

Reserved Matters Planning Application for Zone F within the Canada Water Masterplan

Frequently Asked Questions

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The proposals

1. What is being proposed?

A “Reserved Matters Application” (RMA) is being prepared for Zone F of the Canada Water Masterplan, in relation to the development of land located across a portion of the Surrey Quays Leisure Park and part of the car park to the former Printworks. This follows the decision by Southwark Council to grant a hybrid Planning Permission (part-detailed and part-outline) for the Masterplan in May 2020 (ref. 18/AP/1604).

Within Zone F, British Land is proposing a development of around 400 new homes, 37,000 sqm. of workspace and new retail units. There will also be a new public areas, roof terraces and pedestrian routes created as part of these plans. These proposed uses and areas conform with the Development Specification, Design Guidelines, and Parameter Plans that were approved for the Masterplan.

British Land is seeking approval for the appearance, layout, scale, access, and landscaping of the Zone F buildings. These are known as the Reserved Matters. You can find out more about RMAs by visiting the FAQs page on the main Canada Water Masterplan website or watch our webinar where we discuss them in more detail.

For CGIs of the proposed designs, please see our exhibition boards.

2. Where is the site and what is currently on the site?

The site is situated to the west of the Masterplan, located across a portion of the Surrey Quays Leisure Park and part of the car park to the former Printworks.

3. How big will the new buildings be?

The new buildings are within the parameters established within the outline planning consent.

Plots F1 and F2 will vary in height from 33 to 36 storeys tall (including the ground floor). The Plot F2 podium building will be 10 floors tall. The buildings are designed to ensure buildings sit comfortably in their context.

4. Why are you building on this site and why now?

The redevelopment of Zone F was established by the hybrid Planning Permission granted by Southwark Council in May 2020.

The Masterplan allowed for a range of uses to come forward on Plots F1 and F2 and British Land is bringing forward proposals for a mixed residential, workspace and retail development providing a wide range of uses at an early stage in the development process.

5. What are your plans for Plots F1 and F2?

Zone F will be a mixed use development, with two buildings (known as Plots F1 and F2). Together, in terms of planning uses they will likely provide:

Use	Gross External Area* (GEA) in sqm	
	F1	F2
Retail/Workspace	480	1,901
Office		37,903
Residential	25,916	2,099

(Gross External Area is the whole area of a building, taking each floor into account)

There will be around 400 new homes in total, as well as new shops, new office space and new roof terraces.

The buildings are surrounded by new public spaces including a number of access routes: Printworks Place, Park Walk Place, Park Walk, Higher Cut and The Park. Flexible retail spaces at ground floor provide active frontages across the zone that will respond to and enliven these new public spaces.

6. Who is behind these proposals?

British Land is bringing forward the Canada Water Masterplan, in partnership with Southwark Council. British Land is a leading UK-based property company specialising in creating and managing outstanding places for people to work, live and visit.

British Land has been involved in the Canada Water, Surrey Docks and Rotherhithe area for many years, including as the company responsible for managing the Surrey Quays Shopping Centre and Surrey Quays Leisure Park. British Land supports a number of local organisations, and is committed to working closely with Southwark Council, local residents and other key stakeholders to deliver a new town centre for Canada Water.

Plots F1 and F2 have been designed by architects Allford Hall Monaghan Morris (AHMM).

7. What is the timeline for the delivery of the new buildings?

British Land is preparing a Reserved Matters Planning Application (RMA) for Zone F, which will be submitted in late 2021.

Once the RMA has been submitted to Southwark Council, they will then conduct a 28-day period of statutory consultation, during which members of the public will be able to submit comments directly to the Council for their consideration.

Subject to determination of the RMA in early 2022, we expect that construction will commence in 2023, and the building will be completed in 2026.

8. What will the new buildings look like?

The scale and appearance of Plots F1 and F2 have been designed in accordance with the parameters and design guidelines that form part of the outline planning permission for the Canada Water Masterplan.

Working closely with Southwark Council and the Design Review Panel we have been looking to create a well-designed mixed-use development.

The character of the buildings has been developed to ensure they respond to the existing and emerging context of the site.

- **The outside of the office building includes earthy tones for the main façade panels with a variety of window detailing, to respond to the solar orientation;**
- **Glazed ceramic tiles are proposed for the residential towers which will ensure a variety of interesting views. The colour for these tiles has not yet been decided and colour studies are ongoing. Large private balconies with metal balustrades will also be incorporated; and,**
- **The lower podium buildings of the residential towers will be furnished in glazed brick, responding to the residential towers, with large private balconies and walled gardens on the top floors.**

9. Where is the access to the buildings?

Zone F will be accessed by Surrey Quays Road to the South West, the proposed New Brunswick Street to the North East and the proposed Park Walk leading to the new town centre.

Plot F1 will be accessed via Park Walk Place and Plot F2 will have two entrances; the office building will be accessed from the proposed Printworks Place and the new homes will be accessed from the proposed New Brunswick Street.

There will also be three servicing and delivery areas at Zone F. An internal service yard will be provided containing four loading bays, which will be used for residential move-ins/outs, large residential deliveries and most of the office and retail deliveries. This will be accessed Surrey Quays Road.

10. Where are people going to park?

In line with the Canada Water Masterplan outline consent, and our commitment to sustainable travel, Zone F will be a car free development. This means there will be no standard car parking spaces provided for office or residential users.

Blue Badge spaces will, however, be provided across the development to serve the two residential towers and those who will work in Zone F. The car parking spaces have been designed to be conveniently located close to entrances and are proposed for the new Higher Cut, New Brunswick Street, and in the internal service yard.

There will also be two new laybys, one on Surrey Quays Road and one on the proposed New Brunswick Street. Each of these laybys will have space for two vehicles to simultaneously stop and unload for ad-hoc residential deliveries. The laybys will also be used for waste collection from the small retail units which do not have direct access to the internal service yard.

11. Will the proposals have an impact on the local transport network?

Transport impacts have been robustly assessed and approved by both TfL and Southwark Council throughout the Masterplan application process, and where necessary, impacts have been mitigated. These local transport improvements and mitigations are secured in the s106 Agreement that accompanies the Planning Permission for the Masterplan.

As the proposals for plots F1 and F2 are within the maximum permitted floorspace and land use parameters permitted under the Hybrid Planning Permission, Zone F's transport impacts are catered for by the transport improvements that the Masterplan will provide over its lifetime. More information on the transport investment that British Land is making as part of the Canada Water Masterplan can be found on our website [here](#).

12. Will the site include walking and cycling routes?

Yes. Zone F is located between two of the key public spaces within the Canada Water Masterplan, The Park and Canada Water Dock. It is also flanked by Park Walk which is a main pedestrian route through the masterplan. The key public spaces are linked via a network of streets and secondary spaces. Two of these secondary spaces, Printworks Place and Park Walk Place are immediately adjacent to Plot F and form the entrances to the buildings.

There will also be Higher Cut - a new pedestrian link between Plot F1 and F2.

13. How much green space will there be?

TA minimum of 35% of the Canada Water Masterplan will be open space, and we plan to deliver a number of green spaces within Zone F for the residents and occupants:

- **Large roof terraces for all officer users, to improve biodiversity and create outdoor healthy working environments;**
- **All new homes to have at least 9.5sqm balcony; and**
- **Each residential tower has a large communal roof terrace, incorporating naturalistic play space, seating and garden space;**

The new pedestrian and cycle routes on Park Walk, Higher Cut and New Brunswick Street will link the area with the other public spaces within the Canada Water Masterplan area.

14. Are you providing any affordable housing within the buildings and what types of home will there be?

The Canada Water Masterplan will deliver around 3,000 new homes. We are committed to delivering affordable homes aimed at local people, and overall, a minimum of 25% of all housing we deliver as part of the Masterplan will be social rented, with a further 10% 'intermediate' including shared ownership.

Affordable housing will be spread across the Masterplan.

To date, we have started building 86 affordable homes in K1 and A1, and have shared our plans for 237 affordable homes in Zone L. We will bring forward more affordable housing in future plots.

15. What will happen to the restaurants and cinema currently located at the Surrey Quays Leisure Park?

Zone F sits across part of the existing leisure park, therefore demolition of part of the leisure park will be required to enable Zone F to be built.

The Outline Planning Permission includes for more leisure and entertainment uses (including a cinema) to be re-provided elsewhere on the masterplan site which will be bought forward in future phases. We are in discussions with the existing tenants regarding the future plans and there will be support offered for anyone who's job is impacted.

16. How can I comment on the proposals?

The RMA for Zone F has been brought forward following the decision by Southwark Council to grant Hybrid Planning Permission for the Canada Water Masterplan in May 2020. The permission in May established the parameters within which the Zone can be developed.

The RMA is being brought forward in conformity with these approved parameters and we are now seeking approval for appearance, layout, scale, access, and landscaping of the Printworks building.

Once the application has been submitted, Southwark Council will hold a 28-day period of statutory consultation, whereby comments on the detailed design, proposed appearance, layout and scale of the Printworks building can be sent directly to the Council for their consideration in their determination of the RMA. British Land will help facilitate this process by notifying direct neighbours to the site when the statutory consultation period begins, and by sharing the planning application documents.

17. How have the proposals for Zone F been consulted on previously?

In May 2020, Southwark Council granted hybrid planning permission for the Canada Water Masterplan, following over four years of consultation during which over 12,000 comments were received with feedback informing each stage of the Masterplan's development.

The hybrid Planning Permission established the parameters within which the Zone can be developed including the maximum height and future uses. These plans can be found in the Development Specification that was submitted as part of the hybrid planning application.

Southwark Council undertook statutory consultation on the hybrid Planning Application prior to its approval, during which period all planning application documents were available to view on their planning register. Alongside this, British Land held over 120 public meetings including several drop-in events at the Canada Water Masterplan hub and other local venues, as well as giving presentations to local groups such as Canada Water Consultative Forum, where members of the team were on hand to discuss the proposals.

Managing construction

18. How will you manage construction works to mitigate the impacts on neighbours?

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

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

A Framework Construction Management Plan was approved as part of the overall Masterplan which sets out the guiding principles for the proposed construction approach within the Canada Water Masterplan.

In addition, a site-specific Construction Management Plan for delivering Plots F1 and F2 will be submitted prior to works starting on site to ensure local considerations are appropriately managed. It will consider key matters such as noise and restrictions on construction hours to ensure that local neighbours are not unreasonably impacted during construction.

For reference, Southwark Council's standard permitted working hours are 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays which will be strictly adhered to.

19. How will you be liaising with neighbours during the construction process?

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

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

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

20. Will there be any jobs for local people during construction?






Throughout construction of the Canada Water Masterplan, British Land is also committed to providing bespoke employment and training programmes for local people to access employment opportunities.

It is anticipated that c.1,200 construction jobs will be generated throughout the construction of the Masterplan. In the short term, to 2024, there will be career and training opportunities for Southwark and local residents in construction roles, with training courses and opportunities to gain apprentice/ NVQ-level qualifications. We are still in the initial stages of working with our contractors to understand what roles will be available, and we will share more on these opportunities in the coming months.

21. How will construction vehicles access the site?

It is expected that the site will be accessed via Surrey Quays Road. A site-specific Construction Management Plan for delivering Plots F1 and F2 will need to be submitted and approved by Southwark Council prior to works starting on site

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