INTRODUCTION

In May 2018 a planning application was submitted for the Canada Water Masterplan. This includes the comprehensive redevelopment of approximately 53 acres (that’s about the same size as 29 international football pitches), including:

- The Surrey Quays Shopping Centre
- Former Harmsworth Quays Printworks
- Surrey Quays Leisure Park
- Former Dock Offices Courtyard
- Former Rotherhithe Police Station
- Land at Roberts Close

A planning application for the Canada Water Masterplan has been submitted to Southwark Council, whereby the first three buildings (Plots A1, A2 and K1) and the Interim Filling Petrol Station (Plot C) are submitted in detail and the remainder of the application is submitted in outline.

This follows over four years of community engagement on the Masterplan with more than 110 public consultation and local outreach events, and a total event attendance of over 10,000. Thank you to everybody who has contributed valuable time and ideas to the discussion so far.

OVERVIEW

Supporting the aspirations of the Mayor of London and Southwark Council, the Canada Water Masterplan is an ambitious project that provides a new network of pedestrian focused streets, parks, squares and open spaces connected with the surrounding community. It activates these public spaces with a wide range of activities including workspace, shops, cafés, restaurants, community facilities, leisure, social infrastructure and new homes for a range of ages, incomes and life stages.

British Land has entered into a Master Development Agreement (MDA) with Southwark Council. This is an umbrella agreement which sets out the obligations and responsibilities of both parties to enable the coordinated development of the Masterplan. Separately, Southwark Council is the local planning authority and we expect the determination of the planning application to be heard at Committee over the coming months.

QUICK FACTS

- c.3,000 homes, over 15 years, with a range of housing types and tenures
- 265 homes in the first two residential buildings - with 35% affordable housing, including 70% of these at social rent levels* 
- c.20,000 jobs upon completion
- c.300,000 m² workspace (scale of More London)
- c.200,000 m² of retail, leisure, entertainment, community facilities (school/health) and hotel. As well as a new leisure centre.
- Substantial improvements to education, health and social infrastructure for all ages
- Improvements to Canada Water and Surrey Quays stations, new bus routes, cycle facilities and town centre parking
- 12 acres of public squares, streets and gardens (a minimum of 35% of the overall Masterplan area) including a new High Street, Town Square, Park and enhanced edges to Canada Water Dock

*subject to grant availability.
Illustrative Masterplan Summary

Dock Offices
The Dock Office buildings are retained & the courtyard becomes an extended public space.

Former Rotherhithe Police Station
Reconfigured to include police station elements and a community space within.

New pedestrian route
A pedestrian route/cycle link from School Lane Rd.

New Leisure Centre
Converted elements, creating new community facilities to replace lower levels.

Canada Water Dock
Enhanced west edge of Canada Water Dock, a planted and active edge to the waterfront.

High Street
An extensive high street with local and independent retailers, restaurants & cafés.

Dock link & ‘The Cuts’
An intimate network of pedestrian streets with a mix of shops, cafes & restaurant.

Town Square
A new Town Square with retail spaces, restaurants, food and drink and a hotel.

Interim Tesco Petrol Filling Station
Will be moved to an interim location to allow the building of Plot A2.

Town centre parking
A multi-storey car park will complement the car park under Tesco (location to be confirmed).

Surrey Quays Station
Potential new entrance to Surrey Quays Station (existing entrance also retained).

Lower Road Gateway
A new link and pedestrian connection with Lower Road.

Park Walk
A new pedestrian and cycle route that connects Russia Dock Woodland and Southwark Park.

Tesco store relocated
A similar sized store with continuous trading. Relocation allows a new link to Greenland Dock and new homes are provided above the relocated store.

Park
A new park that connects many routes through the site. It includes activities at the edges and a park hall.

Printworks Press Hall
The Printworks has temporary permission as an events space. The Masterplan includes options to retain and re-purpose the press hall or redevelop to provide homes and workspace.

FIRST DETAILED PLOTS
Mixed use building with 35 storey residential tower, retail and office at lower levels.

6 storey mixed-use building with a new leisure centre, workspace and retail.

5 to 6 storey residential building including 79 flats. K1 is 100% affordable.

Interim Tesco Petrol Filling Station
(move required to enable A2 to be built).
British Land is a long term investor in the Canada Water area. Our local investment programme has supported a wide range of groups and activities since 2014, with well over £300,000 invested, attracting more than £100,000 in match funding. We seek to build long term relationships with community partners, and also providing volunteers, work experience and pro-bono support to local organisations.

Upon completion, it is anticipated that the Masterplan will deliver:

**New homes**
- c.3,000 new homes across the Masterplan, across a range of types, tenures and price points.
- The first two residential buildings will deliver 265 homes and achieve 35% affordable housing, split 70% social rent levels and 30% intermediate rent (subject to grant availability).

**Schools & health**
- Expansion of an existing primary school, space for a Sixth Form, aspiration for higher education offer.
- Space for a new health centre.

**Improved leisure offer**
- Diverse range of shops, entertainment and leisure to suit a range of budgets, including a new leisure centre, and cinema.

**New public spaces**
- 12 acres of new public streets and spaces (a minimum of 35% of the overall Masterplan area).
- Including a new high street, new park and town square, creating opportunities for people to mix and meet.

**Revenues generated over 15 years**
- Community Infrastructure Levy (estimated £90m)
- Business Rates (c.£60 m p/a)
- New Homes Bonus (c.£18m over a four-year period)
- S106 planning obligations.

**Boosting the local economy**
- c.20,000 jobs across a range of sectors.
- Bespoke programmes to help local people of all ages access jobs, including apprenticeships and training.
- A major commercial centre and High Street.
- Supporting local businesses, existing and new, to grow and access new opportunities.
- c.£90m spent locally each year (forecast).

**Joined-up approach to local transport**
- Improvements to Canada Water and Surrey Quays stations.
- New bus routes, cycle facilities and town centre car parking.

**History & culture**
- Embracing history and culture through activities on site, working with local groups.
- Recognise and celebrate the area’s strong culture. This includes reflecting it in building design.

**A sustainable development**
- A range of ecological improvements including restoring the wetland habitat at Canada Water Dock.
- A network of green spaces to promote habitat connectivity and interaction with wildlife.
- Pedestrian and cycle routes to encourage healthy and active lifestyles.
- Sustainable and energy efficient buildings.
- Air quality neutral.

**A Social Regeneration Charter for Canada Water**: British Land and Southwark Council are committed to working in partnership and with the local community for the long-term, to ensure that the regeneration brings meaningful, sustained benefits for all. The Social Regeneration Charter approach is the first agreement of its kind in Southwark. We anticipate an open and transparent review process of the Masterplan’s success in delivering against the ambitions and values, with reporting and local input into priorities.
INVESTMENT IN YOUNG PEOPLE AND EDUCATION INITIATIVES

We are working towards a future where businesses, schools, community groups and other organisations throughout the local area work together to help everyone learn and grow. By investing in skills and supporting vital local educational infrastructure, more local people will access employment and enterprise opportunities within and beyond the Canada Water Masterplan.

We work directly with primary and secondary schools in SE16, as well as with several local charities and community groups, so that our programmes benefit local children of all ages. Many of our projects go back years and are established, ongoing relationships through Surrey Quays Shopping Centre and its management team.

Below are just some of the projects and initiatives that we support locally – ask our team for information about our other projects or for more details, or if you or your child would like to become involved in any.

Global Generation run educational workshops in the Paper Garden at the Printworks, where local people and children are helping form ideas for the public realm in the Masterplan. Over 3,000 local people (including visits from nearly 800 students at Redriff) have been involved.

Global Generation Winter Solstice Procession

Pupils at Peter Hills Primary School celebrated in November receiving the 100,000th book given out by the National Literacy Trust’s Young Readers Programme. The programme works with local schools, nurturing pupils’ love for reading and developing their literacy skills. Around 250 local schoolchildren take part in the programme every year.

National Literacy Trust’s Young Readers Programme

In 2018 we put on World by the Water, an exhibition of Canada Water, Rotherhithe and Surrey Docks History, curated with help from a local advisory group. It included a range of special events involving children, such as an intergenerational arts & crafts ship-making session.

World by the Water Heritage Exhibition origami workshop in the Canada Water Masterplan Hub

Consultation with young people has helped them influence the Masterplan’s development, and will continue to do so. This has included employing a local intern to develop a youth engagement toolkit, and organising study trips across London.

Canada Water Masterplan ‘Urban Exchange’ day-trip for young people, October 2018

We recently partnered with Construction Youth Trust and United Saint Savours to launch a 2 year built environment education pilot programme with 7 local secondary schools. The programme engages students early on in careers in the built environment.

Construction Youth Trust

We have been the proud sponsor of Docklands’ Junior Football Club for over four years, sponsoring the team’s football kits, track tops and training equipment, providing football coaching and life skills to local young footballers.

Dockland’s Junior Football Club

We are working with Soundings and Redriff Primary School to support the Geography curriculum and prepare an upcoming class and activities on the Masterplan as part of the school’s Docklands Week celebration.

Southwark Council, United St Saviour’s Charity and British Land recently launched the Mayflower 400 community fund – supporting local projects celebrating the themes of migration, tolerance, enterprise and community. Local schools are encouraged to apply for funding.

Southwark Council, United St Saviour’s Charity and British Land recently launched the Mayflower 400 community fund

We provide ongoing work placements and work experience at British Land and through our consultants such as Soundings, Quod and CBR.E.

Local Canada Water Youth Intern, Rotherhithe Festival 2017

Since 2017, we have been working with Tree Shepherd on a 3-year start-up and business support programme in Canada Water called Start Up and Thrive and we recently opened Thrive, a new low-cost workspace in Surrey Quays Leisure Park.

Start Your Enterprise programme Graduation

Bright Lights Starting Out in Retail Programme

Bright Lights Starting Out is a training programme to help young people find work in the retail, leisure, food and drink industry. In 2017, 16 unemployed young people completed Bright Lights Starting Out in Retail in Surrey Quays with 69% going on to employment or education.

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 and to help them reach their potential.

Surrey Docks Farm Young Farmer’s Club
Plot A1 overview

This board provides a headline overview of the Plot A1 proposals. Please view the various planning documents for full details, or talk to a member of the project team.

SUMMARY OF CONSULTATION TO DATE

- **2014 - 2017:** Consultation on the principles of Plot A1 over four main stages of consultation. This included reducing the building height from c50 storeys.
- **Autumn 2017:** Alongside development of the First Detailed Plots, one to one meetings / home visits were offered to c.260 households in close proximity to Plots A1 (A2).
- **January 2018:** Neighbours were invited to a dedicated session with the detailed design team to specifically discuss the proposals for Plot A1.
- **June 2018:** Dedicated direct neighbours session with the design team to discuss the planning application for Plot A1.
- **Ongoing:** one to one meetings with direct neighbours as requested.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

**PLOT A1 - EXISTING SITE**

Plot A1 is located in the north-western corner of the Site bounded by Surrey Quays Road to the north, the Canada Water Dock to the east, the former Dock Offices to the west and the new route “Dock Office Walk” and Plot A2 to the south. The Site is currently occupied by surface car parking for the adjacent Surrey Quays Shopping Centre.

**PLOT A1 PROPOSALS - KEY FACTS & USES**

Plot A1 is a mixed use building formed of:

- A 35-storey tower, with three lower 6 storey buildings
- Retail and office at lower levels (989 m² GEA retail and 16,553 m² GEA workspace)
- 186 homes within the tower element (21,582 m² GEA) including 8 intermediate affordable and 178 market homes.

* GEA stands for Gross External Area, this is a measure of the whole area of a building taking each floor into account. To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m² GEA.

**PLOT A1 PROPOSALS - OVERVIEW**

As part of the first detailed plots, significant improvements to the public streets and spaces are proposed, including:

1. Landscaping the Dock Offices Courtyard
2. Replanting and redesigning of the western Dock Edge
3. Providing the first part of the new High Street
4. A new cycle and pedestrian route to Lower Road

**GROUND FLOOR USE & PUBLIC REALM IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Key to ground floor:</th>
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<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Workspace</td>
</tr>
<tr>
<td>Shops / food</td>
</tr>
<tr>
<td>Servicing / other</td>
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</tbody>
</table>

**3D DIAGRAM OF USES**

**ILLUSTRATIVE VIEW LOOKING WEST OVER CANADA WATER DOCK TO PLOT A1**

**ILLUSTRATIVE IMAGES OF THE SEMI-PUBLIC OFFICE ENTRANCE HALL**
Plot A1 will provide 186 homes. The first residential detailed plots, Plot A1 and Plot K1, combined will deliver a minimum of 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant funding). The majority of affordable housing will be located in Plot K1 with some intermediate affordable homes also located in Plot A1. The residential accommodation significantly exceeds the minimum Greater London Authority and Southwark Council space standards and 95% of units are dual aspect. Resident amenity space is provided through access to the wider Southwark Dock area and three communal roof spaces, designed for play and a range of uses with wind protection measures to extend use of these spaces for most parts of the year.

**HOMES**

**FOR MORE DETAILS SEE: HOUSING STATEMENT & PLANNING STATEMENT**

*Plot A1 will be located in Plot A1 with some intermediate affordable homes also located in Plot A1.*

**KEY QUESTIONS**

Q. Can the height of the tower be reduced? We understand that the height and the massing of the proposed tall element has been of interest to our neighbours since a tall building of 50 storeys was first proposed in this location some three years ago. The height of the building has been reduced to 35 storeys and its design has been revised in response to feedback specifically to mitigate some of the issues around impact and mass. In Planning Policy terms, Plot A1 is located within the Greater London Authority’s (GLA) Canada Water Opportunity Area and the GLA Housing Zone, and is also located within Southwark Council’s Canada Water Area Action Plan ‘Core Area’. As in these areas where the GLA and Southwark Council seek to maximise housing delivery, the GLA Housing Zone’s ‘cluster’ acceptance levels of London and the borough. The tallest element of Plot A1 has been deliberately located in its location to enable it to form a ‘cluster’ with the existing tall buildings - Columbia, Regina and Ontario Place. This is a typical townscape approach and one that has been discussed extensively with the GLA and Southwark Council.

Q. How will you improve safety behind the Dock Offices? Safety is a key priority for us. British Land are regularly meeting with the local Police teams and are engaging with the Secure by Design officials. The addition of building A1 with its associated footfall, surveillance, CCTV and the Broadgate Estates panels would support initiatives to reduce crime in the area and a security strategy is being developed. Appropriate security measures including CCTV cameras will be put in place behind the Dock Offices and the activity and improved connectivity around the Dock Office Courtyard will significantly increase safety and improve the lighting of the area. There will be no public access to the strip at the rear of the former Dock Offices, but it is necessary to retain it for building maintenance and escape purposes. The strip will be secured and controlled by British Land on-site estate management team.

Q. What will the impacts of construction be? Will the pedestrian route along the western edge of Canada Water Dock be retained? All contractors will be required to adhere to the Considerate Constructors Scheme. British Land has won 24 National Site Awards for its highly considered work. A Construction Management Plan will have to be agreed with Southwark Council prior to the commencement of any construction on site. This will agree limits on noise and restrictions on construction hours to ensure that local neighbours are not unnecessarily impacted during construction. There will also be a designated point of contact for any issues on-site or local resident concerns. We are planning a Construction Liaison Group for the Canada Water Masterplan project to review resident engagement and address local concerns arising from the construction phase. We will seek to keep the pedestrian route along the western edge of Canada Water Dock open during the construction works, but there will be times when this needs to be partially closed or diverted to allow for the installation of underground services and new paving and landscaping.

Q. What amendments have been made to Plot A1 as part of the planning application resubmissions? British Land are engaged with High Street project service providers to implement expansion and improvement to the existing local network and the Canada Water development. Integration into the local network is not expected to negatively impact existing user experience. Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception surveys will be undertaken to ensure any impacts caused by the new buildings are identified and appropriate mitigation is provided.
Plot A2 overview

This board provides a headline overview of the Plot A2 proposals. Please view the various planning documents for full details, or talk to a member of the project team.
Plot A2 includes a new leisure centre meeting Southwark Council’s requirements based on guidance from Sport England. Below is an overview (non-exhaustive) of the plot-specific questions and concerns raised at previous meetings and through consultation. A short response from British Land is provided below for reference and full details can be found in the various planning documents, or please speak to a member of the team.

Q. How will it impact neighbours’ sunlight/daylight, views and privacy?

Neighbours have been a core consideration from the outset of the design of A2. Extensive studies and analysis have been carried out to maximise the sunlight and privacy, including setbacks, height reductions, stepping and planting.

The rear massing has been carefully considered to minimise overshadowing and reduce sunlight/privacy impacts to neighbouring properties. During the design process, extensive testing of daylight, sunlight and overshadowing has resulted in a stepped massing which tends to the sensitive relationship with the properties on Holfast Park. To address overshadowing and privacy issues, the series of stepped inaccessable terraces will be providing an extra level of protection.

Q. Can the building height be reduced and further set back away from the boundary?

The rear massing has been carefully considered to minimise overshadowing and reduce sunlight/privacy impacts to neighbouring properties. During the design process, extensive testing of daylight, sunlight and overshadowing has resulted in a stepped massing which tends to the sensitive relationship with the properties on Holfast Park. To address overshadowing and privacy issues, the series of stepped inaccessable terraces will be providing an extra level of protection.

Q. What will be the cost of the swimming pool or pollution from the building?

Appropriate management of modern pool facilities eliminates the "chlorine smell” associated with older pools. However, after concerns were raised by neighbours, the design was changed to provide the added protection of venting from the pool up through the building to roof level rather than venting at ground level near homes. By re-routing the Pool Filling Stacks, A2 will also eliminate the source of petrol fumes behind the homes at Holfast Park.

Q. How can you guarantee that the proposed planting will reduce overlooking and prevent disturbance for neighbours?

Planting will be chosen to ensure dense, year-round foliage cover at the appropriate levels. Both the type of planting and its maintenance regime will be subject to a planning condition which will require full management details to be provided and the planting to be in place prior to the building being occupied.

Q. How will the new activities and servicing impact noise levels?

By shifting Deer Ports Way further away from Holfast Park and moving the Petrol Filling Station, Plot A2 will eliminate a significant source of vehicle noise and disturbance for neighbours.

1. Noise generated by activities and building services associated with the development will be designed in line with the requirements of Southwark Council’s Technical Guidance for Noise (January 2017). Noise emissions from normally operating building equipment will cause no change to the environmental noise level at the nearest residential boundary.

2. Any noise and vibration equipment shall be designed to meet suitable limits agreed following a meeting with Southwark Council’s Environmental Protection Scheme.

3. The entrance to the service yard is located 60m (1’10”) away from any impact as caused by the new buildings are identified and appropriate mitigation is provided.

Q. Can you provide more information on access through Holfast Park, designs for the building to the south of A2 (B1), proposals for the former Rotherhithe Police Station?

The submitted scheme for A2 does not propose any changes to the existing access to the Masterplan site from Holfast Park. Access has been raised with British Land by local residents on previous occasions, and British Land has committed to discuss and consult with local residents on any proposals prior to the next stage of development. Proposals for A2 have been developed in consultation with local residents and will not be unreasonably impacted during construction. There will also be a designated contact point for local residents to discuss any issues.

Q. Can you provide more information on access through Holfast Park, designs for the building to the south of A2 (B1), proposals for the former Rotherhithe Police Station?

British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network. The Canada Water development is not expected to negatively impact existing user experience. Potential impacts to TV and radio reception won’t be impacted.

Q. How will you ensure there is no contamination to the site given its current use as a Petrol Filling Station?

Any potential impact of contamination at Plot A2 has been considered and appropriate mitigation will be taken which will be monitored by the Southwark Council Environmental Health team.

Q. What will the impact of construction be?

British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network. The Canada Water development is not expected to negatively impact existing user experience. Potential impacts to television and radio reception won’t be impacted.

Q. What are the sustainable targets?

There will be engagement with the local community on the detailed designs as they come forward. A key means of achieving this is through a planning permission for the change of use of offices to use the active use of the building if it is redeveloped.
Plot K1 overview

This board provides a headline overview of the Plot K1 proposals. Please view the various planning documents for full details, or talk to a member of the project team.

SUMMARY OF CONSULTATION ON PLOT K1 TO DATE

- December 2014: Land at Roberts Close was shown with use to be decided and potential for community use.
- February 2016: Public consultation on the Draft Masterplan and principles of land at Roberts Close as a residential building, with the height to be determined.
- May 2017: Public consultation on the Updated Draft Masterplan, with land at Roberts Close as residential use and of medium height, 6-10 storeys. The land was also considered by Southwark Council as one of three indicative locations for a replacement leisure centre. (During the consultation, Plot A2 became the preferred option for the leisure centre over Plot K1.)
- January 2018: Public consultation on the detailed proposals for Plot K1 as a 5-6 storey residential building.
- March 2018: Dedicated local stakeholders session with the design team to specifically discuss the proposals for Plot K1 as a 5-6 storey residential building.
- June 2018: Dedicated direct neighbours session with the design team to discuss the planning application for Plot K1, as a 5-6 storey residential building.
- 14th November 2018: Dedicated drop-in session for residents of neighbouring Claremont House (recently occupied).
- Ongoing: K1 public realm working group to discuss the scheme and potential improvements to surrounding areas such as Roberts Close and Russia Walk.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

PLOT K1 PROPOSALS - OVERVIEW

PLOT K1 is a 5 to 6 storey residential building including family homes, stepping down towards Russia Dock Woodland:
- 79 homes, including family homes
- 100% affordable housing
- 76% social rent
- 24% intermediate rent

<table>
<thead>
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PLOT K1 is located on Roberts Close to the north-east of the Masterplan Site. Plot K1 is bounded by Our Lady the Immaculate Conception Catholic Church to the north, Russia Dock Woodland to the east, Alfred Salter Primary School to the west and residential properties (under construction / part occupied) off Quebec Way to the south. The Site is currently vacant.

In response to feedback, the appearance of the building was adapted in October 2018 to feel lighter and more varied. The changes to materiality include:
- Lighter brick tone proposed across the building
- Paler brick set-backs
- Darker texture on the ground floor plinth
- Continuous coping to parapet
- Metalwork balustrade down to floor level on corner balconies
- Further detail to in-set balcony

The changes are described in greater detail in the Design and Access Statement Volume VI – Addendum Plot K1.
A key design objective for Plot K1 is to create a community focused housing development that encourages social interaction. This vision informed the building layout and led to the creation of a large courtyard space at the heart of the development that is overlooked by the decked access through private balconies; as well as shared open space at ground floor and an amenity deck at each level facing towards the courtyard that can be used as a communal amenity and social space by all residents.

Plot K1 will provide 79 homes including a mix of 1, 2 and 3 bed homes. It will include family homes which is appropriate given the location of the plot adjacent to Russia Dock Woodland and local schools.

The first residential detailed plots, Plot A1 and Plot K1, combined will deliver 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant availability). Plot K1 will provide 79 affordable homes, split 60 social rent homes (76%) and 19 intermediate affordable homes (24%). Plot A1 will provide 186 homes, of which 8 homes will be intermediate affordable.

All homes within Plot K1 either meet or exceed the minimum Greater London Authority and Southwark Council space standards, and are dual aspect as a minimum, with some being triple aspect. Resident amenity space is provided through private balconies; as well as shared open space at ground floor and an amenity deck at each level facing towards the courtyard that can be used as a communal amenity and social space by all residents.

Below is an overview of questions and concerns previously raised at meetings and consultation, with a short response from British Land. Full details can be found in planning documents, or please speak to a member of the team.

**Q. How will the public spaces along Roberts Close and Russia Walk be impacted?**

Following meetings with local stakeholders, additional off-peak public realm improvements are being investigated for Russia Walk and Roberts Close to offer enhanced play/activity for local residents and schoolchildren. A steering group with local stakeholders has been set up to help inform these improvements.

**Q. Is there opportunity to work together on surrounding issues / opportunities?**

A steering group with local stakeholders has been set up to investigate potential improvements to public realm on Roberts Close and Russia Walk and to establish how the Woodlands and the building’s environmental approaches can be aligned. We are also working with the Metropolitan Police and local residents to support safety improvements in the local area.

**Q. Could K1 include low-cost properties for local first-time buyers or housing for older people?**

Yes, this building helps to deliver much-needed homes — including family homes. Across the first two residential plots to be delivered, which includes K1, we will deliver 32% affordable homes with a balance of 70% social rent levels and 30% intermediate tenures (subject to grant availability). In total, K1 provides 79 new homes comprised of 14-1 bed; 26-2 bed and 39-2 bed homes. Specifically, K1 will be 78% social rented homes and 24% intermediate affordable homes.

**Q. Why has affordable housing been placed in Plot K1?**

Plot K1 has been identified as a beneficial site to provide new homes, due to its location in a residential neighbourhood and proximity to neighbouring green spaces such as Russia Dock Woodland and Stave Hill Ecological Park. For this reason, as well as proximity to local schools, it is also a suitable location for delivering family housing. There is high demand for affordable family housing locally, and this is a key reason why have been asked to support, and so when amendments to the planning application were submitted in October 2018, the number of family affordable homes in K1 was increased. It is challenging to deliver significant volumes of affordable housing in A1 due to management challenges and service charges. The design of K1 is also deemed as better suited for family housing, which forms a significant component of the affordable housing that will be delivered in the first phase. Future phases of the Masterplan will also deliver affordable housing, which will be in a number of different locations across the Masterplan site.

**Q. What amendments were made to Plot K1 as part of the planning application resubmissions?**

October 2018

Changes to the visual appearance on Plot K1 which includes a lighter tone of brick, with metal corner balustrades (removing the previous part brick element) and more articulation of the inset corner balconies.

- In response to concerns received about the perceived impact of the 5-6 storey building on Russia Dock Woodland and Stave Hill Ecological Park and adjacent buildings a number of detailed ecology and overshadowing studies were undertaken. These studies confirmed that the building won’t significantly impact Russia Dock Woodland, Ecology Park or the Alford Salter school playground and classrooms.
- In response to concerns that the proposed height of the building at Plot K1 remains an appropriate response from an urban design, townscape, daylight/ sunlight and ecology perspective. March 2019

Internal changes to the layouts of the wheelchair units to ensure compliance with the 2019

In response to feedback from local stakeholders, we have also provided updated information in relation to the overshadowing impact of the Masterplan on Russia Dock Woodland and Stave Hill Ecological Reserve. This indicates that there are no additional environmental impacts as a result of the proposals and that the findings of the Environmental Statement remain valid.

**Q. Can the density / height be reduced and are more amenity open space for residents?**

The current proposed density (750 habitable rooms per hectare) sits within the recommended density for the site according to both the London Plan and Southwark Council. The taller buildings are consistent with the Canada Water Area Action Plan. The height of the proposed scheme (5-6 storeys on the main) sits within the policy framework, although there is variation in the context of the surrounding blocks. There is also impact on key views from the Woodlands.

**Q. What will the impact of construction be?**

All contractors will be required to adhere to the Considerate Constructors Scheme. British Land has won multiple National Site Awards for its highly conscious work. A Construction Management Plan has been submitted, and a specific K1 Construction Management Plan will have to be agreed with Southwark Council prior to the commencement of any construction works on site. There will be an input point of contact for on-site issues or local resident concerns. We are planning a construction liaison group for the Russia Dock Woodland Masterplan project and resident engagement and address local concerns arising from the construction phases.

**Q. How will school drop-off and church activities be impacted?**

There will be minor disruption during construction, managed through the Construction Management Plan, but not significant enough to affect the K1 car-free development. A Construction Management Plan will be discussed with residents and neighbours prior to development. This has been identified by local neighbours as an issue to explore and monitor along with Southwark Council, the schools and church.
**Interim Petrol Filling Station overview**

This board provides a headline overview of the proposals for the Interim Petrol Filling Station (IPFS) located in Plot C. Please view the various planning documents for full details, or talk to a member of the project team.

**SUMMARY OF CONSULTATION ON THE IPFS TO DATE**

- **January 2018:** Public exhibitions presenting two potential locations for the Interim Petrol Filling Station, one of which is its current location
- **June 2018:** Drop-in sessions following planning application submission, presenting the Interim Petrol Filling Station in its current location
- **12 November 2018:** Dedicated direct neighbours session at Osprey Estate TRA Hall with the design team to discuss the proposals for the IPFS following the submission of detailed designs in October
- **26 November 2018:** British Land attendance at Osprey Estate Tenants and Residents Association meeting, to discuss the IPFS proposals
- Following these meetings, plans were amended to improve the quality of the pedestrian link/cycle ramp.

Since 2014 the Canada Water Masterplan website (canadawatermasterplan.com) has been updated to show the latest designs as well as all consultation materials and documents.

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**INTERIM PETROL FILLING STATION PROPOSALS**

The Interim Petrol Filling Station is proposed to be located between Lower Road, Deal Porters Way and Redriff Road.

- The total proposed site area, including the entire IPFS Forecourt, existing and new landscape is 4,601m²
- 8 petrol pumps
- A small kiosk (84m² GEA)
- Air and water facilities
- Access from Deal Porters Way and Redriff Road
- Interim location

* GEA stands for Gross External Area, this is a measure of the whole area of a building taking into account. ISO 7066 is about six parking spaces.

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**MASSING OF PROPOSED IPFS**

- View from Deal Porters Way looking south
- View from Deal Porters Way looking south-west
- View locking west from the tanker filling point

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**KEY QUESTIONS**

Below is an overview of questions and concerns previously raised at meetings and consultation, with a short response from British Land. Full details can be found in planning documents, or please speak to a member of the team.

Q. **How will you maintain links between Surrey Quays Shopping Centre and Lower Road?**

Following input from local residents we are proposing to include a more direct and planted pedestrian route and cycle ramp to improve the link between the shops on Lower Road and the main car park and shopping centre.

Q. **How will traffic be impacted by the IPFS?**

Demand is expected to remain broadly the same as for the existing petrol filling station. The change of location within the site is expected to have minimal highway impact from rerouting traffic in the local area. The IPFS is designed to minimise any congestion through the forecourt, providing sufficient queuing space within the forecourt (approximately 36m). Sufficient width has also been provided between the pumps and kerbs to ensure vehicles can pass one another with ease to reduce the potential for queuing.

Q. **How will pollution and emissions be controlled and managed?**

An industry standard enhanced Stage 2 recovery system will be installed for vapour recovery. This allows any vapour from the car tanks to be captured via the pump nozzle and filtered back into the tanks. Storm water drainage for the tank standing areas / forecourt area and general access / egress routes will also pass through a Class 1 petrol interceptor and subsequently into the attenuation system. The below ground tanks are double skinned steel, alarmed and interstitially monitored. There is also a separate real time wet stock monitoring system which reports to a remote service centre. In addition, the below ground fuel pipework system is double contained plastic to current standards.

Q. **Is there a lighting strategy?**

Yes, the strategy is designed to meet safety needs whilst limiting impacts on neighbours. An eco-friendly system for lighting will also be investigated and incorporated where possible.

Q. **Will car parking and delivery bays be provided?**

The IPFS will not provide any car parking bays as per the existing petrol filling station. The IPFS will also not require any additional servicing. Therefore, there will be no additional delivery and servicing activity and consequently no additional goods vehicle movements generated by the proposals.

Q. **Will there be any impact on trees when the IPFS is built?**

Some trees have been pollarded to allow for future construction on the site. There will be enhanced planting along the south and west edges of the forecourt to screen it. 14 of the existing trees / tree groups will be removed and 11 existing trees / tree groups located within or immediately adjacent to site will be retained.

Q. **Why is the existing petrol filling station being moved?**

We need to move the existing Tesco petrol station to build the proposed building at Plot A2 and we propose to re-locate this near to Surrey Quays Shopping Centre whilst keeping it on the Surrey Quays Shopping Centre car park. In October 2018, a detailed planning application was submitted for the Interim Petrol Filling Station.

Q. **What amendments were made to the IPFS as part of the planning application resubmission in March 2019?**

The underground fuel tanks beneath the petrol station forecourt have been repositioned and the structural columns which support the roof of the filling station have been redesigned.