CANADA WATER
MASTERPLAN
Introductory flip-book
March 2015 (version 3)
What’s happening

A. Printworks site
Size: 13.7 acres
(about the same as 7 and 3/4 international football pitches)
Specifically constructed as printworks in 1980s and extended in 2000 - this site used to house the main printworks and includes the vehicle parking and paper storage

B. Robert’s Close site
Size: 0.86 acres
(about the same as 13 tennis courts)
Purchased by the Daily Mail General Trust for an additional car park but never used

C. Surrey Quays Shopping Centre site
Size: 22.4 acres
(about the same as 12 and 2/3 international football pitches)
Surrey Quays Shopping Centre was built in 1988 and includes the shopping centre, service yard and car park that extends up to Surrey Quays Road. British Land took full ownership of the site in 2013 which is a long-term leasehold from Southwark Council

D. Surrey Quays Leisure Park site
Size: 8.4 acres
(about the same as 4 3/4 international football pitches)
Surrey Quays Leisure Park Site includes the area between Surrey Quays Road and Redriff Road where the cinema, bingo and bowling alley are. British Land purchased the freehold of the site in February 2015.

The SE16 Printworks Site (previously known as Harmsworth Quays), Surrey Quays Shopping Centre Site and Surrey Quays Leisure Park Site are being redeveloped. Your input can help inform what happens. The Canada Water Masterplan is a reference name for the combined sites, while plans are being developed.
### Who’s involved

<table>
<thead>
<tr>
<th><strong>Company</strong></th>
<th><strong>Role</strong></th>
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<tbody>
<tr>
<td>British Land</td>
<td>Owner and developer of the sites</td>
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<tr>
<td>London Borough of Southwark</td>
<td>Local Authority and part Freeholder</td>
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<tr>
<td>Allies &amp; Morrison</td>
<td>Masterplanners and architects</td>
</tr>
<tr>
<td>Soundings</td>
<td>Facilitating community consultation</td>
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<tr>
<td>AECOM</td>
<td>Project Managers</td>
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</table>

There are a number of other consultants involved in the project and as the project has progressed the team has expanded to draw on a range of skills and expertise. See the website - [http://canadawatermasterplan.com/about/who-is-involved/](http://canadawatermasterplan.com/about/who-is-involved/) for a full list of consultants.
Why it’s happening

• The **SE16 Printworks Site** became vacant when the Daily Mail relocated their operation to Essex in September 2013. As a large industrial site, it is currently a barrier to movement and has no active use at its edges.

• Following feedback from the first stage of consultation on the future of the SE16 Printworks Site (March-April 2014). It was decided that redevelopment of the **Surrey Quays Shopping Centre Site** should also be considered.

• In February 2015 British Land purchased the freehold of the **Surrey Quays Leisure Park Site**. The previous owners, Aviva Investors, secured planning permission for the site in 2010. The draft masterplan shown in December 2014 included indicative proposals for this area, to help inform a joined-up approach.
Why it’s happening

• It is now possible for the **Canada Water Masterplan** to fully consider proposals for the SE16 Printworks Site, Surrey Quays Shopping Centre Site and the Surrey Quays Leisure Park Site together.

• The three sites are in a key location at the centre of **Southwark Council’s revised Canada Water Area Action Plan** (CWAAP). The revised CWAAP identifies the area as a significant opportunity to contribute to the creation of a **more successful and pedestrian-friendly Town Centre for Canada Water**

• The GLA has also identified Canada Water as an **Opportunity Area** in ‘Further Alterations to the London Plan’ (Adopted in March 2015).
A bit of history

Dock Evolution:

12th Century
Rotherhithe or “Rederheia” is thought to mean “cattle-landing place.”

17th Century
Rotherhithe’s ship-building era

19th Century
Main development of the Surrey Commercial Dock system

1909
Port of London Authority takes over Surrey Docks

1940
September 7th, Surrey Docks are set on fire in the Blitz

1970
Surrey Docks Close

1981
The LDDC redevelops the area of the former docks.

1983

2015

Rotherhithe in 1806, before development began in 1807

Canada Dock under construction 1875-6

Canada Water today

1914 OS map

Propaganda image of a German plane over London, 1941

Surrey Docks, 1983

Rotherhithe in 1806, before development began in 1807

Canada Dock under construction 1875-6

Canada Water today
The SE16 Printworks Site today

1. Looking east from Ontario Point
2. Printworks entrance
3. Printworks viewed from Surrey Quays Road

4. Printworks viewed from Quebec Way
5. Printworks viewed from Canada Street
6. Inside the printworks - vacated packing room
7. Inside the printworks - vacated print room
8. Neighbouring Leisure Park (Teredo Street)
9. Inside the printworks - vacated distribution area
10. Inside the printworks - vacated print room
The Surrey Quays Shopping Centre Site today

Birdseye view looking north east

Canada Water looking north

Surrey Quays Shopping Centre - north entrance

Service entrance on Surrey Quays Road

Facade on Redriff Rd and access to Greenland Dock

Across the car park to Tesco Petrol Station

Between the shopping centre and Canada Water

Vehicular access from Redriff Road

Bus access from Lower Road

Looking north towards Canada Water Station

Pedestrian walkway Canada Water west
The Surrey Quays Leisure Park Site today

Looking south east from Ontario Point

1. SQLP looking north east from Surrey Quays Rd

2. Looking north east from Redriff Road

3. SQLP east entrance from Teredo Street

4. Cafe East, SQLP looking east

5. Hollywood Bowl, SQLP looking north west

6. SQLP looking north east

7. Odeon frontage, SQLP looking west

8. SQLP from Surrey Quays Road, looking south east

9. SQLP West entrance, from Redriff Road west

10. SQLP West exit looking towards Surrey Quays Shopping Centre & Surrey Quays Road
Planning context

- 2008  Canada Water identified as an **Area for Intensification** in the London Plan

- 2012  **Canada Water Area Action Plan (CWAAP)** adopted by Southwark Council

- 2012  **Daily Mail General Trust vacate Harmsworth Quays** – British Land acquire leasehold interest

- 2013  Southwark Council begin work on a **revised CWAAP** and commission a **feasibility study** for Harmsworth Quays and surrounding sites

- 2014/15  Southwark Council publish revised CWAAP for consultation

- 2015  Further Alterations to the London Plan are adopted – Canada Water identified as an **Opportunity Area** (March, 2015)
Planning context: Revised Area Action Plan strategy diagrams

Core area & density zones
- Town centre
- Indicative changes to town centre boundary
- Wider AAP Area

Town centre
- Town Centre Boundary
- Indicative changes to town centre boundary
- Wider AAP Area

Connections
- Proposed Public Realm Improvements
  - Primary pedestrian/cycle routes to be provided or improved
  - Other pedestrian/cycle routes to be created/improved
- Wider AAP Area
  - Hilton Hotel to Southwark Park
  - Durrands Wharf to Surrey Water
  - Swan Road to Greenland Dock
  - Globe Stairs to Canada Water
  - Town centre routes

Green links
- Existing open spaces protected in the Core Strategy
- Proposed metropolitan open land
- Proposed other open space
- St Paul’s Sports Ground
- Key links between spaces

Building heights
- Town centre boundary
- Indicative area where tall buildings which have around 20-25 storeys will be appropriate
- Wider AAP Area

London View Management Framework Strategic Views
- Protected Vistas/Landmark Viewing Corridor
- Protected Vista/Wider Setting Consultation Area

Figures taken from the draft Revised Canada Water AAP Publication – Submission Draft (November 2013). The draft AAP has been subject to an Examination in Public and due to be adopted in 2015.
Local change

The site is at the centre of a significant area of change and it will be important to align development with these sites to ensure the right mix of uses, network of routes and urban design.

1 Maple Quays
Status: Completed
Type of Development: Residential led mixed use, incorporating Canada Water Library.
Size: 900 homes
Height: up to 27 storeys
Developer: Barratt Homes
Architects: Maccreanor Lavington, PKA Architects, Glenn Howells and Hawkins Brown

2 Decathlon Site
Status: Outline Planning Permission granted for a mixed use scheme
Type of Development: Mixed use including reprovision of Decathlon
Size: 1030 new homes, retail, leisure (including a cinema) and health centre
Height: up to 40 storeys
Developer: Sellar Design & Development Ltd
Architects: Maccreanor Lavington Architects, David Chipperfield Architects, Clausen Kiin Architects, Vogt Landscape Architects

3 Surrey Quays Shopping Centre Extension
Planning permission was granted in 2012 to extend the retail space of Surrey Quays Shopping Centre and refurbish the existing centre.

4 Mulberry Business Park
Status: Planning permission has been granted for student accommodation, retail, health and office space
Type of Development: Mixed use
Size: 770 student homes, 33 affordable residential units, 613 sqm retail area, 322 sqm health centre, 4,490 sqm offices
Height: 9 storeys
Developer: King’s College London
Architect: Allies & Morrison

5 Quebec Quarter
Status: Planning permission granted and on site.
Type of Development: Residential led mixed use
Size: 368 homes, 1,600 sq m of commercial space including a food store, coffee shop, gym and nursery.
Height: 6 storeys
Developer: L&Q
Architect: Alan Camp Architects

6 Surrey Quays Leisure Site
Planning permission was granted in 2010 for a residential & leisure development of 540 homes plus 123 student units, 2,500 sqm of office space, and 2,695 sqm of retail space, 11,556 sqm of replacement leisure space.

In February 2015, British Land acquired the freehold of the Surrey Quays Leisure Park site from Aviva Investors. The stage 2 consultation exhibition on the draft masterplan, held in December 2014, included an indicative vision for this site to help inform a joined-up approach to the area, although at this time the site was outside of British Land’s ownership, so it can now be fully considered as part of the Canada Water Masterplan area.
Summary of the revised Area Action Plan (November 2013) aims & opportunities for the SE16 Printworks and adjacent sites:

• A ‘fine grain’, mixed use town centre, not dominated by cars
• Increase local investment
• Increase visitors and raise the area’s public profile
• Improve pedestrian, cycle and green links
• Create a legible network of streets and open spaces
• Encourage movement from Canada Water to Redriff Road
• Realign Surrey Quays Road

Potential uses
• A diverse mix of employment generating uses
• Retail that complements the existing
• A range of residential types
• Higher education (Kings College London)
• Re-provision of existing leisure uses within the town centre
• Health centre and community facilities
• Hotels
• Student housing
Summary of the revised Area Action Plan (November 2013) aims & opportunities for the Surrey Quays Shopping Centre & Surrey Quays Leisure Park Sites:

• Create a genuine ‘town centre’ at Canada Water
• Develop Canada Water as a focal point
• Encourage town centre uses including shops, cafes, restaurants and cultural or leisure uses
• Activate frontages onto the basin and provide uses and activities which bring life and animation
• Potential for tall buildings and intensify provision of town centre uses
• Diversify the attraction of the centre - expanding its appeal to a range of ages and social groups
• A new high street that connects Canada Water basin with Lower Road
• Improve connections to both stations
• More effective use of the existing car parks
• Pedestrian / cycle connections and visual links to SE16 Printworks and Surrey Quays Leisure Park

CWAAP revised vision for Surrey Quays Shopping Centre, Decathlon site and overflow car park

Image taken from the draft Revised Canada Water AAP Publication – Submission Draft (November 2013). The draft AAP has been subject to an Examination in Public and due to be adopted in 2015.
Initial consultation

**Stage 1 - In spring 2014:** We explored design principles, ideas and key local issues for the site, prior to plans being developed to inform the thinking.

**Stage 1A - In summer 2014:** An interim stage of consultation was held to specifically discuss inclusion of the Surrey Quays Shopping Centre Site.

Below are the headline findings from the first stage of consultation:

- **A good, active and varied ground floor offer is key.** Improved food, drink, retail and community/leisure uses are needed. People are feeling saturated with residential – there’s an opportunity to make this a ‘real’ place and valued offer.

- **The public transport system, roads and schools are felt to be at capacity and would need improvements to withstand the cumulative impact of local developments.**

- **Considering the scheme in the context of the changing wider area is vital.** Have a joined-up approach and consider the surrounding area together, including movement routes, uses and the public realm.

- **There are mixed views on tall buildings.** There are clear concerns relating to the increased density and potential impacts on the character of the area. However, there is acceptance of some tall buildings when they are of a high quality and iconic architectural design.

- **A strong ‘green’ identity and vision for the Printworks will be a valuable asset.** Reflect the character of the wider area as well as the town centre to create a unique contrast between natural landscaping and vibrant town centre uses.

- **Higher education in the area was received positively.** Following separate consultations held by Kings College London, local enthusiasm was generated for the idea of a university campus in the area. This was seen as an opportunity to bring variety, activity and an ‘attractor’ to the area.

For full findings see the Stage 1 and Stage 1a consultation reports at www.canadawatermasterplan.com
Initial consultation

Below is a summary of the opportunities & considerations that have come through the first stages of consultation; supported by the headline issues on the previous page.

**Gateways (see map for locations)**
- This is a high footfall route and should be an inviting, well maintained and accessible ‘Gateway’
- A limited connection, activate this area and co-ordinate with the Decathlon site and the Surrey Quays Leisure Park Site
- Opportunity for an iconic gateway cluster and activity ‘hub’ near to Canada Water Station
- Improve access to Southwark Park, address the level change and use the land by the petrol station to create an additional route

**Where’s the ‘focus’?**
- Should the focus of a town centre be water, or a more traditional square? Opportunity for different focal areas with different identities
- Better access and facilities at both the north and south ends of the site

**Clustering tall buildings**
- Preferred locations for taller buildings are marked on the map to the left. Generally clustering taller buildings with the exception of some suggestions to the south
- Concerns about potential for shading on buildings and public spaces

**Treatment at Canada Water**
- An active frontage with cafes, outdoor seating and evening activity
- Wildlife is integral to its character and should be protected and enhanced. Opportunity for an innovative and sensitive solution to meet both ecological and ‘human’ needs

**Streets, spaces & movement**
- Have clear, navigable, attractive and ‘green’ public streets and a range of spaces, with distinct characters. Key routes include north-south link between the stations and east-west link between the parks
- Consider covered / semi-covered routes. Ensure routes are pedestrian and cycle friendly

**Use & identity**
- Overall - there should be a strong identity/ eco-focus linked to ‘green’, water and enhancing local wildlife.
- To the west create a unique and ‘up to date’ town centre destination, that is better connected to outdoor streets and spaces. Improve the existing range of shops and food/drink. Retain a mix to accommodate all budgets. Encourage more residential to the east.

**Parking & transport**
- Ensure car parking does not dominate, but keep sufficient parking to avoid overspill
- The increased site will need to ensure the traffic / transport issues are addressed appropriately

- The exhibition boards which include the draft masterplan and supporting information are available to view online at www.canadawatermasterplan.com.

- To the right is a summary of the headline findings from the Stage 2 draft masterplan consultation. For full findings see the consultation report at www.canadawatermasterplan.com

**Movement & layout**
- The overall layout and pedestrian / cyclist focus is well received.
- Some concerns that it is too ‘grid-like’ and should go further to reflect local character of meandering routes.
- Why is the eastern vehicular through-route needed? Suggestions to make it access only to reduce the impact on the Green Link.
- Some concern about the local impact of upgrading Deal Porters Way.
- Need more information on level changes at Surrey Quays Station, and how these are addressed. Also ensure sufficient crossings over Lower Road to connect with the Green Link.

**Identity, design & impact**
- The impact of increased density on traffic and transport, as well as social infrastructure, is a key local issue. Further detail is needed to enable an informed discussion.
- In principle, the tallest buildings are felt to be in the right location. However there are mixed views with regards to the height. Concerns are that it doesn’t reflect the character of the area; however there is a level of acceptance of height as long as impacts are mitigated and accompanying community benefits delivered.
- Buildings should be high quality, reflecting the area’s heritage and, if tall, a positive local landmark.

**Town centre identity & use**
- Overriding support for the refurbishment and replacement of the shopping centre with streets and spaces – some concern about losing all-weather convenience.
- Support for introducing new retail, restaurants and cafes as part of the new town centre.
- Leisure/entertainment were positively received as well as higher education facilities (not just accommodation).
- Activities for young people should be included in the masterplan design, with an opportunity for local people to become involved in the design process.
- Housing provision linked to wider London debate - ‘how affordable is affordable?’ More information is needed on proposed affordable housing.

**Public realm**
- Recognition of the importance of ecology / sustainability is very positive – but more detail is needed to be convinced that this potential will be realised.
- The Green Link is received particularly well – make it ‘really green’ and incorporate opportunity for local involvement and play.
- Some concerns about the impact of buildings on the quality of the Green Link.
- Ensure the Dock Link is substantial – water is intrinsically linked to heritage and the materiality, design and associated uses should enhance this.
Timeline & consultation

The consultation process will involve the community at each stage of design development and build on consultation to date. Soundings will produce transparent records of the process, findings and masterplan recommendations.
What we’d like to find out

ABOUT YOU
• Your organisation, who you represent and how you’d like to be involved

THE AREA
• Local issues, assets and opportunities

KEY CONSIDERATIONS
• For regeneration of the Canada Water Masterplan area
• For the future of the wider area

COMMUNITY INVOLVEMENT
• Checking the process
• Is there anyone else we should be contacting?
• Can you help circulate information to your networks?
Local groups - identifying gaps?

The map shows some of the organisations we’ve found in the area that might be interested in getting involved. Whether you are an individual or a group, live or work in the area, want to be informed or involved or know someone who might be interested - we want to hear from you!
To ask a question, register your interest or to let us know you would like to receive future updates, please contact Amanda or Lizzie at Soundings on:

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Canada Water Masterplan