BACON’S COLLEGE
COMMUNITY DAY
JUNE 2015
FOREWORD BY BRITISH LAND

Each year British Land holds a Community Day to regularly support long-term community partners and allow our staff to be involved with the communities within which we operate. Our fourth annual community day was held on the 11 June, and we were delighted to work with students from Bacon’s College, our local secondary school in Canada Water. We have produced this booklet of the day to both record the ideas and feedback we heard, and also as a record for all those who took part and helped make the day great.

Overall, the Community Day saw 24 projects take place across London. 200 British Land volunteers worked with 20 community partners, as well as 520 local job seekers, school children, students, elderly residents, people with learning disability and others involved.

Four projects took place in SE16, including projects with Surrey Docks Farm and Time and Talents - as well as Bacon’s College. Volunteers working with local charity Time and Talents, with some of the group accompanying visually impaired local residents on a trip to the Watersports Centre at Greenland Dock. At Surrey Docks Farm volunteers gave new life to an outdoor classroom, a much used educational space for visiting school children, as well as building an enormous compost bin, clearing nettles, relaying wood chip weeding.

At Bacon’s College, British Land volunteers worked with Year 9 students and their teachers to understand more about the development process and the Canada Water Masterplan and give their thoughts and feedback on this ideas so far to help inform future thinking. The day also covered careers in the property, design and construction industry. Finally, using the Canada Water Masterplan sites as a real-life local example, groups of students developed their own briefs and designs for a shelter on the Robert’s Close site.

The day was enjoyed by all - with the British Land staff learning as much as the students! We’d like to thank all involved in organising and taking part in the day and hope you enjoy this booklet.
Bacon’s College and British Land Community Day

June 2015

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Site walkabout
On 11th June 2015, 21 students from Bacon’s College joined 7 volunteers from British Land to learn more about the Canada Water Masterplan, share their ideas for the future and develop a design for the Roberts Close site.

5 teams produced 5 designs that will help to inform British Land’s temporary use strategy for the Roberts Close site. This booklet is a record of the day.
INTRODUCTION

On 11 June 2015, volunteers from British Land and Year 9 students from Bacon’s College worked together as part of the British Land Community Day.

The purpose of the day was to understand more about the development process, to get an understanding of the breadth of careers available within the built environment; using the Canada Water Masterplan as a real-life local example, as well as getting feedback on the emerging plans. Using their skills of analysis, creativity and team work, students took on the roles of the project-team to develop a brief and design for the Roberts Close site, which is part of the Canada Water Masterplan.

ABOUT THIS BOOKLET

This booklet is a record of the day and activities that took place. It includes the teams’ designs and key findings from the discussions and activities. Copies have been printed and provided to the students who took part.

More information on the Canada Water Masterplan can be found on the project website: www.canadawatermasterplan.com
WHO WAS INVOLVED?

BRITISH LAND VOLUNTEERS

British Land are bringing forward proposals for the Canada Water Masterplan, which includes SE16 Printworks, Surrey Quays Shopping Centre and Surrey Quays Leisure Park site.

Seven volunteers from across the company, some who work on the project and others who don’t, helped design and develop the day’s activities and lead the groups.

- Emma Cariaga, Project Director
- Sarah Cary, Sustainable Development Executive
- Eleanor Wright, Community Executive
- Peter Murrell, Treasury Executive
- John Czernobay, Project Manager
- Emma Swords, PA
- Megan Bradley, Marketing Lead

SOUNDINGS

Soundings helped develop and facilitate the afternoon site exploration, brief development and ‘Roberts Close Challenge’.
YEAR 9 STUDENTS, BACON’S COLLEGE
The day involved 21 Year 9 students from a number of different classes.

ON THE DAY
The project base was the former Harmsworth Quays printworks. The day started with an icebreaker “getting to know you” game, followed by the British Land volunteer team giving the students a presentation on the development process, and the proposed Canada Water Masterplan. This was followed by ‘Career Speed Dating’, giving students the opportunity to question each volunteer on their current role in British Land and their career path. The two activities which followed were:

• Activity 1: Site exploration (Chapter 02)
• Activity 2: Roberts Close Challenge (Chapter 03)

TIMETABLE
9.30am - Arrive at Harmsworth Quays (SE16 Printworks) and introductions
10am - Canada Water Masterplan Presentation and career speed-dating
11.00am - Exploration of the Canada Water Masterplan site and brief-making activities
12 noon - Lunch
12.30pm - Roberts Close Challenge - workshop
2.00pm - Student Team Presentations
2.30pm - Quiz and day round-up
Birds-eye view of the sites being masterplanned together by British Land and known as the Canada Water Masterplan (June 2015)
CHAPTER 02
SITE EXPLORATION

SITE EXPLORATION

Following the morning’s session learning about careers in the built environment and the Canada Water Masterplan, the group split into 5 groups for an exploration of the Canada Water Masterplan site.

British Land volunteers accompanied the students on a walking tour of the masterplan area. The volunteers helped explain the key elements of the masterplan including the proposed high street and the green link. The students were asked to share their ideas and feedback - as local experts.

Each student was given an individual feedback sheet to record their thoughts about the area currently - what’s good, bad and could be improved; also to record their ideas on what type of activities could happen here in the future and what it’s character might be.

The site exploration was also used as a live research exercise to help inform the students’ brief for their designs at Roberts Close. Before a visit to the Roberts Close site, each group found a member of the public (or their teacher!) to interview to find out more about them and consider what they might like to see and do at Robert’s Close. They also selected a local material and an element of nature to include in the designs. Students used polaroid cameras to capture the people and elements which formed their brief. See Chapter 03 (page 23) for the findings of the Roberts Close Challenge.

This chapter shows feedback from the site exploration; including a collection of suggestions and ideas for consideration in the Canada Water Masterplan.
SITE TOUR WORKSHEET - TASKS

SITE TOUR - YOUR TASKS:
In your groups, go to each of the numbered points on the map in order and complete the activity. You have until 12pm to complete all 4 and return to the Printworks.

1. You’re standing on the new ‘green link’ that connects Russia Dock Woodland to Southwark Park, next to you is Canada Water.
   A | What do you think of it at the moment (what’s good / what’s bad)?
   B | What type of activities could happen on the green link and how could it connect with Canada Water?

2. You’re standing on the new High Street that runs between Canada Water and Surrey Quays stations.
   A | Can you think of a High Street you’ve been to that is a good example that might work here?
   B | Why is it good / what activities might work here?

3. For this challenge work with your group to find three things that will inform your design for Roberts Close this afternoon.
   TURN OVER FOR INSTRUCTIONS

4. NOW VISIT THE ROBERTS CLOSE SITE BEFORE RETURNING TO THE PRINTWORKS
3. Developing your brief for Roberts Close (20 mins)

Explore the area to find the following three things.
When the group agrees, take a polaroid photo of each and write down why you have chosen it. A volunteer for each group will be the ‘keeper of the camera’ and you have 3 photos only – so choose carefully!

A
Find someone or something who you would like to design the shelter at Roberts Close for. You will need to explain to them what you are creating and ask if you can take their photo.

What is the name of your ‘client’?

Write down a few notes about what their interests are/ what they might like a shelter at Roberts Close for.

B
Find an interesting material that you might like to use in your design.

Write down what you have chosen and why.

C
Find an element of nature that your design could include or help benefit.

Write down what you have chosen and why.
Site exploration
YOU’RE STANDING ON THE NEW ‘GREEN LINK’ THAT CONNECTS RUSSIA DOCK WOODLAND TO SOUTHWARK PARK, NEXT TO YOU IS CANADA WATER. WHAT DO YOU THINK OF IT AT THE MOMENT (WHAT’S GOOD / WHAT’S BAD?)

**GOOD / POSITIVE**
- Open Water: 7
- Calm & Peaceful: 7
- Good Views: 7
- Greenery & Trees: 6
- Nature: 5
- Open Space: 5
- Sense of Community: 2
- Interesting place: 1

**BAD / NEGATIVE**
- Lack of ground floor activity: 4
- Lack of sunlight by BHS: 4
- Lack of interest (boring): 3
- Lack of places to sit, enjoy, interact with the water: 3
- Bland, lack of colour: 2
- Dirty water: 1
- Litter: 1
- Poor street management: 1
- Construction site: 1

*Diagram shows the number of responses received through site tour worksheet.*
WHAT TYPE OF ACTIVITIES COULD HAPPEN ON THE ‘GREEN LINK’?

**ACTIVITIES ON THE DOCK**
- PADDLE BOATS ON THE WATER
- SAILING
- CANOEING OR KAYAKING

**WILDLIFE & NATURE**
- WILDLIFE AREAS & INSTALLATIONS
- BUTTERFLY GARDEN
- FLOWER TRAILS ALONG THE ‘GREEN LINK’

**CYCLING ROUTES**
- PATHS DESIGNED FOR CYCLISTS AND SKATERS (BOARDS AND ROLLER SKATES)
- SEPARATE CYCLE PATHS

**PLAY**
- SMALL PARKS WITH CLIMBING FRAMES FOR CHILDREN TO PLAY
- BOUNCY CASTLE AND TRAMPOLINES

**EDUCATION & LEARNING**
- NATURE QUIZ TRAIL ALONG THE GREEN LINK WITH THE ANSWERS AT EACH END
- INFORMATION AND TOUR OF EVERYTHING AROUND RUSSIA DOCK WOODLAND

**PLACES TO SIT**
- BENCHES FOR PEOPLE TO SIT
- PLACES FOR TEENAGERS TO GATHER AND GO AND SIT

**EXERCISE**
- OUTDOOR EXERCISE MACHINES
- RUNNING ROUTES

**NIGHTTIME USE**
- INTERESTING LIGHTING SO FOR PEOPLE CAN ENJOY THE GREEN LINK AT NIGHT TIME AND IT’S SAFE

**FISHING**
- 2

**WATER FEATURES**
- 2

**PLACES FOR CALM**
- 1

**ARTS & CULTURE**
- 1

**MARKETS**
- 1

**CAFES**
- 1
HOW COULD THE FUTURE ‘GREEN LINK’ CONNECT WITH CANADA WATER DOCK?

We asked students for ideas about how the ‘green link’ should connect with Canada Water. Below are ideas and suggestions shared.

- Bridge over Canada Water - linking one side to another
- A rope bridge to connect Green Link with Canada Water
- Pontoon or walk way on the water
- Lights to make the connection safe at night time
- Wooden bridges that connect over Canada Water
YOU’RE STANDING ON THE NEW HIGH STREET THAT RUNS BETWEEN CANADA WATER AND SURREY QUAYS STATIONS. WHAT TYPE OF ACTIVITIES COULD WORK ON THE NEW HIGH STREET?

- **Cafés / Restaurants**
  - Cafes - somewhere to stop and relax
  - Well know chains - Nandos, TGI Fridays, Cosmos
  - Street food

- **Mix of Independent & High Street Shopping**
  - Various shops, little independent shops
  - Convenience shops e.g. post office, quick stop shops
  - Well known brands e.g. Ralph Lauren, Footlocker, Zara, Topshop

- **Entertainment in Public Spaces**
  - Public arena, funfair rides, ice skating in the winter, outdoor cinema
  - Markets

- **Public Realm / Public Spaces**
  - Warm lighting
  - Places to shelter

- **Encouraging Arts & Culture**
  - Photography, painting, art installations, performing arts
  - Music, concert arena, play music outside

- **Enjoying Green Spaces / Link to Nature**
  - Plant more trees, encourage greenery & grassy areas
  - Somewhere to feed birds

- **Sports**
  - 4G Pitch basketball court, tennis court, American football
  - Rollar boarding & skateboarding

- **Water in Public Realm**
  - Fountains, exciting water, sprinklers that can be controlled

- **Pedestrian Routes**
  - Realms, links to nature

- **Play**
  - Skate park

- **15**
  - CAFES - somewhere to stop and relax
  - Well know chains - Nandos, TGI Fridays, Cosmos
  - Street food

- **14**
  - VARIOUS SHOPS, LITTLE INDEPENDENT SHOPS
  - CONVENIENCE SHOPS E.G. POST OFFICE, QUICK STOP SHOPS
  - WELL KNOWN BRANDS E.G. RALPH LAUREN, FOOTLOCKER, ZARA, TOPSHOP

- **12**
  - PUBLIC ARENA, FUNFAIR RIDES, ICE SKATING IN THE WINTER, OUTDOOR CINEMA MARKETS

- **9**
  - WARM LIGHTING PLACES TO SHELTER

- **9**
  - PHOTOGRAPHY, PAINTING, ART INSTALLATIONS, PERFORMING ARTS
  - MUSIC, CONCERT ARENA, PLAY MUSIC OUTSIDE

- **8**
  - PLANT MORE TREES, ENCOURAGE GREENERY & GRASSY AREAS
  - SOMEWHERE TO FEED BIRDS

- **8**
  - 4G PITCH BASKET BALL COURT, TENNIS COURT, AMERICAN FOOTBALL
  - ROLLAR BOARDING & SKATEBOARDING

- **6**
  - FOUNTAINS, EXCITING WATER, SPRINKLERS THAT CAN BE CONTROLLED

- **6**
  - REALMS, LINKS TO NATURE

- **5**
  - PLAY

- **4**
  - SKATE PARK
CAN YOU THINK OF A HIGH STREET YOU’VE BEEN TO THAT IS A GOOD EXAMPLE THAT MIGHT WORK HERE?

Number of people that identified the town centre as a good example of a high street.

- Deptford High Street ☺☺☺
- Upper Street, Islington ☺☺☺
- Kerb Street Food, Kings Cross ☺☺
- Independent Shops, Whitstable ☺☺
- The Blue, Bermondsey ☺☺
- Southbank London ☺
- High Street chains, Oxford Street ☺
- Westfield, Stratford ☺
Bacon’s College and British Land Community Day

Site exploration

Bacon’s College Community Day Roberts Close Challenge
THE DESIGN CHALLENGE

In the afternoon the groups took part in a design challenge to develop ideas for a structure or space for Roberts Close (please see the map on p12 for the location of the Roberts Close site).

Just as the British Land will need to develop a brief (set of instructions) for the design – the teams were asked to do the same during the morning session by investigating local needs, materials and use of nature.

In the afternoon, the groups developed their brief further and were then asked to model their design for the Roberts Close site and present it to the group.

ABOUT ROBERTS CLOSE

The Roberts Close site 0.86 acres in size (that’s about the same size as 13 tennis courts). It is named after the road it is found on, and is located just north of Quebec Way, behind Alfred Salter Primary School. It was originally an additional car park for the printworks but was never used. Currently the site is overgrown and gated off from general access and there are no services such as power or drainage.

It is part of the Canada Water Masterplan and British Land are still considering options for it’s long-term use. However in the meantime British Land are keen that the Roberts Close site can be used by the local community. Over the coming months a temporary use plan will be developed and the ideas from the Roberts Close Challenge will help inform ideas for this.
THE DESIGN WORKSHOP

DEVELOPING THE BRIEF

On the site visit the teams were asked to explore the area to find the following three things to inform their designs:

**Someone or something to design the space for**
- What are their interests? What might they need at Roberts Close or like to use it for?

**An interesting material**
- Your design could include a small structure. Could you use the material you found this morning in the construction of your shelter?

**An element of nature that your design could include or help benefit**
- Your design should support the environment. How could it include or help benefit the element of nature you chose?

Once the group had agreed they were then asked to take a Polaroid photo of each and write down why it was chosen.

THE BUILD (MODEL MAKING)

The model making included a 3D model and learning about scale to draw a site plan. The British Land volunteers offered their skills and ideas to help and review the designs with the students. The different designs produced by the 5 teams are shown on the following pages. Each team came up with some fantastic ideas, which were presented to the group at the end of the session:

- **Adventure Time** focused on using natural materials, incorporating trees and plants, to provide an opportunity for play alongside spaces for meditation and relaxation.
- **Teacher’s Retreat** was designed to provide a quiet space for teachers to work.
- **Roberts Close Youth Centre** focused on an eco-friendly design allowing for young people of different ages and backgrounds a place to go.
- **The Pet-Stop** design looks to create a peaceful atmosphere that includes both places to play and also to meditate.
- **Peter Pan Adventure Park** also provides a place to play and relax which encourages wildlife, places children can feed animals and the reuse of rainwater.
TEA 1

**ROBERTS CLOSE CHALLENGE**

Write the name of your design...

**Adventure Time**

Add a short description of the idea and what activities might happen

This is a place to...

- do a variety of things e.g. eat at a cafe, play at a playground,
- relax/ meditate - picnic park.

**For...**

Tell us about your ‘client’

- Families, groups,
- Individuals, adults.

**Made from...**

How will it stand up?

- Everything is organic/
- sustainable/ natural - wood
- is strong pillars to support
- foundations.

**Working with nature**

How will it help or use nature?

- Incorporate trees and other
- plants to form a peaceful
- atmosphere.

An extra task, if your team
has time, is to draw where
your space or shelter sits on
the Roberts close site and think
about how people might get to
or from it.

This drawing is at 1:200,
meaning 1 metre in reality is half
a centimetre on the smaller map
(200 times smaller). Try and
think about this when you draw
on the map.
TEAM 2

ROBERTS CLOSE CHALLENGE

Write the name of your design...

Teacher’s Retreat

Add a short description of the idea and what activities might happen

This is a place to... work, where you can charge your laptops, wi-fi provided, you can relax here

For... Made from... Working with nature

Tell us about your ‘client’ Miss Foreman is a teacher at Alfred Salter, she has time off in the afternoon but has to plan for the next day.

An extra task, if your team has time, is to draw where your space or shelter sits on the Roberts close site and think about how people might get to or from it.

This drawing is at 1:200, meaning 1 metre in reality is half a centimetre on the smaller map (200 times smaller). Try and think about this when you draw on the map.

How will it stand up? It will be made out of oak wood, a strong material, carbon fibre to build it tall, tent fabric - suitable for all weathers.

How will it help or use nature? Bird houses, honeycomb design for bees/ wasps, private shelter for shade.

Teacher’s Retreat Team
TEAM 3

Robert Close Youth Centre

This is a place to... Hang-out and have fun with your friends, after school clubs and activities (sports).

For... young people

Made from...

Working with nature

An extra task, if your team has time, is to draw where your space or shelter sits on the Roberts close site and think about how people might get to or from it.

This drawing is at 1:200, meaning 1 metre in reality is half a centimetre on the smaller map (200 times smaller). Try and think about this when you draw on the map.

Tell us about your ‘client’
Our client are young people of all different ages and backgrounds.

How will it stand up?
It will be made out of bricks, steel, big glass windows to allow light. Also solar panels to be more eco-friendly.

How will it help or use nature?
There will be green plants that will attract bees and other wildlife to conserve it.

Roberts Close Youth Centre Team
TEAM 4

**ROBERTS CLOSE CHALLENGE**

Write the name of your design...

**Pet-Stop**

Add a short description of the idea and what activities might happen

**This is a place to...** do a variety of things e.g. eat at a café, play at a playground, relax/meditate - picnic park.

**For...**

Tell us about your ‘client’
Families, groups, individuals, adults.

**Made from...**

How will it stand up?
Everything is organic/sustainable/natural - wood is strong pillars to support foundations.

**Working with nature**

How will it help or use nature?
Incorporate trees and other plants to form a peaceful atmosphere.

An extra task, if your team has time, is to draw where your space or shelter sits on the Roberts close site and think about how people might get to or from it.

This drawing is at 1:200, meaning 1 metre in reality is half a centimetre on the smaller map (200 times smaller). Try and think about this when you draw on the map.

**Tell us about your ‘client’ How will it stand up? How will it help or use nature?**

**For...**

Tell us about your ‘client’
Families, groups, individuals, adults.

**Made from...**

How will it stand up?
Everything is organic/sustainable/natural - wood is strong pillars to support foundations.

**Working with nature**

How will it help or use nature?
Incorporate trees and other plants to form a peaceful atmosphere.

An extra task, if your team has time, is to draw where your space or shelter sits on the Roberts close site and think about how people might get to or from it.

This drawing is at 1:200, meaning 1 metre in reality is half a centimetre on the smaller map (200 times smaller). Try and think about this when you draw on the map.

**Tell us about your ‘client’ How will it stand up? How will it help or use nature?**

**For...**

Tell us about your ‘client’
Families, groups, individuals, adults.

**Made from...**

How will it stand up?
Everything is organic/sustainable/natural - wood is strong pillars to support foundations.

**Working with nature**

How will it help or use nature?
Incorporate trees and other plants to form a peaceful atmosphere.

An extra task, if your team has time, is to draw where your space or shelter sits on the Roberts close site and think about how people might get to or from it.

This drawing is at 1:200, meaning 1 metre in reality is half a centimetre on the smaller map (200 times smaller). Try and think about this when you draw on the map.
**TEAM 5**

**ROBERTS CLOSE CHALLENGE**

Write the name of your design...  

**Peter Pan Adventure Park**

Add a short description of the idea and what activities might happen

**This is a place to...**  
Play, relax, stress-free, enjoy the nature, go after school, feel free, safe, look at the beautiful scenery, meet friends, ice cream, toilet

**For...**  
Tell us about your ‘client’  
Lives locally, has children, puts children first, she likes healthy food.

**Made from...**  
How will it stand up?  
Timber structure, which interlocks with each other.

**Working with nature**  
How will it help or use nature?  
Use fountain, plant more plants, area where children can feed animals, re-use rainwater.

An extra task, if your team has time, is to draw where your space or shelter sits on the Roberts close site and think about how people might get to or from it.

This drawing is at 1:200, meaning 1 metre in reality is half a centimetre on the smaller map (200 times smaller). Try and think about this when you draw on the map.

**Peter Pan Adventure Park Team**
Bacon’s College Community Day Roberts Close Challenge
CHAPTER 04
THANK YOU

THANK YOU

British Land would like to thank all those who participated in the British Land Community Day at Bacon’s College. The day was a great opportunity to involve young people in the Canada Water Masterplan, to get their feedback on the emerging elements of the masterplan and to help start to think about the design for the Roberts Close. Thank you to the students for their creativity in the designs - it has given the design team a lot to think about!

British Land are committed to continue to work with young people as the plans for the Canada Water Masterplan develop and will be exploring opportunities to continue to involve students from Bacon’s College and surrounding schools including Alfred Salter and St John’s primary schools, as plans for Roberts Close site start to be explored.

KEEPING IN TOUCH

To keep in touch, to ask a question, register your interest or to let us know you would like to receive future updates, please contact the Canada Water Masterplan team on:

📞 020 7729 1705
✉️ team@canadawatermasterplan.com

You can also keep up to date on the website and through Twitter and Facebook:

🔗 www.canadawatermasterplan.com
🐦 @CWmasterplan
📸 Canda Water Masterplan

For Instagram and YouTube, see:

📸 CanadaWaterMasterplan
🔗 Canada Water Masterplan