAT ARE THE PROPOSED HEIGHTS? (INDICATIVE WHILST TESTING CONTINUES)



Low
Up to 5 storeys
Predominantly to the south, west edges of the site to meet existing buildings

Medium
6 to 10 storeys
Rising to the north, the town centre and the park edge, these buildings provide a transition in scale.

High
11 to 15 storeys
Clustered in the centre of the scheme, providing variety and linking to taller buildings.

Tall
15 to 30 storeys
In the centre of the scheme, this height range frames and 'steps up to' the landmark buildings. It also gives prominence to the main junction with Lower Road.

Landmark building
31 - 50 storeys
A very limited number of iconic buildings, clustered with existing/proposed tall buildings. Heights of the tallest buildings are still being tested.

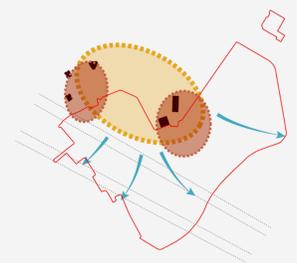
Key

- Protected viewing corridor
This limits the building heights to +30M aod (approx 6 storeys)
- Canada Water Area Action Plan tall buildings zone
- Existing or consented surrounding tall buildings
- Masterplan area

PRINCIPLES

Respond to context & cluster tall buildings

The tallest buildings are slim and set in clusters linked to existing or permitted tall buildings, within the 'tall buildings zone' and/or mark the key junction with Lower Road. On average building heights are lower at the edges and rise to the centre of the site to connect with the taller buildings.



Buildings support active and enjoyable public spaces

Proper consideration of the wind, light-levels and views will inform the design development (alongside the uses and activity) to ensure the spaces in between buildings are places people want to be.



High quality design

The character, shape and materiality of buildings can have a significant impact on its identity. We will set guidelines for the detailed architectural design to ensure it is high quality, references the local area, enhances the public space, materials are sourced responsibly and buildings are energy efficient.



WHY ARE THERE TALL BUILDINGS & HOW WILL IT IMPACT CHARACTER?

The Canada Water Masterplan is in an area that Southwark Council and the GLA (Greater London Authority) have designated as appropriate to deliver significant new homes, jobs and retail, with leisure, education, community uses and quality public spaces; this means there is a lot of demand on the space within the masterplan area from a Borough and London-wide level. The masterplan includes tall buildings which will enable the policy aspirations to be met and will support a range of active ground floor uses.

The character of a place is determined by a range of factors including the form and scale of the buildings and the density, as well as mix of uses, the streetscape and public spaces, the level of activity and design of buildings and landscape.

We believe that higher densities, where appropriate, can create great places. It meets the needs of the city by providing more homes and jobs and places for leisure (as

set-out in policy). It can add to the vibrancy of a place by increasing activity, makes businesses more viable for the community and visitors, and provides the 'critical mass' to sustain local benefits and facilities.

Density also presents challenges. With the increased population there is a greater demand on infrastructure. These challenges are not to be underestimated and are summarised throughout this exhibition and in more detail in the Context for Development book.

Throughout the design and planning process the impacts of density and building form / height will be rigorously tested for the quality of environment it will produce. This will include local and long distance views, daylight / sunlight / shadow and wind testing - these will be shared through the consultation and planning process. Proper consideration of the microclimate is also essential to make density work well.



Taller elements within blocks reduces perception at street level



Intimate town-centre style streets

Social legacy & environment

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

A LONG-TERM SHARED VISION

Over the past three years of consultation and conversations we have been gathering local knowledge, developing an understanding of the many fantastic organisations and opportunities there are locally, and importantly where challenges or gaps may lie.

The Canada Water Masterplan is a long term project and we intend to own and manage the spaces and places created, and ensure the masterplan is properly integrated into the local area. This creates a unique opportunity over the next 15 to 20 years to create a new piece of the city which everyone can find their place in – by connecting with the local community, enhancing local skills, creating opportunities, growing local businesses and enlivening Canada Water, well beyond our red line boundary.

See board 08a for some of our current projects and ideas which are helping to inform the strategy.



Sketch view of the Park Walk, with shops, businesses and homes.

IN THE MEANTIME...

The Canada Water Masterplan will be built in phases over 15-20 years. It's important that the area remains activated and that the community is part of what is being created. Below are some examples of temporary uses already underway and these will continue to grow:



Printworks Paper Garden, Global Generation



Printworks used as an exhibition & events venue



Time & Talents and the CWM Hub

ECOLOGY, ENVIRONMENT & ENERGY

Our commitment is to have a positive impact on the environment: improving biodiversity and water quality; not adversely impacting air quality, reducing water consumption and using resources efficiently. We will work with existing groups such as Friends of Russia Dock Woodland / Southwark Park and external advisors such as Southwark Living Streets and Wildfowl & Wetlands Trust to develop plans and test ideas.

ECOLOGY & BIODIVERSITY

- Incorporating significantly more trees and plants, with a priority on native species or suitable non-natives with a proven biodiversity benefit.
- Protect and enhance the SINC (Site of Importance for Nature Conservation) designation of the Canada Water Dock, and sensitively address the management of the reed beds for nesting birds.
- Create a network of greenspaces and habitat routes, with wildlife-friendly lighting and a range of nesting areas.

ENERGY

- The energy strategy will be reviewed and updated throughout the development to ensure it offers the most appropriate carbon efficient approach.
- A number of options are being considered for providing the energy for the site; these include connection to local district heating networks, as well as on-site energy generation. The final strategy will be selected based on a rigorous assessment of the carbon emissions, energy efficiency, feasibility and construction phasing.
- It is likely that the masterplan will need to accommodate a primary sub station and energy centre/s. We are currently reviewing options for providing these.

ECONOMY & EMPLOYMENT

Creating a new economic centre for Southwark, home to a range of employment opportunities and wide variety of businesses and workspace is a fundamental ambition of the project. British Land's vision is that major employers can thrive side-by-side with start-ups and independent businesses bringing a range of employment and opportunities to do business. The completed scheme expects to provide up to 20,000 jobs and approximately 1,800 (full time equivalent) roles in construction would be generated over the development period.

OUR POLICIES AND CHARTERS

Building on our existing policies below, we will develop a bespoke sustainability strategy for the Canada Water Masterplan.

- **A Sustainability Brief for Development**
Ensuring that the masterplan delivers positive environmental changes and achieves the highest levels of sustainability.
- **Supply Chain Charter**
Enabling local businesses, suppliers and contractors have to benefit from the masterplan's supply chain.
- **Our Local Charter**
Delivering a masterplan that creates outstanding places, meeting the community's needs and ambitions.

The physical environment, play, health and wellbeing are all linked to social legacy, more information is on board 09 and throughout the exhibition.

LOCAL INVESTMENT & LEGACY

Early work to deliver the masterplan's legacy is already underway. We're piloting ideas, continuing to learn more and building relationships with a number of community partners to help understand how and where we should focus our energies and investment to deliver long term social, economic and community benefit. We have been thinking about the Canada Water Masterplan's legacy in four broad ways, below are some examples of our projects in each area:



Young Farmers at Surrey Docks Farm



Members of the British Land team assist Bacon's College students with their UrbanPlan projects



Volunteers at Bede House Garden as part of British Land's annual community day

EDUCATION

Working with schools and young people, investing in education to help access employment.

Global Generation: We are working with Global Generation, an environmental education charity that supports young people to make a social and environmental difference by involving them in the co-creation of public spaces. They are working with local schools and community organisations, running educational workshops. Also setting up the 'Paper Garden' community space in the Printworks, which will host making, gardening, cooking and storytelling workshops; linking to employment and training opportunities for young people.

Bacon's College and the Urban Land Institute's UrbanPlanUK programme: Members of the masterplan team run workshops as part of the programme, which aim to bring urban planning and development to life through a challenging scenario projects.

National Literacy Trust: British Land has supported the National Literacy Trusts' to support its Young Reader's Programme for over five years at various sites across the UK, including Surrey Quays. The programme encourages reading with fun literacy-focused sessions and free books to take home. This year the programme is working locally with Rotherhithe, Albion and Southwark Park Primary schools.

EMPLOYMENT

Sustainable opportunities for employment and training for local residents including apprenticeships.

Bermondsey Community Kitchen: We support the Bermondsey Community Kitchen, a not-for-profit project to provide free training and opportunities in catering to local young people who are in long-term unemployment.

Southwark Career Ready programme: This works with three local schools – Bacon's College, St Michael's and City of London Academy - linking their students to employers through mentoring, master classes and internships to help them reach their potential. We've been on the Local Advisory Board of the cluster since the start, and five British Land colleagues are currently mentoring Year 12 students through the programme.

BUSINESS

Supporting local business and enterprise to strengthen the local economy.

We are members of the **Southwark Chamber of Commerce** and last year hosted a business breakfast, discussing our vision for business as part of the Canada Water Masterplan and beginning a conversation about supply chain opportunities for local enterprises.

We've also supported the **'Scandi Arts' fair** at Albion Street in 2016, and are currently developing further projects to support our local high streets.

COMMUNITY & CULTURE

Supporting activities which bring the community and businesses together to continue to deliver on these objectives.

Time & Talents at the CWM Hub: Community charity Time & Talents will take on the Consultation Hub at Surrey Quays Shopping Centre, bringing the space to life when it is not being used for masterplan consultation. They will host a wide variety of events, including crafting workshops, family activities and community parties, as well as renting the space to third parties to deliver community activities in line with their ethos and aims.

Volunteering: Each year, British Land staff spend a day volunteering on local projects. In the last three years we've had hundreds of staff involved, including at Bede House, Surrey Docks Farm, Brunel Museum and Bacon's College. Several of our colleagues are also governors in local schools. We are always looking for ways that our staff and suppliers can get involved in the local community - please share any ideas!

Sponsorship: We are long-time supporters of the Rotherhithe Festival, Docklands Jnr Football, Surrey Docks Young Farmers, and the main shirt sponsors of Fisher FC, among others.

NEXT STEPS

We will be thinking further about the Canada Water Masterplan's social and economic legacy in the coming months and further developing our strategy alongside local stakeholders. We would value your input and feedback on these broad focus areas, and ideas you have for priorities or initiatives; if you have any comments then please make a note of these on your feedback form, or speak to a member of staff, and do ensure you sign-up for updates.

Streets & spaces

A look at how the routes and places combine to create different character areas and places to spend time.

The overall priority is to create a place for people that supports health and wellbeing.

STREETS & SPACES

The streets and spaces are the heart of a place enabling people to use, meet and enjoy the area. They define our experience of the area and how it connects to the wider area. They also provide the opportunity for many of the biodiversity improvements. Getting the right balance between human enjoyment and ecological protection remains a key consideration.

The plan to the right shows the different types of streets and spaces in the masterplan and connections to the wider area. This forms a network of spaces, each providing different opportunities and characteristics. Boards 10 to 13 provide more detail on the different character areas of the masterplan.

It is intended that the majority of spaces will be privately managed, however it should be clear that the masterplan is a piece of the city, like any other and will be publicly accessible in the same way.

HEALTHY STREETS

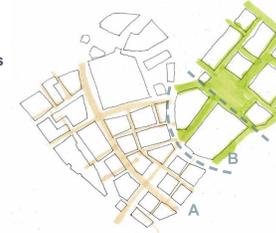
The Canada Water Masterplan will champion a green and healthy environment. Creating a relaxed place to be, adding to the existing green and water structure and promoting sport, play and a healthy lifestyle. It will encourage active lifestyles through smart building design that can respond to future environmental conditions and by delivering inviting open spaces that always favour the pedestrian and cyclist.



TfL's Healthy Streets agenda: Canada Water is a pilot site for the Mayor of London's healthy streets initiative.

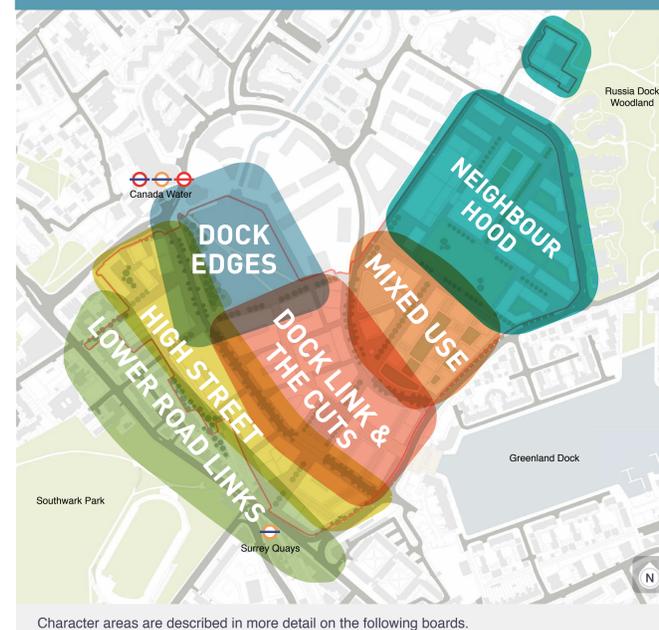
Streets & spaces: the character of different masterplan 'zones'

- A • Fine-grain**
 - Direct north-south routes
 - Characterful east-west lanes
- B • Transition between the two character areas**
- C • Larger block sizes**
 - Wider streets
 - Organised around the park



Plan showing the network of main routes, places & spaces - within and through the masterplan. This includes the park links (main east-west connections), the high street (main north-south connection), the park (1), town square (2), dock edges (3) and a series of connecting spaces at the edges of the masterplan area.

CHARACTER AREAS



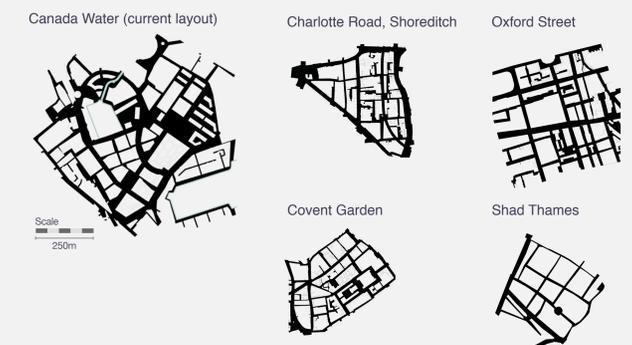
Character areas are described in more detail on the following boards.

STREET NETWORK

The Canada Water Masterplan provides:

- A fine-grain network of streets
- Generous open spaces
- A framework that allows a mix of uses and unit sizes
- Flexibility and adaptability to respond to changes over time

Street pattern comparisons



Dock Edges

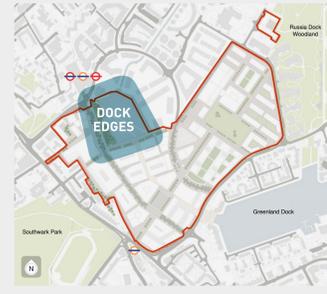
A joined up approach

British Land are keen to ensure that the dock becomes a key feature in the Canada Water Masterplan. It is of foremost importance that the ecological integrity of the dock is retained and enhanced. Our proposal at this stage is to instigate a strategy for the whole dock and its edges to ensure all stakeholders bring forward a shared vision. It will be important that this is discussed and influenced by local stakeholders e.g. Southwark Ecology Officer, Harbour Master, landowners, Wildfowl & Wetlands Trust, Rotherhithe Angling club etc. We are currently anticipating to enhance the western edge of the dock as part of the first phase. We will share more details as they come forward in the coming months.

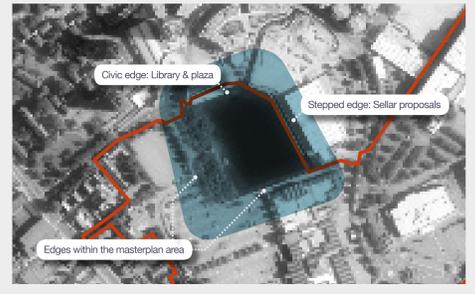
- A West: ecological edge**
This area has been designated as a 'Sites of Importance for Nature Conversation' (SINC). The desire is to enhance ecology and provide an engaging landscape in which people can experience nature and learn from the unique environment within a town centre location.
- B South: planted & active edge**
Plans to activate the waters edge and increase opportunity for enjoyment here. This includes a public space which steps down to the water with places to sit; supported by activated buildings with range of new uses.
- C Potential new crossing**
The option is being explored of providing a direct route across the currently inaccessible Dock. To encourage interest and engagement with the Dock, enhancing the north-west/ south-east route through the masterplan linking to the library entrance.
- D Incorporate & retain dock office buildings**
Plans to protect and enhance the existing listed building, linking to the area's dock history and better incorporated into public realm.
- E New leisure centre location option**
At the request of Southwark Council, British Land has carried out a study identifying potential new locations for the Leisure Centre within the town centre. The site location preferred by British Land is indicated here. This location is the most central within the masterplan and offers a waterside location. For more information on the other sites being considered please see the leisure centre boards.

AREA SUMMARY

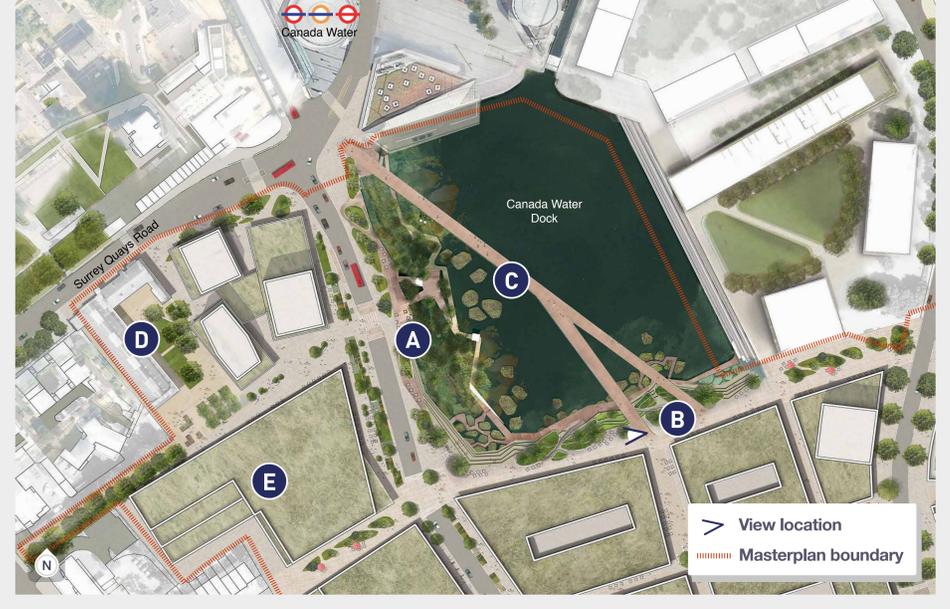
LOCATION



EXISTING EDGES



MASTERPLAN ZOOM-IN



PRECEDENTS: BUILT CHARACTER



Grosvenor Dock (view from basin), Allies and Morrison

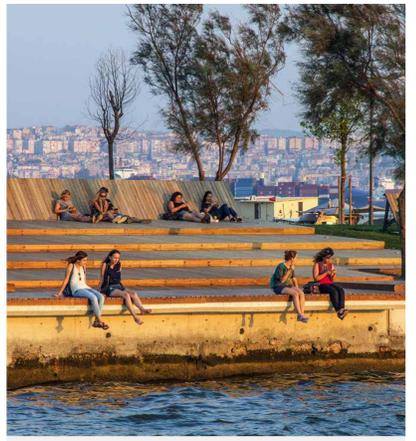


St Georges Wharf, Shad Thames

PRECEDENTS: MASTERPLAN DOCK EDGE CHARACTERS



HafenCity, Hamburg



Bostanli, Turkey

SKETCH VIEW



Sketch view of the southern dock edge (view location shown above).

CONNECTING TO THE WIDER AREA



Pedestrian arrival points at Canada Water Dock

- 1 High street north
- 2 New green route to / from Lower Road
- 3 Potential new crossing
- 4 Waters edge route
- 5 Dock link to Greenland Dock
- 6 Canada Water Plaza
- 7 Albion Channel & Sellar's development edge

Dock Link & The Cuts

A mixture of shopping areas with a variety of characters

A mixture of different retail options are proposed within the town centre and are dispersed throughout the masterplan.

A Relocation of Tesco

British Land are in constructive discussions with Tesco about building a brand new store of a similar size and timed in a way that would allow uninterrupted trading and customer service. This opens up the link to Greenland Dock and means a cohesive masterplan can be brought forward. Parking would be located in a basement under the store.

B 'The Cuts' and Dock Link: connecting the two docks

An intimate network of pedestrian streets of different widths at the heart of the town centre. A mix of different shops and workspace, creating an interesting, diverse and active street frontage. 'The Cuts' and Dock Link connect Canada Water Dock to Greenland Dock. Town centre parking would be located in a basement under The Cuts area.

C Town square and distinct focus to the south

Significant new public space for events, external dining and play. The area south of the square creates a distinct character area separate from the dock edge and provides a space for activities and arrival into the town centre.

D Green-link

The green 'connection' east to west creates an organic route that importantly connects Russia Dock Woodland, through the new park, with existing access points to Southwark Park.

E Entertainment Hub

A buildings(s) at the heart of the town centre, that opens onto the town square. Providing shops and places to eat and drink on the ground floor, with entertainment - potentially a cinema and a bowling alley - on the upper floors.

AREA SUMMARY

LOCATION



EXISTING AREA



MASTERPLAN ZOOM-IN



PRECEDENTS: DOCK LINK / CUTS - BUILT CHARACTER



Floral Street, London



Shad Thames, London

PRECEDENTS: TOWN SQUARE



Cubitt Square, Kings Cross



Brentford, London

SKETCH VIEWS



1 Sketch view of the town square (view location shown above).

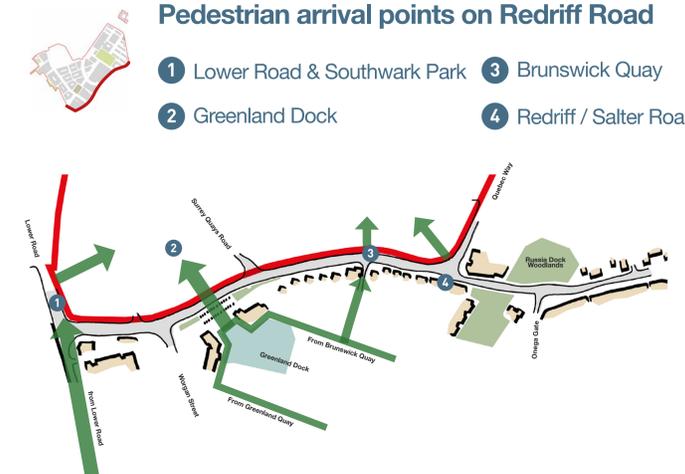


2 Sketch view of The Cuts (view location shown above).

CONNECTING TO THE WIDER AREA

Pedestrian arrival points on Redriff Road

- 1 Lower Road & Southwark Park
- 2 Greenland Dock
- 3 Brunswick Quay
- 4 Redriff / Salter Road



High Street & wider links

A Deal Porters way realigned to create a high street

A new high street will create an open-air retail street with national and independent retailers alongside new restaurants and cafés, linking Surrey Quays to Canada Water Station. It will have different characters as you move along it. Pedestrian and cycle access will be prioritised on the high street, with controlled access for buses and other vehicles.

B Land adjacent to Prince of Orange Walkway retained & enhanced

There will be no built development proposed on this locally valued green space. The team will work with residents to look at options to retain and enhance the space, with potential for landscaping improvements or a play space.

C New green route connects high street with Southwark Park.

This pedestrian and cycle route will connect the High Street with Lower Road and Southwark Park and form part of the Safe Routes to School Network.

D Link to Lower Rd / Surrey Quays

The linear junction at Surrey Quays includes about 100m of road which is un-activated, busy and for the most part not a nice place to spend time. The approach aims to create a two sided street on Lower Road and Redriff Road making it feel more like an integrated street connecting Lower Road and the masterplan area. The final solution will depend on the designs for Cycle Superhighway 4 and the Gyrotory.

E Hothfield Place

The link from Hothfield Place to the new high street will be retained and improved.

F Green link connection to Lower Road & Southwark Park

The green link to / from Russia Dock Woodlands meets Lower Road at existing crossing points that connect with the entrance to Southwark Park.

AREA SUMMARY

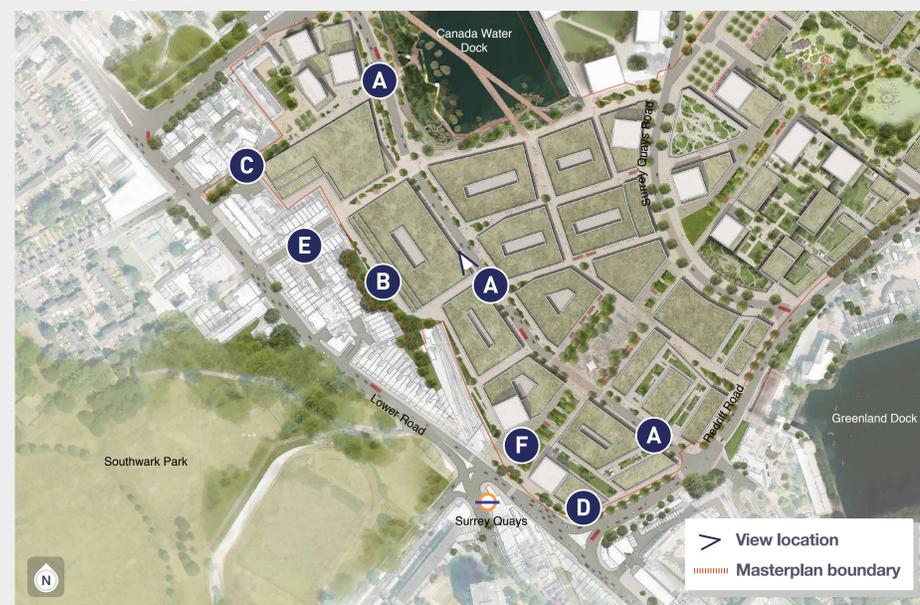
LOCATION



EXISTING AREA



MASTERPLAN ZOOM-IN



PRECEDENTS: HIGH STREET - BUILT CHARACTER



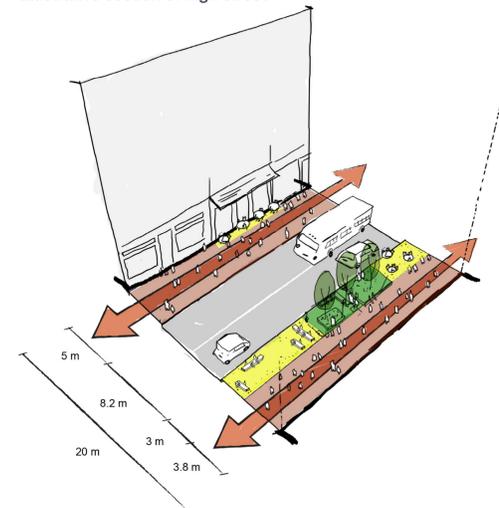
Long Acre, Covent Garden



'A generous and active high street'

HIGH STREET: SCALE

Illustrative section of high street



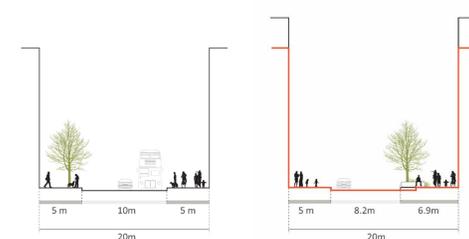
Scale comparison

Sloane Street, London



Section: Sloane Street

Section: Sloane Street & Canada Water



SKETCH VIEW

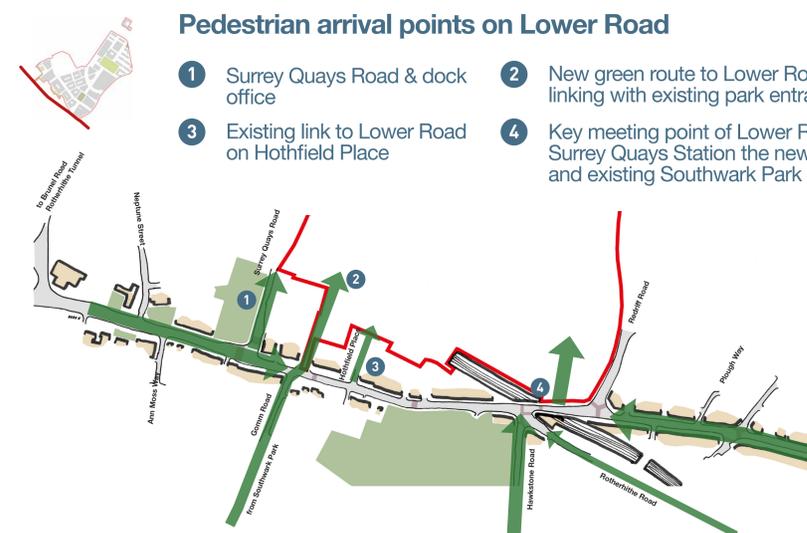


Sketch view of the high street (view location shown above).

CONNECTING TO THE WIDER AREA

Pedestrian arrival points on Lower Road

- 1 Surrey Quays Road & dock office
- 2 New green route to Lower Road, linking with existing park entrance
- 3 Existing link to Lower Road on Hothfield Place
- 4 Key meeting point of Lower Road, Surrey Quays Station the new green link and existing Southwark Park entrance



Neighbourhood & park

Residential focus and potential for innovation hub

Alongside a new residential neighbourhood there is potential for a business/ education/ innovation hub at Canada Water. British Land are currently in discussions with university providers and others. If an agreement is made then academic facilities could be focussed around the printworks site, with other uses integrated into the wider masterplan and town centre.

A Potential to retain the Printworks Press Hall

Ideas are still emerging and discussions are progressing. There needs to be a flexible approach and current options include:

- option a) to retain the Printworks press hall, retaining the industrial character at the heart of a mixed use area, with the building re-purposed to provide a range of uses, or;
- option b) redevelop the Printworks site to provide more residential and commercial uses. The current masterplan shows 'Option a' with the Printworks press hall retained.

It is expected that the low level Printworks buildings would be demolished in both options.

B The park

3.5 acre public green space forming the heart of a residential neighbourhood. This is the same size as previous proposals. The park will provide an opportunity to encourage nature and biodiversity, activities for all, a range of facilities, clear routes through and active edges.

C Link to Russia Dock Woodlands

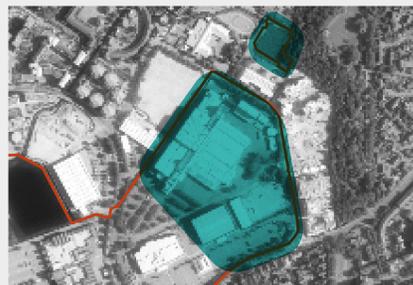
The masterplan is being laid out to ensure direct links to Russia Dock Woodlands through Roberts Close or Quebec Quarter.

AREA SUMMARY

LOCATION



EXISTING AREA



MASTERPLAN ZOOM-IN



PRECEDENTS: BUILT CHARACTER



Great Eastern Quay project, Docklands, Est London



West Hendon, Barnet, London (Allies & Morrison)

AN ACTIVE PARK EDGE

Illustrative section of the park's active edges



Duke of York Square, London

SKETCH VIEWS



1 Sketch view of the green link / park walk (view location shown above).



2 Sketch view of the park (view location shown above).

CONNECTING TO THE WIDER AREA



Pedestrian arrival points at the eastern edges

- 1 Surrey Quays Road
- 2 New routes through proposed King's College development
- 3 Roberts Close with improved active frontage
- 4 New route to Russia Dock Woodland through Quebec Quarter development
- 5 Redriff / Salter Road

Potential Leisure Centre Locations

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

Southwark Council has provided a brief for the new facility and asked British Land to explore potential locations within the town centre. Based on feedback received to consultation in 2016, the former 'Plot 6' location is no longer being considered.

We would welcome your feedback on this study of potential locations.

WHY IS A NEW LEISURE CENTRE NEEDED?

The population in Rotherhithe and Bermondsey is growing, and people's leisure needs today are different than they were in 1965, when the current Seven Islands leisure centre was built. The town centre needs more and better space for exercise, gyms, studios, and swimming, as well as flexible indoor sports spaces and family-friendly amenities like play areas, crèches, and cafes.

The Canada Water Masterplan provides an opportunity for a new leisure centre with significantly enhanced facilities. Southwark Council has provided the following brief, which all of the sites identified in this study are able to accommodate:

EXISTING SEVEN ISLANDS FACILITIES:

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

BRIEF FOR NEW LEISURE CENTRE FACILITIES:

- 150 station gym
- 2 exercise studios
- Spinning studio
- 8 lane, 25 m swimming pool
- Learner pool with adjustable floor depth and water confidence area for children
- 4 court size sports hall (approx. 750 m²) to accommodate badminton, basketball, cricket, football, gymnastics, handball, hockey, netball, and volleyball, and other activities
- Soft play area for children
- Creche
- Cafe

SITE SELECTION PRIORITIES

The following seven priorities have been discussed with Southwark Council to inform the selection of an appropriate location:

ACCESSIBLE

The leisure centre must serve the needs of both the local community and surrounding communities in Rotherhithe, Bermondsey, and wider catchments. The site should be centrally located, and easy and safe to get to by public transport, cycling and walking.

CONNECTED

To provide people with access to the greatest range of leisure opportunities the new leisure centre should connect via safe walking, jogging, and cycling routes to the surrounding parks and water bodies.

TOWN CENTRE

The leisure centre should be conveniently located near places to eat and shop in order to help make it an appealing part of people's day-to-day lives. The leisure centre should have a prominent, easily accessible location within the town centre.

ACTIVE

As a part of the town centre, the leisure centre should contribute to the vitality and activity of public realm. It should be part of a mix of uses that bring people and activity, and it should avoid inactive frontages that don't contribute to life on the streets and public spaces.

CONTINUOUS SERVICE

Residents must not be without access to a leisure centre, so the new location should enable continuous service to be provided between the existing and new centres.

TIMING

The town centre re-development will be delivered over a number of years, but the leisure centre should be delivered at the beginning of the development.

COMMERCIALLY VIABLE

Some locations will have higher land values for other types of use, while other locations may have higher construction costs or depend on outside third parties to deliver. The location of the leisure centre should enable a commercially viable proposal for both Southwark Council and British Land.

YOUR FEEDBACK

Please use the dedicated feedback form shown below to share your views on the potential leisure centre locations study.

Your feedback will be used to inform the proposal for a preferred leisure centre location, which will then be brought forward for further consultation by Southwark Council.

Southwark Council have informed us that no decision will be taken on the location before the end of the year.

Soundings will collect all feedback on behalf of British Land. This feedback will also be shared with Southwark Council.

If you'd like to contact Southwark Council directly please use the details below:

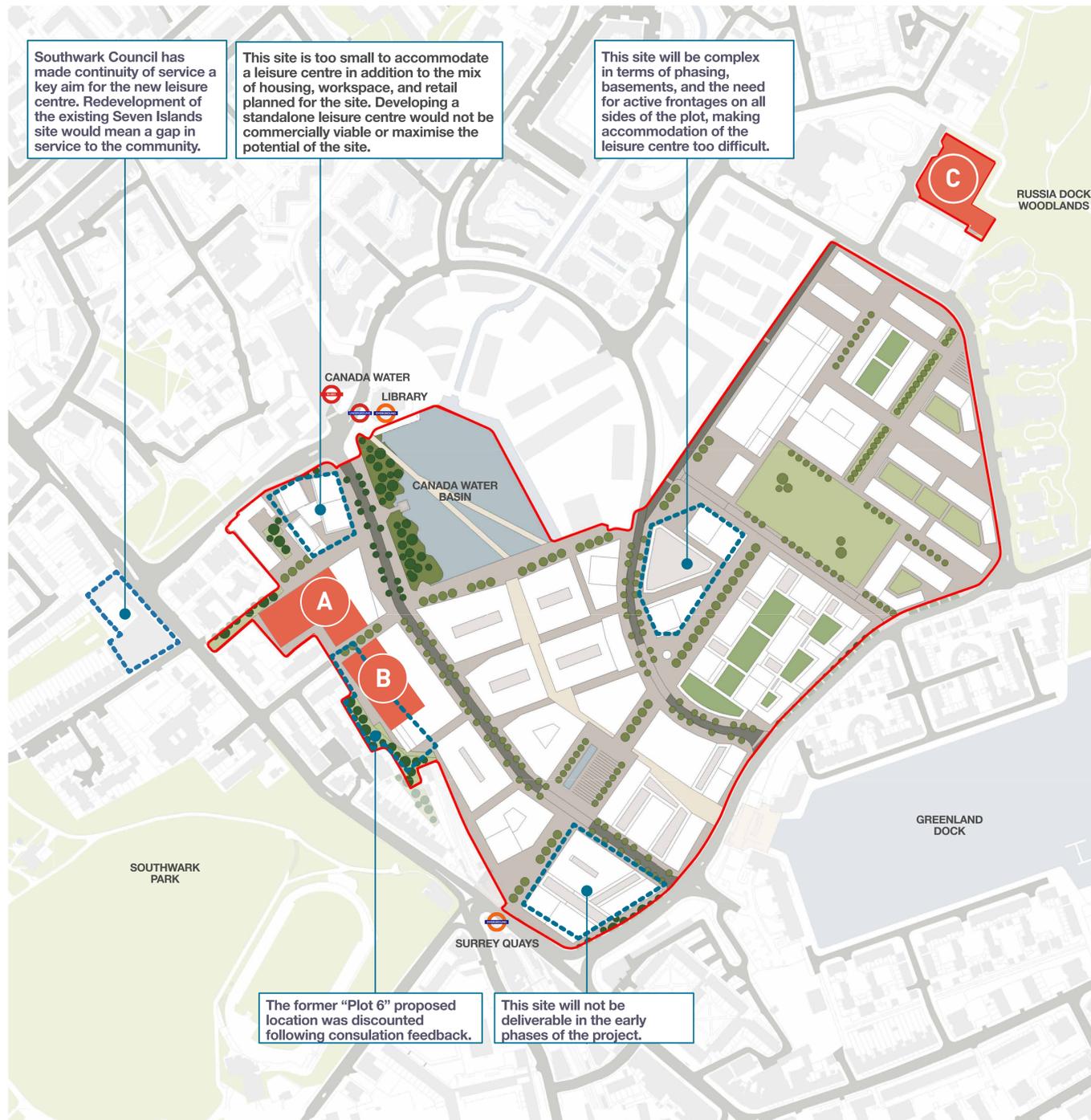
Email:
regeninfo@southwark.gov.uk and title your email 'Canada Water Leisure Centre'.

Post:
Regeneration North, Southwark Council, PO Box 64529, London, SE1P 5LX.

The screenshot shows a feedback form with the following sections:

- YOUR DETAILS:** Fields for Name and Postcode. A question: "Have you been involved in the consultation on the leisure centre location so far?" with Yes/No radio buttons. A note: "If you, please let us know how." A note: "If you would like to be kept informed about the Canada Water Masterplan project please ensure you leave your contact details at the sign-in desk."
- SITE SELECTION:** Question 1: "Do you have any comments on the site selection priorities identified in the study? (Accessible, Connected, Town Centre, Active, Continuous Service, Timing, Commercially Viable)." Question 2: "Do you have any feedback on the proposed locations? If you have a specific preference, please let us know why." Question 3: "Is there anything else you would like to share with us about the proposed locations for the leisure centre?"
- THANK YOU!** "Please return this form to a member of staff or in the box provided. Alternatively ask a member of the team for a freepost envelope."

THREE SITES CONSIDERED: A, B & C



Southwark Council has made continuity of service a key aim for the new leisure centre. Redevelopment of the existing Seven Islands site would mean a gap in service to the community.

This site is too small to accommodate a leisure centre in addition to the mix of housing, workspace, and retail planned for the site. Developing a standalone leisure centre would not be commercially viable or maximise the potential of the site.

This site will be complex in terms of phasing, basements, and the need for active frontages on all sides of the plot, making accommodation of the leisure centre too difficult.

The former "Plot 6" proposed location was discounted following consultation feedback.

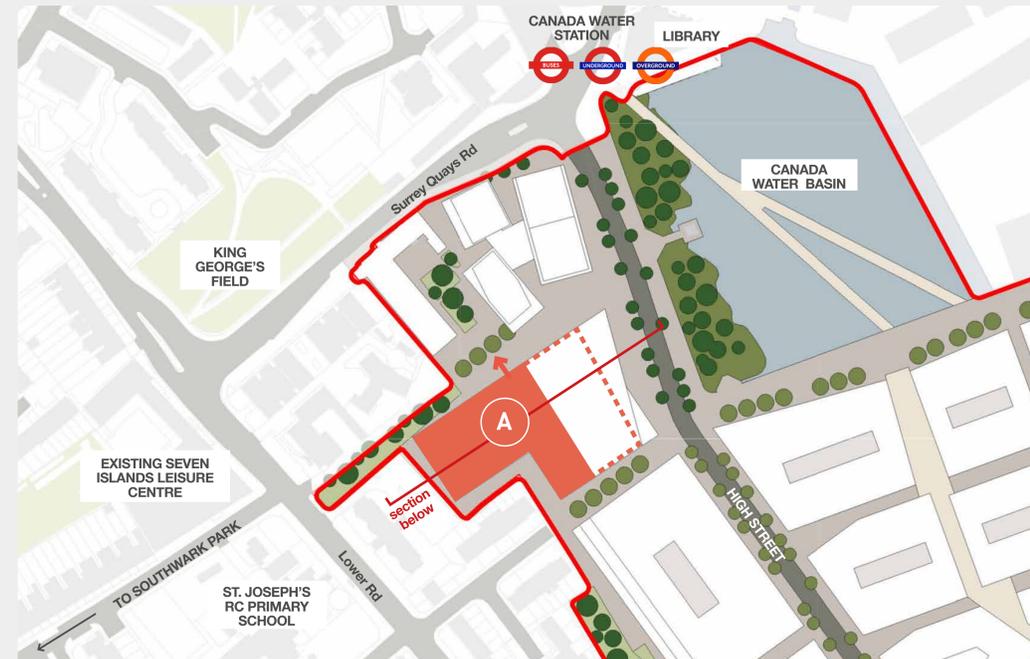
This site will not be deliverable in the early phases of the project.

Locations included as potential options for the study

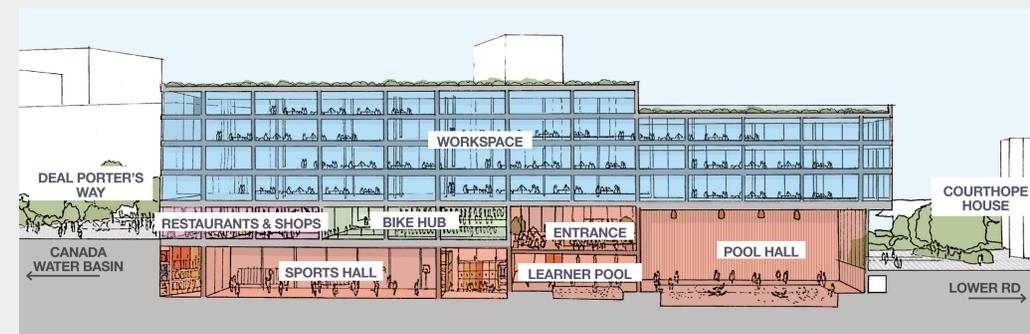
Locations considered, but discounted for reasons described above

The plan above shows the three sites that were studied as potential locations for the leisure centre. Each of these sites was looked at in detail to understand how the leisure centre could be accommodated. Other sites within the masterplan were also considered, but discounted because they didn't meet the selection priorities. Reasons for discounting four of these sites are described above.

A OPTION A



Option A would provide the leisure centre on one of the most accessible sites in the middle of the town centre. The leisure centre entrance would face onto a new pocket park with the potential for play areas and direct connections to Canada Water Basin and Southwark Park.



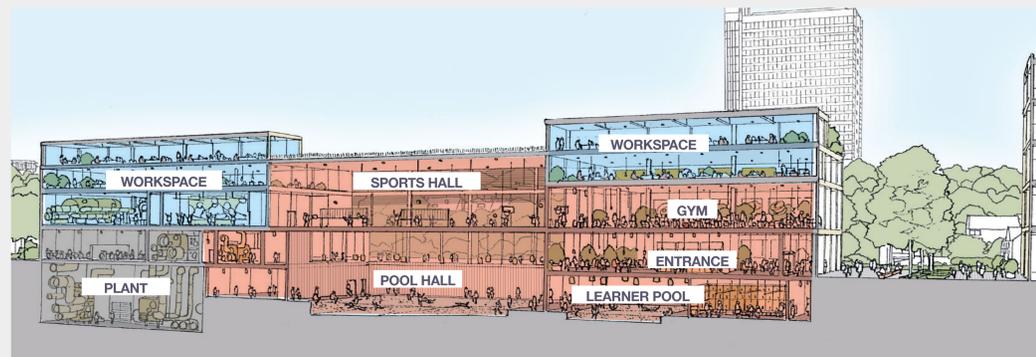
The leisure centre would be in the ground and lower ground floors of a mixed-use building with workspaces, restaurants, and retail.

	PROS	CONS
ACCESSIBLE	Less than 2 min walk from Canada Water Station; Effectively serves both Rotherhithe and Bermondsey communities as well as wider catchment	
TOWN CENTRE	Near restaurants, shopping, library, and other town centre civic and convenience amenities	
CONNECTED	Entrance onto new Dock Office courtyard, with Canada Water Basin, and Southwark Park nearby, and other parks and leisure assets within walking distance	
ACTIVE	Entrance onto the new Dock Office courtyard and green link to Southwark Park; Workspace and restaurant/retail uses help activate the dock edge and surrounding areas.	
CONTINUOUS SERVICE	Deliverable alongside operational Seven Islands	
TIMING	Likely deliverable in the early phases of development	
COMMERCIALLY VIABLE	Use of site levels enables efficient integration alongside other commercial uses	Increased costs due to excavation; Lower ground floor naturally lit at only one end.

B OPTION B



Option B is a site near the top of the new High Street. It is close to the former Plot 6 site, but retains the green area that last year's consultation feedback showed to be important to the local community.



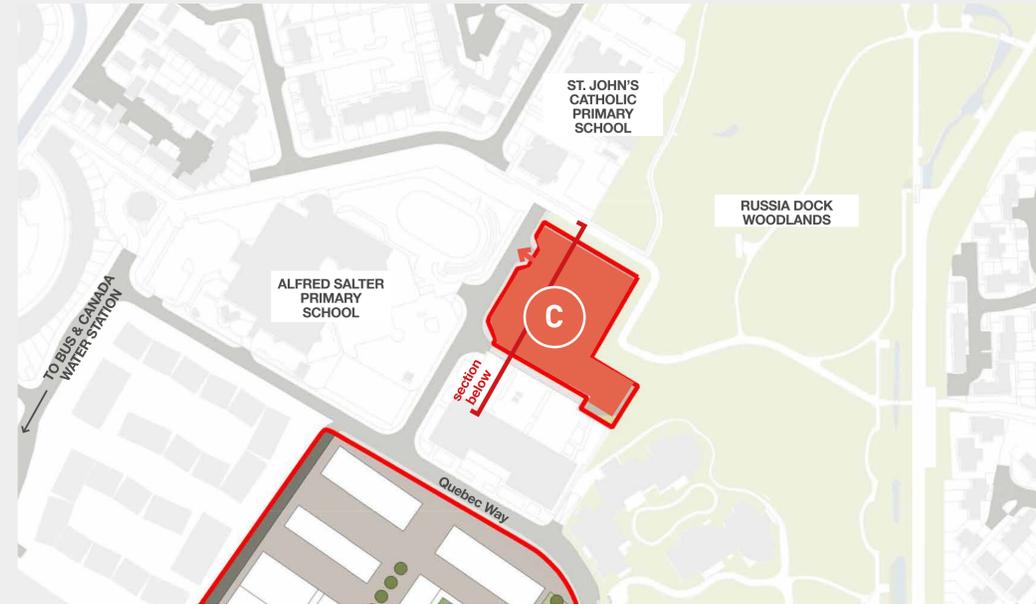
The leisure centre would be integrated in to the base of a mixed-use building containing shops, restaurants, and workspaces.

PROS

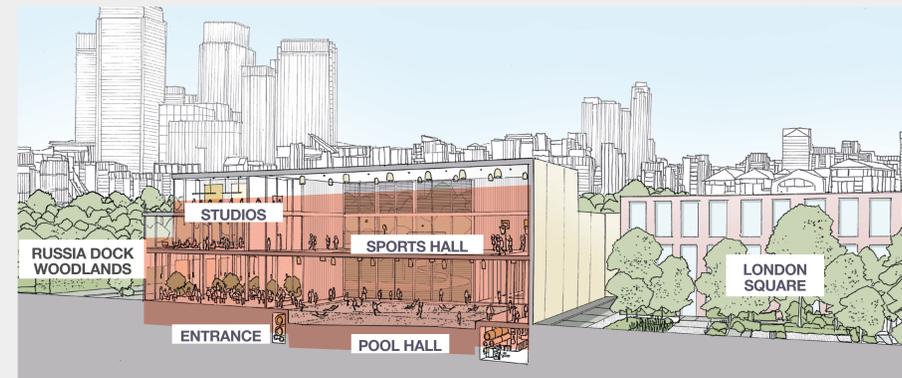
CONS

ACCESSIBLE	Less than 3 min walk to Canada Water Station; 5 min to Surrey Quays Station, and on a proposed new high street bus route; Serves Rotherhithe, Bermondsey and wider catchment	
TOWN CENTRE	In core town centre area near restaurants, shopping, and other convenience amenities	
CONNECTED	Walking distance to all major leisure assets	Less direct access to parks than other options
ACTIVE	Entrance on Hothfield PI near top of High St; Workspace, retail, and restaurants bring activity to town centre	
CONTINUOUS SERVICE	Seven Islands can remain operational	
TIMING		Difficult to deliver in the early phases
COMMERCIALLY VIABLE	Integration with other uses in a mixed-use building reduces loss of commercially valuable floor space	Less efficient configuration and more expensive construction due to London Overground Tunnel located under plot; Loss of commercially valuable workspace on 1st floor

C OPTION C



Option C would provide the leisure centre on Robert's Close at the north east end of the site. While not easily accessible or in the town centre, the leisure centre would benefit from proximity to green areas and schools.



The smaller size of the Robert's Close site means the leisure centre would have to be arranged over three levels, and other uses such as housing could not be efficiently accommodated on the site.

PROS

CONS

ACCESSIBLE		Poor public transport connectivity: 8 minute walk to Canada Water Station, 5 minutes from nearest bus stop; Doesn't serve Bermondsey community or wider catchments effectively due to low accessibility.
TOWN CENTRE		Not in the town centre and doesn't benefit from proximity to other convenience amenities
CONNECTED	Proximity to Russia Dock Woodland and local schools	Approximately 10 min walk to Southwark Park schools
ACTIVE		Standalone leisure centre would have inactive frontages around most edges. No mix of uses.
CONTINUOUS SERVICE	Deliverable alongside operational Seven Islands	
TIMING	Potentially deliverable in the early phases	
COMMERCIALLY VIABLE	Standalone, above ground design is less expensive to build	Significant opportunity cost due to loss of ability to build homes and other uses on the plot.