

# INTRODUCTION

The Canada Water Masterplan is made up of Surrey Quays Shopping Centre, SE16 Printworks and the Surrey Quays Leisure Park.

## AERIAL VIEW

### WELCOME

Welcome to an exhibition sharing the current thinking for the Canada Water Masterplan.

A new major town centre; building on the existing characters of the area to create a unique place to live, work, study, shop and enjoy.

The plans are still taking shape; we expect these to change and what you'll see in this exhibition is a point in time in the development of the proposals.

Your input is key to help inform how the plans develop over the coming months.



**Key**

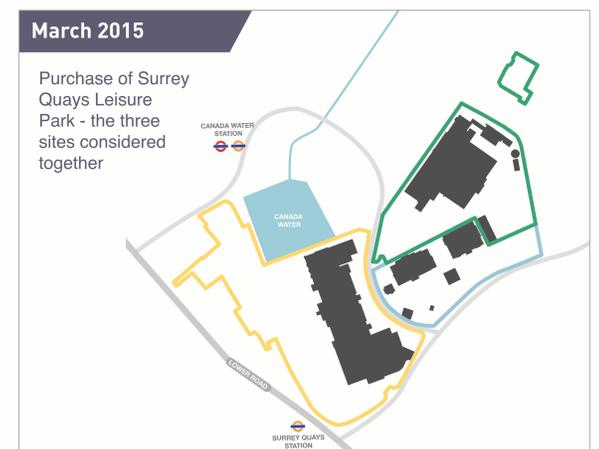
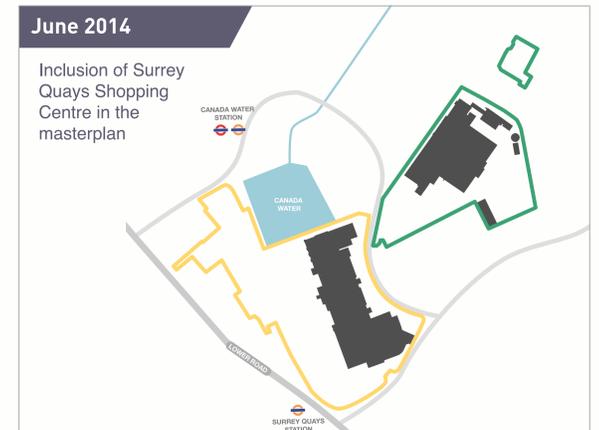
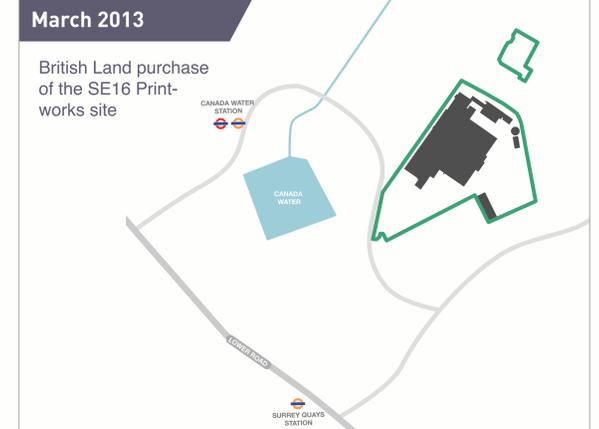
- SE16 Printworks and Roberts Close sites
- Surrey Quays Shopping Centre Site
- Surrey Quays Leisure Park Site

## KEY FACTS

- British Land are the owners and managers of the Surrey Quays Shopping Centre, Surrey Quays Leisure Park and the SE16 Printworks.
- These sites cover an area of 46 acres, that's the same as about 24 international football pitches. This makes it one of the most significant opportunities in London, bringing thousands of jobs and new homes, including affordable.
- Southwark Council's Area Action Plan 2015 states the area has opportunity for a major new town centre. The GLA (Greater London Authority) also identifies it as an Opportunity Area (see board 03).
- British Land own the freehold of the Leisure Park and long leases on the Shopping Centre and the Printworks, with Southwark Council as freeholders.
- In November 2015, British Land and Southwark Council agreed the Heads of Terms of the agreement that sets out the basis of the working relationship to deliver the masterplan.
- We expect this masterplan to be built out in phases over the next 15 years.

## SITE EVOLUTION

Incremental growth of the site:



# WHO ARE BRITISH LAND

We are a UK based Real Estate Investment Trust (REIT), committed to long term investment in the Canada Water and Surrey Quays area.

## ABOUT US

We have extensive experience in developing and delivering mixed use masterplans and we are responsible for creating and managing some of the UK's well known retail and commercial places and spaces. Including Regent's Place and Leadenhall building in London, Meadowhall shopping centre in Sheffield and Whiteley in Farnham.

We are a long term investor in Canada Water and have been working in the area since 2005 when we were appointed by Southwark Council as the joint development partner for the Canada Water Masterplan (formerly known as the Canada Quays Masterplan).

## WHO WE ARE

We create outstanding places that make a positive difference to people's everyday lives – to the lives of those who work, shop or live in our properties, and those who live nearby.

Our experience ranges across workspace, retail, leisure and residential, across the UK, we are one of the UK's biggest property companies and retail landlords.



Our Regent's Place campus in London's West End is home to offices and residential including affordable, and includes a public square with seating and events, a theatre, arts studios, an employment and training centre, restaurants, cafes and other amenities, as well as a wide range of public artworks.



Whiteley Shopping in Hampshire combines the UK's best known retail brands alongside local independents. The high quality public spaces for local residents and shoppers include a new town square, with trees, public art and greenery running throughout. Whiteley is also rated BREEAM Excellent.

## HOW WE WORK

We want to ensure we maximise the social, economic and environmental benefits of our activities and we have a number of charters and policies which set-out how we will deliver on this objective and work with the local community. These include our Local Charter, Sustainability Brief for Developments and Supply Chain Charter.

We are proud of the benefits our sites bring to those who live work and shop in and around them and have recently reviewed the impacts of our activities in Sheffield and Camden – for more information please pick up a copy of the reports below.

## BRITISH LAND LOCALLY

As a long-term investor in Canada Water, we are committed to working with local groups, charities, businesses and schools to provide funding and support.



Volunteering at Bacon's College



Sponsoring Docklands JFC U13s...



...and the Young Farmers' Club at Surrey Docks Farm



Supporting the Rotherhithe Festival...



...and the National Literacy Trust



Volunteering at Time & Talents



Support for Bermondsey Community Kitchen

We also support Create, the KIDS Sibling Project and provide Imago (social action charity) with a free base within Surrey Quays.

## COMMUNITY PLEDGE

The Canada Water Masterplan will be developed and delivered over a long period time – about 15 years; It's important to us that the local community can be part of shaping the changes, both ahead of an application being submitted, and long beyond into the construction process, and being part of the long term management and governance of what's created.

We know this is important to you, so below is a summary of commitments that focus on the stage of the process we're in currently– the masterplan design and development. Please let us know your thoughts.

### Involving all fairly and equally

We will do our utmost to ensure the whole community are aware of the masterplan and feel able to get involved. We also recognise the need to make an extra effort to access those who are harder to reach.

### Open and transparent

We will be open and transparent about the process we're going through, the decisions we make and other stakeholders and consideration involved.

### Listening and responding honestly

We really value local input and ideas, these will all be logged, considered and responded to; even if at this point in the process it may be that we just don't have an answer yet. We will track how feedback has informed the proposals and where it hasn't been possible, explain why.

### Simplifying the process

The planning and design process can be a complex one, so we endeavour to use straightforward language where possible, and simplify the process so it's as accessible as possible.

### Sharing technical evidence

Through the process we'll share and discuss the technical data and analysis we'll be basing decisions on; creating clear summaries and holding focus sessions where required. We will harness local knowledge and allow opportunity to meet with the teams carrying out technical surveys, where of interest.

» To read more please visit:  
[www.britishland.com/sustainability](http://www.britishland.com/sustainability)

# WHAT'S HAPPENING & WHY

Southwark Council and the GLA have identified this area as a key location for a major new town centre, providing new places to live, work, study, shop and socialise.

## ABOUT

The masterplan sits at the centre of a significant area of change identified in Southwark and GLA policy.

This forms the starting point for the masterplan which needs to respond to both local and strategic requirements.

This board provides a summary of the planning process and the policy which is informing the masterplan.

## WHAT IS A MASTERPLAN

A masterplan includes three dimensional images and text describing how an area will be developed.

It can range from a small group of buildings to regionally strategic planning.

Most commonly it considers land use, urban design, landscaping, built form, infrastructure and circulation.

It is intended to provide a structured approach to creating a framework for development. It also needs to remain flexible enough to accommodate changes in the long term.

## THE PLANNING PROCESS

The diagram below illustrates the different stages of the planning process and the different elements that inform a masterplan.

The Canada Water Masterplan will be submitted in the form of an outline planning application with details to be reserved for future determination. This enables flexibility over a 15 year build programme.

In October and November 2015 we held two sessions to help demystify the planning process. Please see the booklet (bottom left), which is a summary of the key slides.

## POLICY CONTEXT - SUMMARY

Below is a summary of the planning policy that is informing any regeneration of the Canada Water Masterplan area - for details of the current draft masterplan proposals, please see boards 5 to 13.

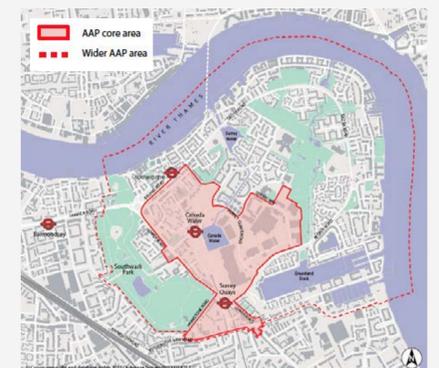
### Canada Water Area Action Plan (CWAAP)

Adopted November 2015

The CWAAP is a policy document, designed to guide development in the area over the next 15 years. The plan sets out the Council's vision to deliver growth and regeneration across the core area of Canada Water, including new housing, employment and leisure uses. The core area incorporates a number of sites and within this guidance it requires:

- At least 4,500 new homes
- At least 1,000 new affordable homes
- Minimum of 12,000m<sup>2</sup> employment floorspace
- Re-provision of cinema and leisure uses

Full details can be found at [www.southwark.gov.uk](http://www.southwark.gov.uk) or [contact us](#).



CWAAP figure 2: The boundaries of the AAP area

### The London Plan

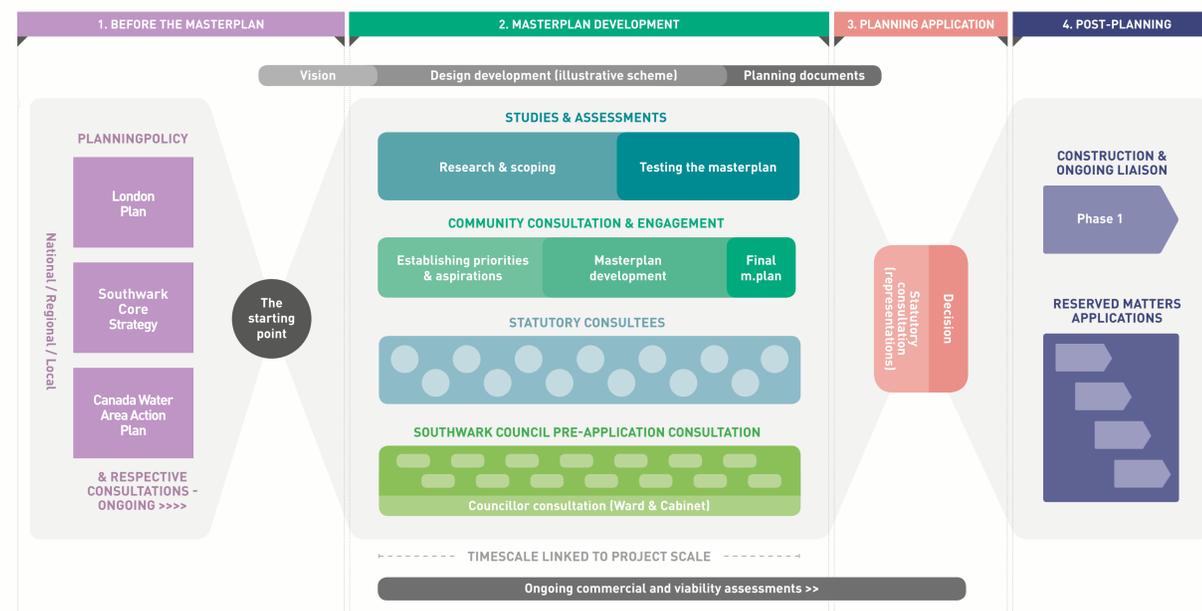
(March 2015)

Fully known as the "Further Alterations to the London Plan" (FALP), this is the Mayor's strategic Plan for London setting out an economic, environmental, transport and social framework for development. It identifies Canada Water as a new Opportunity Area, encouraging intensity of development around good transport links. These are the Mayor's principle opportunities in London for accommodating large scale development to provide substantial numbers of new employment and housing to help meet the London-wide need for new housing, with a mixed and intensive use of land. For Canada Water, it sets-out ambitious targets, including:

- Indicative employment capacity: 2,000
- Minimum new homes: 3,300
- Opportunity for a Major Town Centre
- Potential for new science cluster linked to academic institution

Full details can be found at [www.london.gov.uk](http://www.london.gov.uk), or [contact us](#).

## THE STAGES OF A MASTERPLAN APPLICATION



# INVOLVEMENT & FEEDBACK

Local involvement and input will influence the development of the masterplan. We welcome this and hope you will be involved in shaping your new town centre.

## ABOUT

We've been working with the local community on the project since March 2014, in which time the masterplan area has grown significantly.

Today's exhibition represents the latest update in the development of the masterplan. We are asking for feedback from the local community.

## COMING UP NEXT

Following on from this exhibition we will hold a number of topic discussions to look in more depth at key local issues.

We welcome suggestions for future discussions - please contact us to let us know your thoughts and register for updates.

## TIMELINE



## WHAT'S HAPPENED SO FAR

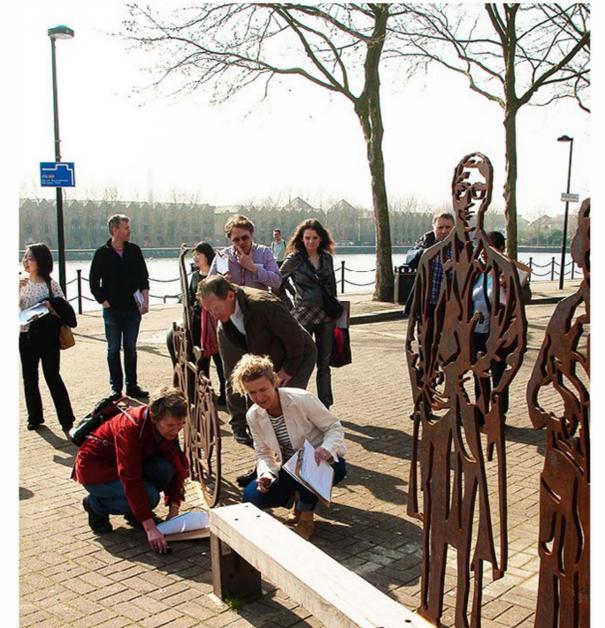


\* figures are approximate.

## REPORTING & FEEDBACK

Please see the reports on the info & documents page of the project website for a full record of the consultation and feedback to date - [www.canadawatermasterplan.com](http://www.canadawatermasterplan.com). All feedback and reports will be combined into a public Statement of Community Involvement that will be submitted with the planning application.

To the bottom left of this boards is a summary of key areas of interest to date and responses from British Land and the project team.



# WHAT KIND OF PLACE

Our vision seeks to deliver a new major town centre; building on the existing characters of the area to create a unique identity and an exciting place to live, work, study, shop and enjoy.

On this board are some placemaking principles and our commitment to meeting local needs that are guiding the master planning process. These are evolving and many have been informed through consultation - please let us know your thoughts.



Precedent images.



## CONTEXT

The principles shown to the right build on Southwark Council's Canada Water Area Action Plan which was adopted in revised form in 2015 following extensive consultation dating back to 2011.

Places develop over a number of years. This is an evolving set of guiding principles to reflect aspirations and provide a point of reference for the masterplan.

These are a work in progress - please let us know your thoughts, if they are heading in the right direction or if there's anything to add.

## PLACEMAKING PRINCIPLES & COMMUNITY COMMITMENTS

IDENTITY & DESIGN	LIVE, WORK, ENJOY	SUSTAINABILITY, IMPACTS & THE LONG TERM
<p><b>A well-connected major town centre</b></p> <p>A vibrant town centre consisting of streets and spaces well connected to its surroundings. Creating a local, Southwark and London destination with required density and a diverse and vibrant mix of uses in both the day and evening.</p>	<p><b>Maximise local business &amp; employment</b></p> <p>It is anticipated that the completed scheme could provide around 15,000 jobs, alongside around 1,800 full time roles in construction over the 15 years. There will also be new space for a variety of businesses. We will maximise local employment and training through bespoke jobs and business programmes to ensure local apprenticeships and opportunities.</p>	<p><b>Improve local ecology &amp; biodiversity</b></p> <p>Pursuing an ecologically-led approach which has a net improvement in biodiversity is a fundamental part of the masterplan; learning lessons from, and adding to, existing local assets.</p>
<p><b>A strong identity linked to the 'green and blue'</b></p> <p>A distinct urban centre that draws on the area's unique 'green and blue' characters. Rooted in the history and dockland heritage of the site, taking inspiration from local community ideas to look towards the future.</p>	<p><b>Activities for all</b></p> <p>Considering all ages, incomes and abilities - for both the existing and future communities. We understand some of the existing leisure uses such as the cinema are valued and that new ideas are forthcoming. We're looking at how these can be reprovided on the masterplan.</p>	<p><b>School &amp; healthcare needs fully assessed</b></p> <p>Social infrastructure capacity is a key consideration in developing a masterplan. We will work with the Council and other bodies to assess the future needs for schools, healthcare and other social infrastructure.</p>
<p><b>Quality design throughout</b></p> <p>A place with variety and robust quality in design of both the public spaces and buildings. A world-class design team has been put together to develop a masterplan that will have a strong identity, reflect the local area and stand the test of time.</p>	<p><b>Homes in a range of tenures and sizes</b></p> <p>It is crucial to create a mixed and balanced community. There will be a range of homes, including family homes, for a variety of needs, with a 'tenure blind' approach.</p>	<p><b>Sustainability at the heart of proposals</b></p> <p>Sustainability covers a wealth of topics from community involvement, lifetime health, economy, employment, environment, transport, energy and much more.</p>
	<p><b>A range of affordable homes</b></p> <p>Affordable homes will be both rented and for sale. We are working with Southwark Council on how the local community could be prioritised for elements of the affordable housing.</p>	<p><b>Well-managed construction</b></p> <p>As the project progresses we'll work with the local community on the construction management plan, keep you regularly updated and have a dedicated point of contact throughout.</p>
	<p><b>Work with existing businesses</b></p> <p>We will work with Lower Road and existing businesses in the area to ensure they are able to benefit from the proposed changes and integrated into the high street and public realm.</p>	<p><b>Considering the impacts</b></p> <p>We're committed to mitigating and addressing potential impacts of the masterplan. Traffic, parking and environmental surveys are being carried out, and we'll share the data as it becomes available.</p>
	<p><b>London and local first marketing</b></p> <p>We will be marketing any homes for sale in London and locally first and foremost.</p>	<p><b>Long term investment &amp; stewardship</b></p> <p>Canada Water represents one of the largest investments we have ever made. We will own and manage the spaces, places and buildings for the long term. As part of this, we would like to explore opportunities for community governance and stewardship.</p>

# EMERGING MASTERPLAN

A summary of some of the main spaces and places in the masterplan that together create a unique town centre for the area.

## EMERGING IDEAS

- A THE TOWN SQUARE**  
Significant new public space for events, external dining and play.
- B PARK**  
3.5 acre public green space forming the heart of a residential neighbourhood.
- C CANADA WATER BASIN**  
Enhancing ecology and providing an engaging landscape in which people can experience nature and learn from the unique environment within a town centre location. Activating the waters edge and providing better accessibility.
- D THE HIGH STREET**  
From Surrey Quays to Canada Water Stations; pedestrianised, open-air retail street with national and independent retailers alongside new restaurants and cafés.
- E LOWER ROAD GATEWAY**  
Integrating with proposed junction improvements to create strong and clear new routes from Lower Rd and Surrey Quays Station.
- F DOCK LINK SQUARE**  
A large community square, including local and independent retailers and waterside route.
- G COUNCIL'S PREFERRED LOCATION FOR REPLACEMENT LEISURE CENTRE**  
With 8 lane swimming pool, large gym and four-court sports hall.
- H THE GREEN LINK**  
Extensively landscaped pedestrian and cycle route linking through the site to Southwark Park and Russia Dock Woodland.
- J POTENTIAL NEW UNIVERSITY CAMPUS SITE OPTIONS**  
Potential location options for a new higher education campus; a major contributor to the town centre.
- K CULTURE & ENTERTAINMENT HUB**  
At the heart of the town centre.

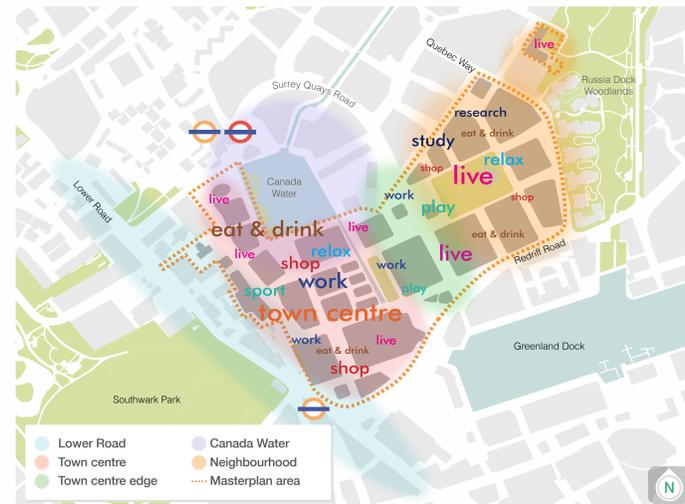


# MASTERPLAN PRINCIPLES

Linking to the existing network of streets and characters of the area, with a new high street, dock link and network of green spaces.

There are a number of overarching principles that give structure and character across the masterplan, responding to and linking with the surrounding context. This provides a joined-up framework for development of more detailed aspects.

## CHARACTER AREAS



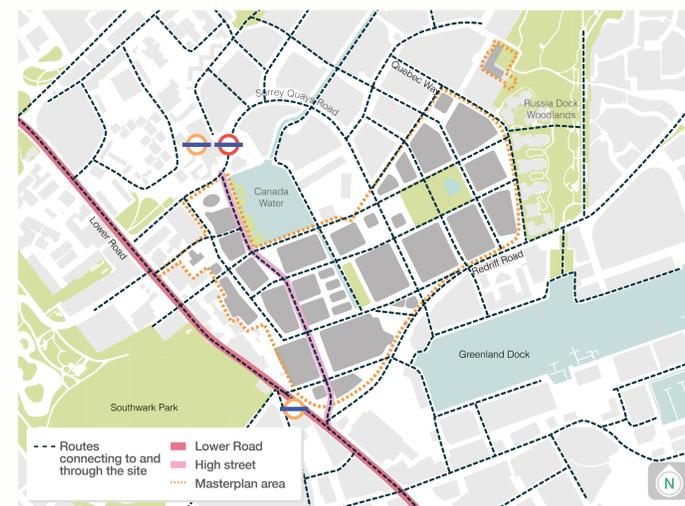
The masterplan area can be seen as a series of differing character areas with varied qualities and activities, each relating to the characters of the adjacent areas.

## GREEN LINK



Use of green aspects throughout, including a new east-west 'green-link' to connect Southwark Park and Russia Dock Woodland; a pedestrian-focused space with a variety of spaces for different activities. At around 700m it would take approx 10 minutes to walk its length.

## INTEGRATED ROUTES & HIGH STREET



An 'interwoven' network of streets to create high permeability and variety of routes. Stitched into the existing street network including a key new high street between Surrey Quays and Canada Water stations.

## USE OF WATER & DOCK LINK



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

## SKETCH IMAGES

Below are some early illustrations of how some of the spaces and places may look and activities that could happen.



Sports and activities for all, along the green link.



Community growing and natural play.



Dock-link connection along the historical line of Canada Water Dock.



Town square - waterside play, shopping, events, food and drink and a place to sit.



High street - mix of high street brands and independents, alongside somewhere to sit and relax.

# MIXED USE TOWN CENTRE

A multi-layered mix of uses with many varied public spaces to deliver a vibrant place with activity at different times of the day and evening.

## ABOUT

Since the December 2014 exhibition the mix of uses has been reviewed and includes a greater amount of employment generating uses. This board sets-out the current type and mix of uses across the site.

## GROUND FLOOR USE PLAN



## TYPICAL UPPER FLOOR USE

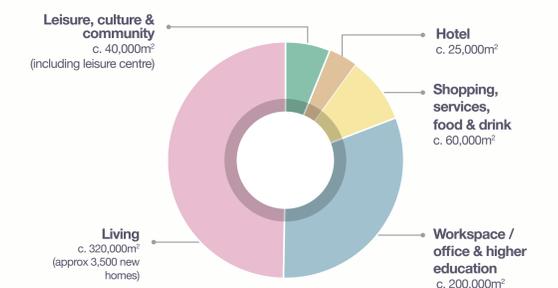


The section below is a typical example to show how there can be different uses at ground level and at upper levels - as in the plans above.



## MIX OF USES

The diagram below gives an indication of the current mix of uses across the masterplan. These are approximate and will continue to evolve. The plans above and left show that there's the greatest mix of uses at the ground floor with mostly residential and office at upper levels.



**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.

# SPACES & PLACES

Public open spaces providing a range of activities for all ages. Below are some early illustrations of what some of the main spaces might look like, as well as emerging considerations and ideas.

CANADA WATER

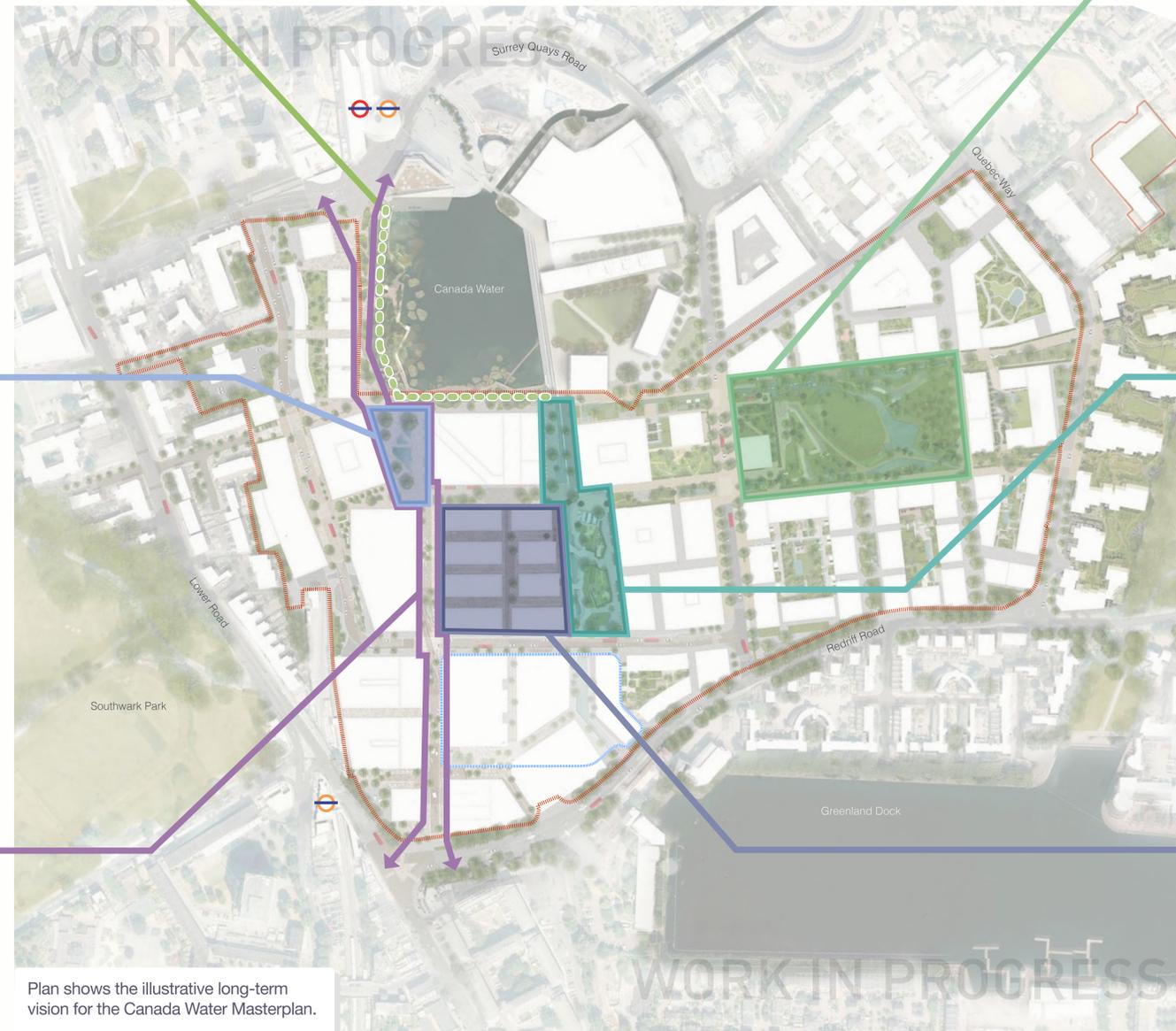
PARK

TOWN SQUARE

DOCK LINK

HIGH STREET & STATION LINKS

THE LANES



Plan shows the illustrative long-term vision for the Canada Water Masterplan.

- Masterplan area
- Existing location of Tesco's which will remain in situ for the planning application due to lease term - see board 06 for insert

Further information is in the digital booklets and more sketch images, including the green link, are on board 7.



# GETTING AROUND

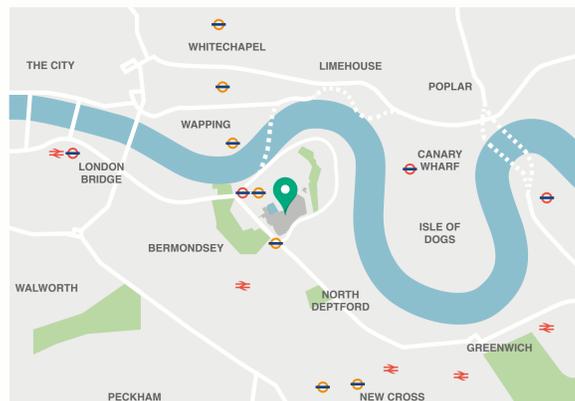
Integrated streets, spaces and transport networks in a pedestrian priority environment to encouraging walking and cycling.

## ABOUT

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

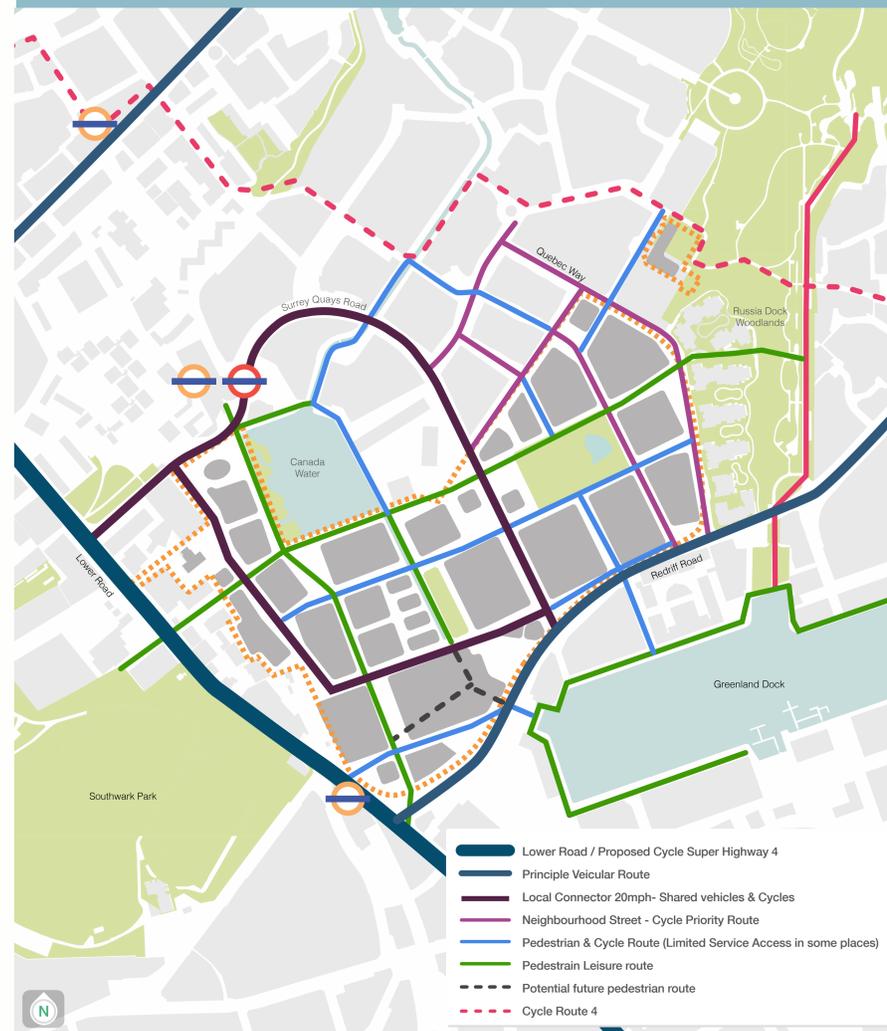
British Land recognise this is a key issue locally and are working closely with Southwark Council and TfL to ensure a joined-up approach. Discussions and the testing process are currently underway. There will be dedicated workshops on transport when the information and testing has progressed further.

## ORIGINS & DESTINATIONS



Movement routes will need to consider both the local and wider area. At the exhibition we asked people to let us know where they often arrive from / or go to.

## ROUTES & LINKS



## WIDER PROJECTS

We are aware of a range of other aspirations for transport upgrades being discussed in the area and will work with the promoters of these as more detail comes forward. Some of these include: Sustrans' aspirations for a cycle and pedestrian bridge from Rotherhithe to Canary Wharf; Southwark Council's Lower Road gyratory improvements; TfL's Cycle Superhighway on Lower Road; and the potential for Cycle Hire to come to Canada Water.

## THINGS WE'RE WORKING ON

### Impact assessment

The impact on the local transport network is a key priority locally. Transport modelling is underway and a full traffic assessment will be undertaken and shared to inform discussions. This looks at the cumulative impact of permitted developments, planned transport improvements and the Canada Water Masterplan; identifying any issues and the ways in which they might be addressed.

### Local connections

The masterplan can't be thought of in isolation and British Land are working with Southwark Council, TfL and the relevant authorities to understand how best to integrate the masterplan site with the surrounding area, including crossing Lower Road.

# BUILDING SCALE, DENSITY & IDENTITY

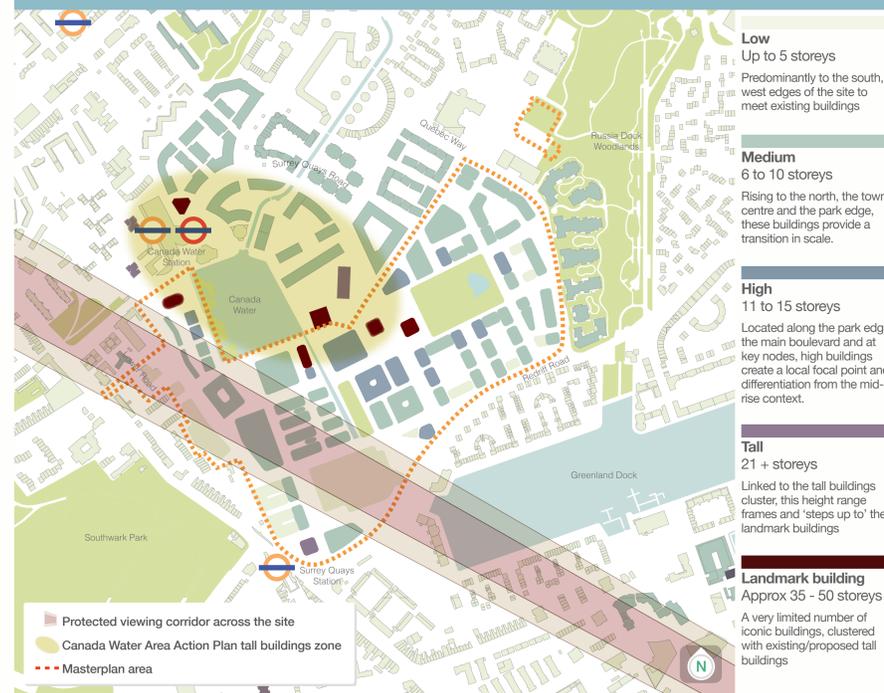
Heights and density are varied to create character, variation and a level of profitability that will allow the scheme to proceed.

## ABOUT

This board summarises the rationale behind building scale and begins to look at the architecture and identity which will ultimately be part of defining the character of the masterplan area.

The proposals are very much in development, they are being tested and will develop further in the coming months.

## BUILDING HEIGHT & DISTRIBUTION



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. Please see board 03 for more information on the planning policy.

The masterplan includes tall buildings which will enable the policy aspirations to be met and will support a range of active ground floor uses. Density varies across the site to provide variety in character. Tall buildings should always be of exception quality, and within the masterplan the taller elements would act as landmarks and reflect the unique nature of Canada Water.

With some exceptions, building heights are predominantly lower at the edges, rising to cluster with existing / permitted tall buildings and within the 'tall buildings zone' (as per Southwark Council's Revised Area Action Plan).

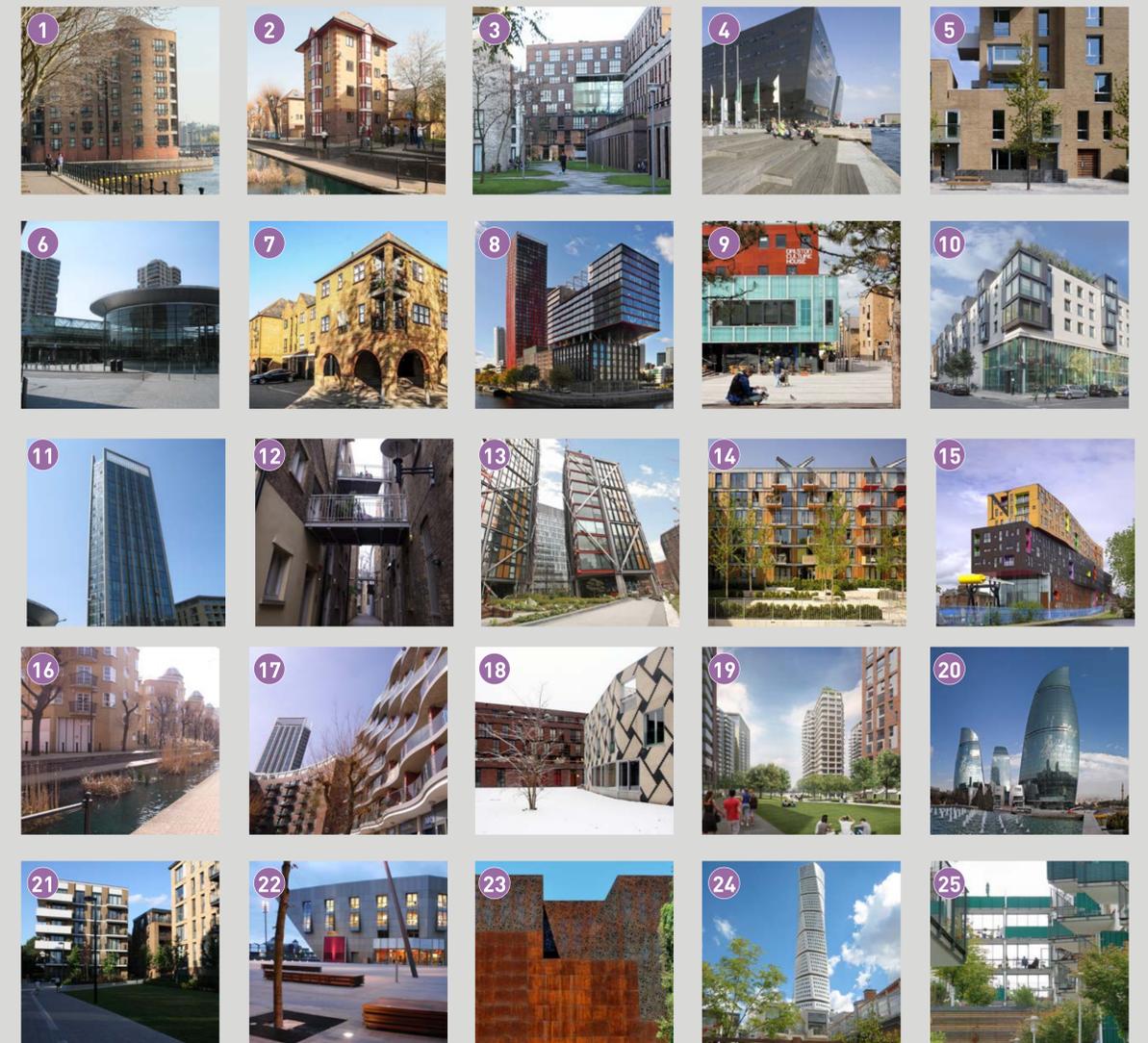
Buildings are oriented broadly north-south to maximise light. Shadow path and wind assessments are ongoing and will influence the massing changes in the coming months, further information will be shared for discussion as it is available.

## ARCHITECTURE & IDENTITY

An outline masterplan application includes a series of parameter plans which define the maximum and minimum dimensions of a building, it also includes a design code which is a set of rules that inform the future detailed design and architecture of a building. The character, shape and materiality of buildings

can have a significant impact on its identity and how it relates to the local area and London. Below are some initial precedents and ideas for the character of buildings and use of materials; **please let us know what you think to help inform the design code and more detailed development as the project progresses.**

Please let us know which examples you like, which you don't and importantly - why. If there's something you'd like to reference that isn't there - please let us know.



## TECHNICAL ISSUES

A reference point for key areas of interest, summarising how they are being approached, further detail will follow as the masterplan develops further.

### ABOUT

This board is a point of reference, providing a high-level overview of the current approach and how some of the key areas of interest will be addressed through the masterplanning process.

It is anticipated that aspects of the masterplan will evolve following this consultation, subsequent testing and further information will be available at the next stage.

# NEXT STEPS

Involvement through each stage of development and delivery.

## GIVE US YOUR VIEWS

Your input is needed to help make sure British Land and the design team know the views and ideas of the local community - those who live, work and shop in the area. The masterplanning team will use your feedback to help inform the more detailed plans.

Please complete a feedback form.

## FROM NOW TO SUBMISSION

Following your feedback and ideas, the design team will further develop the plans and we will be back later in the year with more details and information on key issues.

Before then, in March 2016, we will be holding a series of focused-discussion sessions on the areas that are of most interest locally. Please let us know what you would like to discuss in more detail and register for updates.

All feedback received will be recorded, analysed and combined to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final masterplan.

It is anticipated that a planning application will be submitted in late 2016. We'll share the final scheme with and will also work with Southwark Council to help ensure the Statutory Consultation period is fully accessible to local people.

## BEYOND THE PLANNING APPLICATION

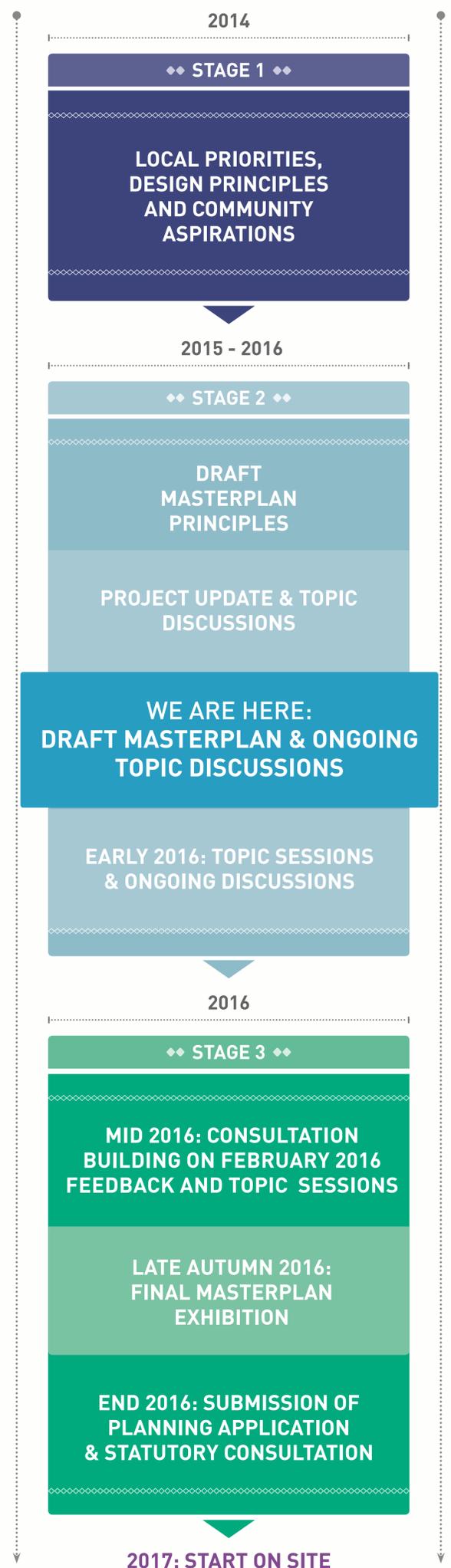
Based on late 2016 application a decision would be expected in 2017. Subject to approval, the first phases could begin on-site in the second half of 2017.

The Canada Water Masterplan will be developed and delivered, in phases, over a long period time – about 15 years; It's important to us that the local community can be part of shaping the changes, both ahead of an application

being submitted, and long beyond into the construction process, and being part of the long term management and governance of what's created.

Community involvement will continue throughout each stage of the development and delivery of the Canada Water Masterplan. Please speak to a member of the team if you would like to discuss the process further down the line.

## TIMELINE



## MODEL

Images of the 1:500 scale model on display at the exhibitions

The masterplan area is opaque material, with coloured bases. The existing and consented surrounding context is in solid-white.

