A Cultural Vision for Canada Water

Our Vision is that culture – with both a small ‘c’ and a capital ‘C’ – will make a vital contribution to the major new urban centre that is Canada Water by enhancing the wellbeing of individuals, the health of communities and the development of a happy and inclusive society.

With that in mind, this Strategy has been developed in consultation with the local community: it aims to meet the needs of residents, businesses, students and visitors by placing engagement, connection, participation and place-making firmly at its centre.

It also reflects the broad view of culture, held by British Land (referred to throughout this document by the pronouns “we” and “our”), as one capable of embracing a very wide range of activity – from rollerblading to drama, from growing, cooking and eating together to outdoor art or craft projects, from heritage explorations to world class gigs and concerts.

This is an extraordinary cultural opportunity, which wholly complements British Land’s overall Vision for the Canada Water Masterplan.
Figure 1: The Paper Garden, Global Generation at Printworks London, the former Harmsworth Quays Printworks
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Preface

This Cultural Strategy has been prepared by Graham Devlin Associates and is submitted in support of a hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south, Quebec Way to the east (the “Site”) on behalf of BL CW Holdings Ltd, a subsidiary of British Land Company Plc (“The Applicant”), hereafter referred to as “British Land”. The hybrid planning application is formed of detailed development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved (“Detailed Proposals”), and outline development proposals for the remainder of the Site, with all matters reserved (“Outline Proposals”). The Detailed Proposals and Outline Proposals together are referred to as the “Development”.

The Development comprises the comprehensive redevelopment of the Surrey Quays Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former Dock Offices Courtyard, former Rotherhithe Police Station and the site at Roberts Close. The Development will provide new retail, office, leisure and community floorspace along with residential dwellings. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

Whilst focused on the area within the ‘red line’ of the Canada Water Development, the purpose of this Cultural Strategy is to provide a framework for cultural development and activity through and beyond the Development. We anticipate that the Development will have a cultural impact throughout the Rotherhithe and Surrey Docks area.

It should be noted that this document contains some material that is covered more comprehensively elsewhere in the hybrid planning application submission and is included here to enable the Cultural Strategy to be read as a stand-alone document.
A Cultural Strategy for Canada Water

The Canada Water Cultural Strategy is a long-term commitment through which British Land (referred to throughout this document by the pronouns “we” and “our”) will enhance and enliven the Development Site it owns and manages at Canada Water, which will become a major new urban centre. This exciting project is an opportunity to realise the potential of culture – with both a small ‘c’ (the way we live and relate to others) and a capital ‘C’ (how we engage with art and heritage) – to make a vital contribution to the wellbeing of individuals, the health of communities and the development of a happy and inclusive society. Culture can provide jobs and economic benefit. It can enable individuals to acquire skills and habits that help them in the rest of their lives. It can provide spiritual solace, intellectual stimulation, new ways of looking at the world, fun, and crucially a sense of community and belonging. British Land will take a leading role in ensuring that the culture of Canada Water contributes to all these benefits.

Whilst the Cultural Strategy will focus primarily on the Site within the ‘red line’ of the Development Site, it will also reach beyond it, collaborating with neighbours and partners to help the Rotherhithe and Surrey Docks area thrive, not least by breaking down perceived barriers between individuals and communities.

This vision has been developed in consultation with the local community and reflects the ideas of individuals and organisations located in the area. It also reflects the ambitions of the emerging Canada Water Social Regeneration Charter i.e.:

- A place to learn and grow;
- A place to belong;
- A place to work; and
- A place to be happy and healthy.

As a result, engagement, connection and place-making are positioned firmly at the centre of our Cultural Strategy. The creation of a well-linked, accessible network of squares, parks and streets will provide the opportunity to generate inclusive activities that involve residents and businesses as participants, audiences and creative collaborators. Our aim will be to support the cultural growth of an ever more hospitable, stimulating and creative environment offering exceptional quality of life – a sociable, sustainable place that reflects the character and heritage of the area.

To that end, the Cultural Strategy encompasses the full range of cultural activity as described in the Mayor of London’s Draft London Plan (see Section 2) to appeal to a diverse community with wide ranging interests – from rollerblading to drama, from growing, cooking and eating together to outdoor art or craft projects, from heritage explorations to world class gigs and concerts. It also recognises the importance of active participation – both to combat the reported sense of isolation experienced by people from different generations and to respond to new patterns of cultural ‘consumption’ as the traditional distinctions between ‘cultural creator’ and ‘audience’ become blurred with burn it / mix it / upload it technologies putting creation and dissemination into the hands of more people than ever before.

The Development embeds culture in its thinking with an ambitious vision and strategy, which will depend on community engagement, enable and build upon existing community connections and relationships, attract visitors and offer distinctive, surprising, unforgettable events and interventions. This will contribute to increased collective cultural capacity, enhanced participation and civic pride, new collaborations, partnerships and events embedded in the annual calendar.

A fundamental principle of the Cultural Strategy is to respond to the needs of the community. The consultation demonstrated very clearly how proud those who live and work in the area are of what already exists – and that many ingredients for a truly remarkable cultural environment are already in place. The Cultural Strategy will aim to build on these strengths. Whilst we hope the excitement of the
Development will attract additional creatives to live, study and work in Canada Water (and a broad range of people will be encouraged to visit to experience a developing cultural offer), this must not be at the expense of those who are already culturally active in the area, who have been involved in the development of this vision and strategy and whose ongoing engagement will be critical to its success.

Figure 2: Rotherhithe Festival
Section 1: The Context

BRITISH LAND AND CULTURE

1.1 In launching the Mayor of London’s Draft London Plan in December 2017, the Deputy Mayor for Culture noted that, historically, culture has usually been tacked on to urban planning as an afterthought but that the current London leadership sees it as central to meeting the challenges and needs of the city be they in the fields of Health, Economy, Education, Housing, Community, Crime or Quality of Life.

1.2 We wholly subscribe to that analysis – and to the beliefs expressed by our consultees – so, in developing this document, British Land has taken the view that culture can be defined broadly in two ways:

- How we live and relate to others – how we spend our time, relate to our community, participate and engage with others on a social level (‘culture with a small c’); and
- As part of that, how we engage with art and heritage (‘Culture with a capital C’).

1.3 British Land has long recognised the value of culture in place-making by investing significantly in art and cultural activities across our sites, guided by, and in collaboration with, local people. We understand that any cultural strategy must be iterative, responsive to place and people and owned by the local community – residents, businesses, students and others who spend time in the area. It must acknowledge shared and diverse community histories and traditions whilst also offering new approaches that are innovative and possibly surprising. It must accommodate the current needs of residents (individuals and businesses) whilst also seeking to address what local people have identified as being desirable for the future.

1.4 For 15 years, we have enjoyed a rich heritage of cultural engagement in the places where we operate, as demonstrated through our key strategy of creating Places People Prefer. As far back as 2003, a public art programme was developed at Regent’s Place in Camden, which included works by Michael Craig Martin, Liam Gillick, Antony Gormley, Sarah Morris and Fiona Rae. This activity, showcasing works by widely known artists, has been developed and adapted over the years, and complemented recently by the development of pieces of public art in conjunction with local communities – creating work that reflects the local heritage, and the stories of local people.

1.5 This philosophy has resulted in British Land’s developments being celebrated, by, for example, the Guardian Sustainable Business Awards, which awarded British Land its Built Environment Award for the positive community and environmental gains at Regent’s Place, where a commitment to public art, children’s theatre and community spaces has benefitted the whole community.

1.6 As at Regent’s Place, British Land’s cultural investment is always context specific with local people involved in the generation of ideas, which can be realised for the benefit of a whole community. The many examples – several of which will inform our approach and practice at Canada Water – include:

- Large-scale participatory programmes of cultural activity, designed to bring sites to life, including screening the Wimbledon Final at Paddington Central, a Giant Colouring Wall for Mental Health Awareness Week and a Basketball simulator at Regent’s Place.
- Youth and multi-generational arts projects such as Creative Curriculum (a partnership with Open-City) in which over 1,000 children have been empowered to experience the full design process by working with professional artists, architects and our volunteers to create their own wonderful artworks at our sites.
- A range of engagement projects for older people across our portfolio, from twenty years of Tea Dances at Meadowhall, Sheffield, through to work on loneliness with Time & Talents.
Community public art projects on our retail sites developed to reflect their history and heritage. In Doncaster, we commissioned local artist Chris Campbell to create a sculpture celebrating the town's tractor manufacturing past involving former factory workers, their families and local children. In Colchester, renowned mosaic artist Paul Siggins created a series of mosaics, based on local history (from Boudicca to Constable to Blur) and contemporary attitudes (such as what Colchester means to local children today). And in Oldham sculptor Emma Hunter involved local children, former mill workers, local poet Cathy Crabb and other local residents in creating a collection of artworks linking to the area’s cotton-spinning history.

Figure 3: School children explore the design process on at Regent's Place

1.8 Learning:

- Educational projects for young people in London and elsewhere, encouraging them to get creative and gain a different perspective on the built environment around them – for example, by making and placing temporary artworks inspired by the public art and architecture found at British Land sites. Redriff Primary School, local to Canada Water, is just one example of the many schools taking part in Sculpture in the City.

- Arts partnerships with schools: British Land regularly loans artworks to schools near our properties in Camden, Westminster and Southwark. We also work with teachers to support them in developing interesting art programmes. When we share art by world famous artists with students at local schools and give them the opportunity to meet artists and designers, the impacts go far beyond the initial 'wow' moment.

- A Marylebone Atlas was a heritage education programme run by The Architecture Foundation, funded and supported by British Land, with additional input by The Portman Estate and others during autumn 2012. For the programme, a group of 14-19 year old students from Westminster Academy mapped the physical urban environment, including new developments and the social and perceived environments of the space between Oxford Street and Marylebone Road. This forms the backbone of this new 'atlas' of Marylebone, a conceptual map written by the students, that charts the different users and uses of the area; incorporating economy, space, people and fiction.

- An award-winning young readers programme in partnership with the National Literacy trust, to encourage a love of reading with 79,870 free books given out to 26,631 children since 2011.
1.9 Arts Spaces and Events:

- Major innovative artworks such as *Time and Tide* at Plantation Lane in the City of London, produced in partnership with Arup and 1996 Turner Prize nominee Simon Patterson; and *Message from the Unseen World*, a recently unveiled tribute to pioneering mathematician and computer scientist Alan Turing at our Paddington Central campus. Other examples include work at Regent’s Place, Wheatley and Tollgate.

- Arts infrastructure such as New Diorama Theatre, built by British Land at Regent’s Place, following consultation with local residents that revealed a need for a high-quality theatre building to act as a creative hub, promoting cohesion and providing a resource for the entire community. This creation has grown into a nationally recognised, multi-award-winning venue with a celebrated outreach scheme and programme of work which has provided opportunities, projects and performances for over 22,000 local people including deprived children, homeless young people (with New Horizon’s Youth Centre), elderly residents and minority groups.

1.10 Health & Wellbeing

- Aware that young carers can spend more than 50 hours a week caring for a disabled or unwell family member, that two thirds get bullied and nearly half feel that society does not think of them at all, British Land funds the art:space programme (a partnership with arts charity Create) on a number of sites to give these vulnerable young people a break from their caring responsibilities by providing creative arts workshops which enable them to explore their creativity in high quality sessions led by professional artists and involving British Land volunteers. Each project is individually designed in consultation with the young people to empower them, boost their confidence, help them build supportive relationships with their peers and nurture their creativity through music, drama, dance, film making, sculpture, costume design and jewellery making – all whilst having fun.

- Reminiscence Projects using the power of music and storytelling to create a memory legacy for families of people with dementia.

- Involvement in a number of sports and physical activity projects, such as sponsorship of a local children's football team, Docklands Juniors Under 11s, an engagement project for pupils with learning difficulties through Middlesbrough FC Foundation Trust, and the sponsorship of the local professional football team in Rotherham.

1.11 This selection suggests the range and ambition of British Land’s commitment to culture and the arts. In the spirit of this track record, we have engaged – and will continue to engage – with many individuals and groups in iterations of the Canada Water Cultural Strategy. When asked *What does culture mean to you?* contributors to the consultation which helped shape this strategy, produced a rich and resonant range of responses, including:

- *Creativity, arts, food, language, shared experiences and connecting thread through a community. Culture changes over time but is always integral to fulfilling life.*

- *Habits, customs, traditions, attitudes of a group of people in a particular place. Needs to constantly evolve and reflect ever-changing situations and circumstances; including different nationalities and people.*

- *A glue that brings us together.*

- *A sense of identity and inclusion and belonging.*

- *Creative thought expressed in our history, language, identity and self-expression.*

- *A sustenance for the mind, the heart and the soul.*

- *Something that makes any group... unique, i.e. from a certain place: “Londoners”.*
1.12 These, and many other contributions have been integrated – along with more formal input – into the present iteration of this Cultural Strategy which has been informed by more than 20 targeted interviews, small group discussions and a round table, with local grass roots and cultural organisations (including, for example, Time & Talents, Surrey Docks Farm, Rotherhithe Area Housing Forum, TunedIn London, Sands Films, Café Gallery Projects). Input from public consultation events led by Soundings between March 2014 and January 2018 – in particular, a dedicated session held to explore specifically what Culture and Heritage mean locally – has also been very important. Through these processes, authenticity and the names of places, creative enterprise, learning opportunities, music and events and a holistic approach to wellbeing have been identified as priorities for the future of the area. Collecting stories and sharing voices from Canada Water's heritage are also considered important.

1.13 These conversations will continue to develop. The development will happen over 15-20 years so we must be aware that the external environment is likely to change radically over that time (after all, a cultural strategy of 15 years ago would not be fit for purpose in today's different political and economic environments with new technology, media and telecommunications paradigms). It would be inappropriate, therefore, for this document to be too prescriptive at this early stage. Rather, it should
set out the principles and objectives that will shape the delivery of the Development’s cultural
programme(s) – and be capable of evolution as the Canada Water area and context themselves
evolve.

1.14 In these circumstances, input from local people is critically important as are partners’ strategic
frameworks such as:
- The draft Social Regeneration Charter for the Development
- Southwark Council’s own Cultural Strategy

1.15 Key elements of these are summarised in Section 2.

1.16 As it evolves, the Canada Water Cultural Strategy will continue to be informed by – and work in
conjunction with – British Land’s other strategies and plans for the Development.

1.17 The proposed Development is an ambitious regeneration plan; Southwark Council’s working definition
of social regeneration, as reflected in the draft Charter (henceforth “the Charter”), is about ensuring
that the places where people live, now and in the future, create new opportunities, promote wellbeing
and reduce inequalities so people have better lives, in stronger communities, and achieve their
potential. In Canada Water, this means ensuring that the physical changes brought by the
Development go hand in hand with tangible benefits to the community – improving quality of life for
those who live, work, study and spend time locally – both now and in the future. This, by necessity,
will require a significant cultural dimension that is deeply embedded into planning, place-making and
policies which will enable Good Growth as articulated in the Mayor of London’s Draft London Plan.

1.18 In pursuing this vision, British Land and Southwark Council have discussed the values of the
Development (and, consequently, of the Canada Water Cultural Strategy) which will be:
- Inclusive and Collaborative: involving all those in the area, collaborating with people and experts
  from the local community and beyond in shaping ideas, and listening to their advice
- Flexible and Responsive to needs: evolving our approach to be responsive to changing needs, and
  knowing we don’t have all the answers
- Empowering to people and growing their capacity: through a community-led approach that will
  extend beyond our boundaries and outlast development time-frames
- Open and Accountable: with us keeping our promises and reporting transparently and honestly on
  our progress towards meeting them.

1.19 The Canada Water Cultural Strategy will embody these values by ensuring that local stakeholders
can participate fully in its development and implementation and that local views (such as those that
emerged from the consultation process) are given appropriate weight. The Development will aim to
facilitate these aspirations by creating indoor and outdoor spaces that will proactively protect and
enhance cultural activity in order that it can engage, support and change lives. It will also actively
seek to attract and retain creative talent to live, work and study here.

THE DEVELOPMENT

1.20 The Canada Water Development to which this strategy contributes comprises the Surrey Quays
Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former
Dock Offices Courtyard, former Rotherhithe Police Station and the site at Roberts Close. The Site is
bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to
the south and Quebec Way to the east.

1.21 This Site sits at the heart of an area which encompasses a diverse community of residents,
businesses, workers and students. This diversity is a huge asset for the Development to embrace and
build upon.
1.22 Over the last four years, British Land has been working to develop plans that are informed by local engagement and input at each stage. The Development will create a new urban centre with a wide range of uses, including offices, retail, leisure, community and public spaces as well as new homes for a range of ages, incomes and life stages.

1.23 In planning policy terms, Southwark Council and the Greater London Authority (GLA) have defined the locale between Surrey Quays and Canada Water stations as an ‘Opportunity Area’ and Housing Zone to provide significant new homes and jobs. It is expected that the Development will be built out in stages with a target completion date of 2031. British Land plans to remain a long-term partner in this, owning, managing and maintaining the spaces and place created.

1.24 British Land and Southwark Council have agreed in principle (at Cabinet on 13 March 2018) for British Land to take on management responsibilities for the spaces around Deal Porter Square (formerly the Canada Water Library Plaza), Red Bridge Square, by Greenland Dock and Canada Water Dock (which will continue to be owned by Southwark Council) in order to ensure a uniform, high quality and integrated management regime that seamlessly blends into the Development area. Discussions will also be held with adjacent developers, for example Notting Hill Housing Group and Sellar, to ensure a coordinated approach to the management of areas around Canada Water Dock; this should be an opportunity for the cultural offer.
1.25 Masterplan consultations so far – including those specifically focused on this cultural strategy – demonstrate clearly the community’s great pride in the layered, complex history and character of the Canada Water area, encompassing the wards of Rotherhithe and Surrey Docks. That sense of pride is perhaps especially felt by those whose families worked in the docks up to their closure in 1969 and amongst those who continue to honour friends and relatives who served in World War II. This is complemented by a wider interest in the long-term shipping and industrial history of the area as demonstrated by the formation and activity of local groups such as the Rotherhithe and Bermondsey Local History Society.

1.26 The name Rotherhithe comes from the Anglo Saxon for a haven where cattle were landed. Ancient river crossing points here are associated with shipbuilding and its supporting trades. The Mayflower, the ship that famously transported the first English Puritans, known today as The Pilgrims, from Plymouth to the New World in 1620, first set off from Rotherhithe. Its Captain, Christopher Jones, is buried at St. Mary’s Church, Rotherhithe, and the space around the Church is a conservation area. The historic village that centres on the church and its tightly packed streets of warehouses, which front onto the river, demonstrate London’s historic relationship with the Thames.
1.27 In 1696 the first dock in the area, the Great Howland Wet Dock, was built. Now known as Greenland Dock it was the largest of its kind in London. Industry came to cover the Rotherhithe Peninsula with nine docks, six timber ponds and the Surrey Canal, used for the import of timber, grain and foodstuffs from Canada, Scandinavia and the Baltic region – and, from the 19th Century, this became the centre of London’s timber trade known as Surrey Commercial Docks. Deal Porters were employed to handle the timber or ‘deal’ and are now acknowledged by Deal Porters Way, a road running through the Development Site and the Deal Porters Sculpture at old Canada Dock. Canada Water station and area around takes its name from this waterbody at its centre.

1.28 During the 19th Century new docks constrained the space available for shipbuilding and the introduction of iron ships ended production in 1870. However, the repair, breakers and salvage trades continued up until 1914. One of the most famous ships to be broken up was the Temeraire (its towed passage up the Thames from Margate recorded by JMW Turner and now displayed at the National Gallery). Rotherhithe was also the site of Sir Marc Isambard Brunel’s famed Thames Tunnel, built in 1843, and later used to carry an underwater railway – London’s Overground makes use of the tunnel today. The location of the original tunnel entrance is now home to the Brunel Museum.

1.29 Intense bombing during the Second World War damaged large parts of London including the Surrey Docks which were mostly destroyed during the first blitz with only Nelson Dock shipyard remaining. The shipyards became timber yards, ship salvage or granaries and the destruction and consequent dereliction led to further development of the area with intense house building programmes throughout the 50s, 60s and 70s and the arrival of new residents.

1.30 Once filled in, some of the docks were turned into parkland – the Russia Dock Woodland retains the name of the dock on which it was created and, together with Stave Hill Ecological Park, covers 40 acres – woodland containing many different habitats and a purpose-built Ecology Centre. Once low-lying marshland, before industry arrived the area supported market gardens and Tea Gardens thrived. The China Hall Tea Gardens, in particular, grew to be a popular feature of late 19th and early 20th Century Bermondsey and Rotherhithe. The 62 acre Southwark Park opened in 1869, one of the two earliest examples of London’s Metropolitan Parks, featuring a bandstand and boating lake. Today it is home to two gallery spaces, a café and a host of outdoor sports facilities. Southwark Park and other green spaces were championed by the well-known social reformers, Ada and Alfred Salter who were intent on improving of health and welfare of some of London’s poorest communities.

1.31 All around the area can be found physical reminders of the area’s dock heritage and wider history. The Dockers’ Shelter on Redriff Road sits as a replica of that which the dock workers would shelter under whilst waiting for work. Close by is the red Bascule bridge, originally sited in Deptford. The Dockmaster’s offices on Surrey Quays Road is a key heritage asset which will be integrated as part of the Development. More modern references include the dock murals in Surrey Quays (a new home for which will be found).

1.32 In the late 19th Century, the Settlement Movement engaged in community-based activities, including youth work, adult education, social work and the provision of legal advice in London’s deprived areas. Activity on the Rotherhithe Peninsula included the creation of Time & Talents, the Dockland Settlements and Bede House with a range of activities including sporting recreation, social clubs, festivals and celebrations, aiming to support the wellbeing of all in the community.

1.33 Following the closure of the Surrey Commercial Docks and the loss of many traditional jobs in the 1970s, the economic profile of the area changed significantly. The landscape was transformed by the London Docklands Development Corporation as further residential buildings were constructed along with retail and leisure facilities, including the Surrey Quays Shopping Centre which opened in 1988. New people arrived and light industrial business too, most notably the Harmsworth Quays Printworks, now transformed on a temporary basis as a venue for music and entertainment and named Printworks London.
Figure 7: Deal Porters Sculpture by Diane Gorvin and Philip Bews in Canada Water Dock
1.34 The current Development – and its Cultural Strategy – will build on Canada Water’s strong identity, outlined above, and its current infrastructure – much of which will be significantly enhanced or transformed during the development process and associated initiatives.

CANADA WATER TODAY

1.35 At its height, in 1891, the two wards of Surrey Docks and Rotherhithe – broadly considered to be ‘the local area’ – had a population of nearly 40,000 people. The presence of the docks meant that this population was compressed into a much smaller ground-space than is currently the case. Mirroring the decline of the docks and the loss of c.6,000 related jobs, the population had fallen to just over 15,000 by 1981. Since that time, the development of new homes and other facilities in the two-ward area has seen the population rise again to reach c.27,200 in 2011.

1.36 In terms of age profile, Rotherhithe has a younger population than Surrey Docks, with a greater proportion of residents of school age whilst Surrey Docks has a higher number of working age residents. Just over a third of the Rotherhithe population are below the age of 25 whereas in Surrey Docks that same age group accounts for a quarter of the total population. In comparison to a number of the surrounding wards, Surrey Docks and Rotherhithe Wards have significantly lower levels of young people. Our consultation has revealed a widespread view that the area (like many others in the UK) experiences issues of social isolation, especially amongst young and elderly people, which can lead to both physical and mental health issues. This perception is supported by socio-economic baseline research undertaken in 2017 as part of the development of the Charter.

Figure 8: Dockers’ Shelter on Redriff Road

1.37 Colleagues at Quod have undertaken demographic analysis of the Canada Water Area, defined as comprising Surrey Docks and Rotherhithe Wards, from which it is noted:

- The 2011 Census indicates a total resident population of 27,200 within the Area, a growth of 19% between 2001 and 2011. GLA household projections suggest that, the population of the Surrey Docks and Rotherhithe Wards will grow by 34% by 2026 and 45% by 2036. This is a significantly higher rate of growth than that projected for the borough and the region as a whole.
The Area has a significantly higher proportion (79%) of working aged residents (aged 16 to 64 years) than the borough or the region – and a smaller proportion of residents aged under 16.

The borough is ethnically diverse. Black, Asian and Minority Ethnic (BAME) groups represent 36% of residents in the Area. This is lower than in the borough as a whole (46%), and the region (40%). The following table illustrates how the ethnic profile of the Canada Water Area evolved over the last twenty years.

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<th>2011</th>
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<td>BAME</td>
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<td>22%</td>
<td>36%</td>
</tr>
</tbody>
</table>

*NB: The spatial area used for analysis in this table varies over time due to changing administrative definitions. The 1991 data set relates to the historic Dockside Ward. The 2001 and 2011 data sets relate to the Surrey Docks and Rotherhithe Wards.

A greater proportion of working-age residents of the Area (77%) were economically active than the borough or the region.

The Area has a highly-qualified population. Half of residents hold degree-level qualifications. Around 15% of residents hold no formal qualifications.

Generally, there is a greater proportion of people in higher-skilled occupations in Rotherhithe and Surrey Docks Wards than in Southwark or the region overall. Within the Area, 60% of residents work in high-skilled occupations compared to the borough (54%) and the region (50%).

There are approximately 6,300 jobs in the local area with retail employment strong within Rotherhithe Ward (30%) whilst the professional, scientific and technical sector and business administration and support services sector accounts for 30% in Surrey Docks.

12,000 households are within the two wards with a fairly even split between homes that are owned (31%), social rented (35%) and privately rented (30%). Both the Rotherhithe and Surrey Docks Wards and Southwark Council as a whole have a significantly higher proportion of social-rented accommodation than across the region where these tenures account for 24% of accommodation for households.

Numerous studies point to the direct benefits of green space to both physical and mental health and wellbeing. The provision of playspace for children is important and is intrinsic for children’s health, as well as having positive effects on community cohesion. Overall the Area has the second highest amount of open space per person in the borough including parks, natural or semi-natural green space, water spaces, outdoor sports facilities and civic spaces. Most significantly Southwark
Park provides a wide range for facilities including an athletics centre, sports pitches, outdoor gym, playspace and leisure space.

- There are a number of natural or semi-natural green spaces within 800m of the Development Site including, in addition to Canada Water Dock (a Site of Importance for Nature Conservation). Russia Dock Woodland, a nature reserve with Green Flag status which provides a number of recreational and leisure walks to visitors and residents.

Figure 9: Russia Dock Woodland

NEIGHBOURS AND PARTNERS

1.38 As noted above, a fundamental principle of the Canada Water Cultural Strategy will be to build on what already exists in the local area and around. Whilst it is hoped that the excitement of the Development will attract growing creativity to the area, this must not be at the expense of those who are already culturally active here.

1.39 The two-ward area is home to a remarkably rich mix of local organisations, each of which contributes in significant and distinct ways to the cultural environment. Input from these organisations has informed this strategy and the widest possible group will continue to be consulted on the development of this strategy.

1.40 These include Tenants and Residents Associations, youth groups, pubs and sports clubs, churches, societies such as the Rotherhithe and Bermondsey Local History Society, Friends groups including the Friends of the Russia Dock Woodlands and Friends of Southwark Park, CGP and the Settlement organisations: Time & Talents, Docklands Settlements and Bede House.

1.41 Canada Water contains a number of organisations, well known across London, with which people – from near and far – engage. To further illustrate the wealth of organised cultural activity in the area, a selection of these organisations is listed below.
The Brunel Museum

1.42 The Brunel Museum, an educational charity run by volunteers, tells the story of one of the world’s great engineering dynasties. It commemorates projects by Sir Marc Isambard Brunel and his son Isambard Kingdom Brunel. These include the Thames Tunnel, where the museum is sited, the oldest tunnel in the oldest underground in the world, and the ocean liner the SS Great Eastern, the ship that changed everything about the way people move around the world. The Accredited Museum is a National Historic Landmark and International Civil Engineering Landmark. It receives 40,000 visitors a year and runs a busy programme of community events, including music and theatre in its underground space and festive events in its roof garden.

CGP London (Café Gallery Projects London)

1.43 CGP London is an artist-led contemporary art gallery committed to centring art and education within the community, working from two unique spaces – The Gallery and Dilston Grove – in the heart of Southwark Park. Founded in 1984 by The Bermondsey Artists’ Group, which continues to support CGP by creating opportunities for artists who live, work or study in Southwark, CGP’s mission is to foster creative empowerment and career development for all. Its free programme of high quality and ambitious exhibitions, installations, performances, events and learning experiences, hosted within a welcoming and accessible environment, seeks continuously to encourage and enable diverse local and national audiences to engage with visual art at its very best.

Canada Water Culture Space

1.44 Designed by world-renowned architect Piers Gough, partner at CZWG architects, the Canada Water Library opened in November 2011. The library incorporates a range of cultural and community facilities, reflecting Southwark Council’s ambition to put libraries at the heart of community life. As part of an innovative partnership with Southwark Council, the 150-seat theatre is managed and programmed by the Albany, South East London’s leading performing arts venue. The Albany has a reputation for visionary programming that reflects the cultural diversity and creative mix of the area. The Albany also manages the suite of six meeting rooms that are available for hire, and the onsite Culture Café.

Global Generation

1.45 Founded in 2004, Global Generation is an environmental educational charity that works with local children and young people in areas of regeneration in Camden, Islington and Southwark. Its approach is focused on I, We and the Planet with the aim of creating healthy, integrated and environmentally responsible communities. With a delivery team of teachers, youth-workers, gardeners, chefs, artists and architects the charity’s practice includes storytelling, creative writing, dialogue, visual arts, growing, cooking, silence and stillness. Its home base in Canada Water is the Paper Garden currently located in the Printworks London. Ideas grown in the Paper Garden, will inform parts of the public realm in and around the Development.

London Bubble Theatre

1.46 London Bubble Theatre makes theatre from community and builds community through theatre, delivering over 1,500 events and achieving over 17,000 attendances in 2016-17. Its programmes include: Speech Bubbles for children who are struggling to speak, listen and socialise; Young Theatre Makers for young people who are not in education, employment or training; a Creative Elders programme (including the Rotherhithe Shed and work in Sheltered Housing Units) aimed at reducing isolation and increasing wellbeing and agency; a Creative Volunteers programme, and evening drama classes. The company also presents promenade theatre in London parks, and inter-generational performance projects such as From Docks to Desktops.
The Poetry School

1.47 The Poetry School, the UK’s largest provider of poetry education, is moving to Canada Water in May 2018. They will be based in the historic former Dock Offices, part of the Canada Water Development Site. The Poetry School is a registered charity and an Arts Council England National Portfolio Organisation supported using public funding by Arts Council England. Their courses and activities encourage poets and poetry to flourish acting both as a school and talent development agency. In partnership with British Land, the school will run a local community programme which will be shaped by community input and supported by a newly appointed outreach officer.

Printworks London

1.48 As the former Harmsworth Quays Printworks, the news press of The Evening Standard, The Daily Mail and The Metro, Printworks London is a multi-faceted space with a unique history. Today, as part of the Vibration Group, a diverse collective of businesses which deliver strategy and support to the events industry, it has a new lease of life as a versatile 119,200 sq. ft. event venue with a capacity of 6,000. Printworks London creates experiences that connect people with place and has made a mark in London’s culturally diverse landscape, by delivering world famous music events, totally immersive brand events and unique performances by The Royal Canadian Ballet and London Sinfonietta. The Development proposes an option which retains the former Printworks building, the use of which could range from workspace to culture or other appropriate activity.

Sands Films Studio

1.49 Sands Films Studio is an independent film production facility servicing films and TV since 1975 in an 18th Century warehouse. The Studio is also home to The Rotherhithe Picture Research Library which is a registered educational charity curating a free visual reference library open to all but mostly used by designers and students. Since 2005 Sands Films Cinema Club has provided regular programmes of film screening and live events with a mixed agenda of culture, education and politics. Since 2012 the building is owned by the company which is itself owned by nearly 500 shareholders, many of whom are local residents.

Surrey Docks Farm

1.50 Surrey Docks Farm is a working city farm, occupying a 2.2 acre site on the south bank of the Thames, an ideal setting for environmental activities throughout the calendar year. The farm works with the local community and the people of Southwark to provide unique opportunities for people to learn about farming and food production. Animals reared include a herd of goats, sheep, cattle, pigs, ducks, geese, chickens, turkeys, bees and donkeys. Green and horticultural attractions include an orchard, herb garden, dye garden, vegetable plots, and a wildlife area, all of which double as educational space. The onsite Piccalilli Caff is award winning.

Tenants and Residents Associations

1.51 Tenants and Residents Associations play a huge role in the cultural life of the area. Each Association has a unique character and the halls belonging to Associations range in size. Some are large and accommodate stages, while other, smaller ones are used as more intimate social hubs and meeting spaces. Tenants and Residents Associations host an impressive range of activities from fashion shows to Line Dancing and Karate, to coffee and tea mornings, table-top sales, and celebrations and parties of all kinds.

Tuned In London

1.52 Tuned In London is a series of World and Folk music concerts, featuring some of London’s most talented and eclectic musicians. Now in its seventh year, founder Eleanor Thorn seeks to bring the world to Rotherhithe through its rhythms, languages and people. Tuned In takes place at Sands Films and the programme’s reputation as a place to perform is growing. It is about coming together in an inspiring creative environment, to play intimate sessions to an especially attentive audience. In
collaboration with local virtuoso violinist Philippa Mo, Tuned In To Shortwave Nights recently launched, bringing world-class classical music to an informal, candlelit café.

THE CULTURAL MAP

1.53 The following map identifies 158 sites of cultural interest (in terms of heritage, creativity and community, entertainment and leisure activity), demonstrating exactly how rich cultural life in the area already is. As the Canada Water Cultural Strategy develops and becomes manifest in initiatives, activities and partnerships, British Land will work with organisations across the two wards to ensure it adds value to existing business plans and collaborative initiatives by supporting local ambitions.

Figure 10: The Cultural Map

1.54 Based on all the above, the next section encapsulates the principles and objectives that will shape the Canada Water Cultural Strategy.
Section 2: The Strategic Framework

2.1 This section sets out key elements of the evolving Canada Water Social Regeneration Charter (at the time of writing, an outline framework had been established), the Southwark Council Cultural Strategy and the Mayor of London’s Draft London Plan. These are all consistent with the messages we heard in the consultation so are likely to be of particular importance for the Canada Water Cultural Strategy.

THE SOCIAL REGENERATION CHARTER (DRAFT PRINCIPLES & OBJECTIVES)

2.2 Southwark Council defines social regeneration as being about ensuring that the places where people live, now and in the future, create new opportunities, promote wellbeing and reduce inequalities so people have better lives, in stronger communities, and achieve their potential.

2.3 In that context, the draft Charter sets out to be a tangible and accountable structure which sets shared intentions and approaches for ensuring that the physical changes bring positive social and economic ones with priorities embedded in approach and which informs and is informed by more detailed strategies and action plans. It aspires to enable Canada Water to be:

2.4 **A place to learn and grow**: local schools, organisations and businesses will work together to support people to learn, and create pathways to employment and opportunity for all through:
   - Supporting future skills growth, training and pathways
   - Strengthening and connecting local education
   - Supporting young people and positive futures

2.5 **A place to belong**: liveable, accessible local places bring people together, supporting a more connected and resilient community that celebrates shared heritage and culture through:
   - Supporting access to a diverse housing mix
   - Growing connections across the community, particularly with smart infrastructure
   - Protecting and support local culture and heritage

2.6 **A place to work**: local businesses old and new, large and small, thriving side by side with empowered residents, accessing the opportunities created.
   - Promoting local access to enterprise, jobs and investment opportunity
   - Developing networks and building capacity for local business
   - Enabling a diverse retail and workspace mix

2.7 **A place to be happy and healthy**: people enjoying a healthier, happier way of life in a place that connects them to other people, to nature and to active living.
   - Enhanced resources for health and care
   - Design for social connection and active living
   - Enhanced quality of local nature and access to it

*Please note that the aspirations above are draft and subject to further consultation and input over the planning determination period.*

2.8 Section Three sets out how the Canada Water Cultural Strategy will address these over-arching objectives.

THE BROADER CONTEXT (SOUTHWARK AND LONDON)

2.9 In addition to the above principles and objectives deriving from the draft Charter, Canada Water’s Cultural Strategy will aim to address key aspects of the London Plan and Southwark Council’s overall Cultural Strategy, both of which are highly congruent with our objectives.
SOUTHWARK COUNCIL’S CULTURAL STRATEGY

2.10 Southwark Council’s cultural aims (2017-2022) include, to:

● Ensure that Southwark continues to be a borough for cultural excellence
● Access and harness the benefits of regeneration for the cultural sector
● Embed a cross-council and partner approach to culture
● Ensure that cultural priorities are reflected in emerging plans and strategies, including the new Southwark Council Plan
● Protect, preserve and grow our cultural venues, spaces and provision
● Ensure our cultural sector is resilient in the changing financial and political climate
● Support the economic prosperity of the borough, including the night-time economy
● Enable our diverse community to have access to cultural opportunities
● Collect, conserve and celebrate our local heritage for future generations
● Further align the strategy to the Fairer Future promises including: Value for money, safer communities by bringing communities together to celebrate and share experiences, guaranteeing education, employment or training for every school leaver, supporting 5,000 more local people into jobs and creating 2,000 new apprenticeships, revitalising neighbourhoods by animating public spaces and bringing communities together.

2.11 Southwark Council will address these aims through three themes:

2.12 Creative economy – ensuring that Southwark Council continues to provide the right environment for the creative economy and enabling our residents to access opportunities for sustainable employment to support a strong, highly skilled local economy. Commitments are to:

● Improve the number of employment opportunities offered through the creative economy which supports our target of creating 5,000 jobs by 2018
● Deliver programmes which reduce barriers for Southwark residents to enter into cultural sector training and volunteering
● Increase the amount of creative industry apprenticeships, which supports our target of creating 2,000 apprenticeships by 2018
● Support the skills and development needs of creative economy enterprises through training and capacity building
● Support existing networks and enable networking opportunities
● Support and enable businesses to overcome challenges and flourish.

2.13 Creative growth – ensuring that the cultural needs of existing and new communities are met, by retaining viable cultural organisations, and strategically developing cultural venues and creative workspaces. During 2017 it is estimated that 40% of the borough is currently under development, with a regeneration value across the borough totalling £4 billion. The population of Southwark (307k) is expected to rise by 15% in the next ten years as new homes are developed. Areas of Southwark have grown and developed because of a rise in the clustering of creative industries. Commitments are to:

● Retain viable cultural venues (indoor and out) and creative workspace
● Strategically plan and work with partners to create new cultural venues and workspaces supporting target of achieving 500 new affordable business and creative spaces by 2018
● Work with developers to make informed decisions about the creation of cultural venues and workspaces
● Continue to use Section 106 and Community Infrastructure Levy to support the provision of cultural assets
● Provide opportunities for the cultural sector to engage in regeneration and planning processes
● Access and promote opportunities for the use of properties
● Continue to develop libraries, offer flexible working spaces, which can host wider cultural and heritage activity.

2.14 **Creative people** – ensuring that everyone has access to a high quality cultural offer regardless of their background, knowledge, skills, needs or experience. We need to work with partners to address both real and perceived barriers to participation. 42% of Southwark are 20 to 39 year olds. It is estimated that the over 65 age group will grow the fastest over the next five to ten years, making up 32% of the population. Commitments are to:

● Deliver cultural opportunities through our libraries, heritage and events programme
● Deliver cultural opportunities for young people to engage with during out of school hours
● Promote digital inclusion and social media for creative means
● Support the development of cultural activities for, and by, all of our communities
● Enable access to culture for older people
● Support creative programmes that lead to healthier lives for our residents
● Improve our communication about cultural activities to residents, especially those which are free/low cost.

**THE MAYOR OF LONDON’S DRAFT LONDON PLAN**

2.15 The Mayor of London and the GLA use a broad definition of culture which includes:

● Fun/play
● Art
● Sport
● Food/drink
● Theatre/Film/Dance
● Crafts & Making
● Heritage
● Creativity
● Innovation
● Ambition
● Healthy Living
● Music and Events

2.16 This Cultural Strategy is mindful of all the above areas – and of key elements of the Mayor’s draft London Plan such as:

● Strong support and encouragement for activities including the night-time economy
● Flexibility to encourage temporary and meanwhile spaces
● Promotion of new Creative Enterprise Zones Spaces which enable creative communities to put down roots with appropriate workspaces and boosting jobs and skills
● Creation of new Cultural Quarters creating attractive and vibrant areas for residents, workers and visitors; pop-ups and cultural activities in vacant properties
● Artists’ workspaces especially where there is an identified shortage
● A Creative Land Trust which will acquire and lease buildings for artists at affordable levels
● An Agent of Change principle to ensure that new residential developments are adequately sound proofed to minimise sound impact from existing music venues

● Protecting pubs with heritage, and cultural value for their communities including connected areas such as beer gardens or function rooms

● Encouraging boroughs to consider how cultural assets can serve all Londoners.

2.17 In addition, the Canada Water Cultural Strategy will be congruent with the GLA’s anticipated cultural infrastructure plan and cultural strategy which (at the time of writing – March 2018) is expected to include four themes:

● Love London – culture on the doorstep reaching out to the financially disadvantaged

● Good Growth – spaces and places for creative activities, build on existing human and physical resources, ‘growing from within’ rather than generally ‘helicoptering in’, developing the night-time economy

● Creative Londoners: to develop education and skills to create a talent pipeline to feed the jobs created in the creative industries

● World City – open for business: Canada Water will set out to attract festivals (e.g. in new fields such as gaming and e-sports as well as design, architecture, etc.)

2.18 Section 3 sets out how our response to what we have heard through consultation with local people and organisations will meet and enhance Southwark Council’s and the GLA’s objectives in our Canada Water Cultural Strategy.

Figure 11: Pecking Bird by Gary Hume at Regent’s Place, owned and managed by British Land
Section 3: Principles & Key Strategic Aims

PRINCIPLES

3.1 As expressed in the Vision, we recognise that culture – with both a small ‘c’ (the way we live and relate to others) and a capital ‘C’ (how we engage with art and heritage) – makes an invaluable contribution to place-making and community life, to the wellbeing of individuals, the health of communities and the development of a happy and inclusive society. It can provide jobs and economic benefit. It can enable individuals to acquire skills and habits that help them in the rest of their lives. It can provide spiritual solace, intellectual stimulation, new ways of looking at the world, fun, and crucially a stronger sense of community and belonging. The Canada Water Cultural Strategy will, therefore, have a significant beneficial impact on the local area, not least by breaking down perceived barriers between individuals and communities.

3.2 To achieve this, we will generally work in partnership with individuals and organisations from within – and, on occasion, from outside – the area. In most cases, programmes and projects will be initiated and managed by independent organisations or creative individuals with British Land supporting and enabling (e.g. through estate management or design interventions). On occasion, however, British Land itself may take these roles. Many activities may be managed as part of the Social Regeneration Charter approach (see separate planning document of this title for more details).

3.3 In all cases, we will aim to:
- Involve a range of voices, including user groups representing residents, professional and non-professional creative activity, other sectors (e.g. health, education, construction and infrastructure) and external individuals and/or organisations with a broad knowledge of the cultural sector (including internationally)
- Be responsive to the community’s expressed needs through appropriate mechanisms – e.g. consultative groups – including diverse voices (e.g. of age, ethnicity or socio-economic status)
- Involve cultural expertise in decision making to ensure an exciting programme before and during the build programme and into full activation
- Encourage links and networks between cultural and non-cultural organisations and creative individuals (which means everyone).

3.4 The strategy will provide a framework for the development of culture across the whole development period and for shaping the legacy. It will be important for cultural interventions and activities to be flexible and responsive, driven by the evolving needs of the people across the area – those who live, work, visit, study and create there – both now and in future. It will also need to be sustainable and align creative and strategic imperatives.

3.5 In pursuing the four strategic ambitions set out in the Vision (and Section 2):
- A place to learn and grow
- A place to belong
- A place to work; and
- A place to be happy and healthy

3.6 The Cultural Strategy will take into account the following elements, all of which inter-relate and together will contribute to a thriving cultural life at Canada Water:
- The Public Realm
- Arts/Entertainment
- Locally-Generated Events and Celebrations
- Local History and Assets
● Attraction and Retention of Creative Talent
● Visitors and Audiences

3.7 Through all this, we will aim to respond to key messages from our consultation about:
● Sharing and celebrating different communities, cultures and ideas
● Finding commonalities, shared experiences and enabling a sense of belonging
● Remembering the past and keeping the area’s heritage alive, whilst building a ‘new history’ together
● Hope, ambition, identity and expression
● Culture as an integral part of being human
● Creativity, social habits, enjoyment, lifestyle and language

KEY STRATEGIC AIMS

KSA 1: A PLACE TO LEARN AND GROW

The Education Sector

3.8 Culture can contribute to this strategic aim through both the formal learning sector and informally through broader culture-focused and practice-based initiatives.

3.9 In terms of the formal, the Development will aim to support local education facilities and ensure the demand generated by the development is accommodated, as detailed in the planning statement and Social Regeneration Charter. At the primary level, the majority of schools in the area are performing well and are considered to be a key asset by many. Southwark Council’s preference is to expand existing primary schools, with the development contributing to this expansion. The hybrid planning application incorporates the provision of a new primary school to be delivered on Site, as an alternative and if required; similarly, the Development’s planned provision of a new sixth form on Site could provide the opportunity for developing cultural facilities (e.g. darkrooms, drama/dance studios, etc.) on campus which could also be used outside school time by local residents, arts groups or for pop-up public events. We will also collaborate with local organisations with learning programmes and explore how schools might work with cultural partners to support the Mayor of London’s London Curriculum initiative.

3.10 If the aspiration to attract a higher educational establishment to the Site is achieved, British Land would work actively with it to optimise the potential cultural dimension for the benefit of students, residents and the cultural community. At the same time, British Land will consider feedback from the consultation that there are insufficient local training opportunities and apprenticeships, especially for the over 25s, a need also identified by Social Life’s Socio-Economic findings. To address that need, we will seek to ensure the presence of apprentices as part of the construction and in our estate management supply chain. We also aim to enable and encourage occupiers to create these, for example through the sixth form or by targeting over 25s. We will also encourage cultural partners to consider talent development as part of their business, as indicated below. The Charter provides further detail on these aspirations.

Creative Growth

3.11 We will aim to encourage opportunities for cultural engagement which can contribute enormously to the growth of individuals and communities. We will seek to work with existing groups and organisations, as well as creative individuals, to deliver cultural activities – formal and informal, professional and non-professional – aimed at the resident, student and working populations and designed to include and encourage participation from those who may not be habitual consumers of formal ‘culture’. Input from the community has shown us that there is great appetite for high profile arts and entertainment events such as music performances, as well as for events inviting more active involvement, such as crafts workshops. An important element of this aspect of the Canada Water
offer, in the short term, may well be the Printworks London Press Hall (see Section 1) with the capacity to accommodate large (and smaller) scale events of different types, thereby attracting different audiences of a wider demographic background. We are also seeking to encourage other creative organisations and individuals to develop their presence in Canada Water (e.g. The Poetry School which is moving into the Docks Office).

3.12 In support of these aims, we will seek to address the cultural needs of the existing and new community by:

- Continuing to work with the council to ensure our cultural offer is congruent with its aspirations
- Continuing to engage the cultural sector across London and further afield in the progress of the Development, seeking to support cultural organisations in the area, including through on-site (indoor and outdoor) environments and workspaces
- Building relationships with local and national agencies to develop cultural talent
- Ensuring that the Site is permeable and welcoming to residents, businesses and visitors, including through the provision of spaces for free association, both outdoors and under cover
- Exploring with Southwark Council, in consultation with the popular and highly used Library, options for cultural programmes to enliven Deal Porter Square and Redriff Square
- Exploring with partners potential for:
  - On-site creative spaces
  - Programmes which reduce barriers that prevent Southwark residents from entering into cultural sector training and volunteering
  - Training and capacity building to meet the skills and development needs of creative economy enterprises including through creative industry apprenticeships
  - Developing a youth club.

3.13 Over time, we envisage cultural activity on the Site as an ongoing programme of creative action research, undertaken in partnership with local organisations and the community. Our consultation highlighted the power of ‘learning through doing’ by, for example, artists and other creatives exploring significant questions relevant to the community through residencies and commissions. This could involve high levels of community engagement as with Global Generation’s laboratory approach at the Paper Garden, where school groups, volunteering teens, families and people from every generation come together to enjoy creative play anchored in exploration of the past, present and future. This approach could include a series of pilot projects in the early building phases in order to establish Canada Water as a centre for creative exploration.

3.14 British Land will help promote this new town centre’s exciting and growing cultural offer. Through consultation we know that people already travel from across London and further afield to visit venues and explore the area’s environment and heritage. At present, signage across the Development Site and the wider local area is inadequate; with new and more accessible wayfinding and information points, visitors’ experience of a burgeoning cultural life in the area will be optimised.

3.15 The Cultural Strategy will aim to involve all these elements to ensure benefits that spread across and beyond the ‘red line’, to enhance the whole of the area.
3.16 A number of people reported to us during the consultation that the repercussions of the docks’ closures in the 1970s and the associated decline in employment and population led to a natural sense of abandonment and disaffection on the part of long-standing residents. This perception is also reflected in our socio-economic baseline research. Nevertheless, there remains a strong sense of community and pride in the area, its people and their strong working history.

3.17 The Development, which will contribute towards a significant re-population of the area, must strive to build on that sense of community and pride to create, on and around the Site, a cohesive place where local people (of all generations, long-established and recently arrived) feel they belong and want to spend time, alongside the broad range of people who will visit to experience the cultural offer.

3.18 This Cultural Strategy will contribute to that task in two ways: (i) through the design and identity of the built and natural environment and (ii) through activities and interaction between people.

3.19 We will aim to ensure that the Development respects, reflects and builds on the history of the area and its people – through building design, form and materials, names and signage as well as through events and public art (e.g. by building on the success of murals in the Shopping Centre and Dockers’ Shelter, and the Deal Porters statue). This will include programmes of activity, curated through collaborations between local residents, students, businesses and professional creatives.

3.20 Connected with the disaffection noted above the consultation revealed that many local residents are dissatisfied with some of the language of place in the area. Most particularly, there is a view that the re-naming of Surrey Docks as Surrey Quays, during the transformation overseen by the London Docklands Development Corporation in the late 20th Century, represents an undesirable break with local history and traditions. As an early part of our thinking about the naming of streets and landmarks for the new development – and the desire to commemorate the working lives of the people that made Rotherhithe and Surrey Docks – we will consult thoroughly with the local community about whether and how that continuity might be reclaimed.
3.21 The history of the area will also be reflected in the two footpath linkages planned to cross the Site, one celebrating stories of Heritage, the other Community. A third linkage from Canada Water to Greenland Dock could be studded with memories of the water that was once everywhere, captured in creative expressions (e.g. at nodal points of water features, drinking fountains, etc.) selected through competition. Other artefacts could mark these walkways (e.g. heritage machinery from the Printworks London, the former Harmsworth Quays Printworks) and appropriate artworks will be installed across the Site. Signage will also be important: we will use a modified Legible London to offer a flexible signage system that is distinctive to the Rotherhithe and Surrey Docks area.

3.22 Themes such as water, shipping, the docks, timber and paper – the industries that shaped the area’s history – can provide cultural/historical parameters for design and installation interventions. In the early years, these themes are likely to drive artistic explorations which will excavate the lived experience of communities, their individual and shared stories – points of origin, relationships and home-making – confirming and enhancing a sense of personal and communal identity and recording memories before they disappear. These oral histories are a vital tool for understanding and celebrating the realities of people’s lives and for fostering cross-generational and cross-cultural comprehension. They can be reflected in every discipline (e.g. verbal recordings transmuted into poetry in the Poetry School before being immortalised in stone or timber inscriptions in the architecture). Reminiscence can also be mined from public and private film archives (e.g. from London Screen Archives, Southwark Council and local residents) for screening alongside community-generated work in both dedicated and ‘found’ spaces.

3.23 We will explore the viability of the aspiration of a number of consultees for a facility on the Site, dedicated to the exploration and celebration of the area’s history.

3.24 Much of this work will be rooted in and led by a community that cares deeply about its history as was demonstrated in early 2018 by the exhibition World by the Water, focussed on the history of Canada Water, Rotherhithe and the Surrey Docks, sponsored by British Land and shown at the Canada Water Masterplan Hub inside the Surrey Quays Shopping Centre. The exhibition, curated with the support of local people and organisations and a dedicated local advisory group, presented striking images and snapshots of places and personalities, together with text capturing personal memories. British Land sees this as just the start of ongoing relationships with the community which will further celebrate the heritage of the area and present experiences from different backgrounds and contexts – work that can stimulate and put ‘eyes on stalks’.

Access to events

3.25 In addition to those events that draw on the community’s memories, we will aim to ensure that all residents are able to participate more generally in culture as creators, participants and audiences, exploring difference and meeting old and new friends through events and spaces that bring people together.

3.26 To that end, we will seek to:

- Encourage a range of festivals through the year – from Rotherhithe Festival to community days to one off specticals (e.g. a site-wide ‘Big Day Out – Street Party’) including events customised to the area for example a folk festival of sea and shipping. This rich admixture may include attracting a national festival of a contemporary culture (e.g. in the fields of gaming or e-sports)

- Make culture accessible for all residents and businesses, working with our local cultural partners through programmes like Southwark Libraries Summer Reading Challenge. We would also seek to engage with London-wide and national organisations (e.g. the National Literacy Trust with whom British Land has a long-standing relationship)

- Enable access to culture for older people through appropriate timing, pricing and transport arrangements
- Invite existing organisations and individuals in and around the Site to act as community curators, creating bridges across different groupings
- Replace the current cinema with an enhanced offer, complemented by big screen, flat surface projection events and other specialist offers which relate to the cultural history and diversity of the area and London more broadly (e.g. foreign language film seasons curated by Sands Studios)
- Encourage residents and businesses to plug into the emerging cityscape through a programme of ‘Open House’ visits and tours (e.g. Musicity, a project which opens eyes through ears by providing free music streaming from different locations across the city)
- Ensure clear communication to residents about cultural activities, especially those which are free/low cost
- Encourage the use of the ‘Canada Water Masterplan Hub’ or other facilities for creative activities over the life of the project
- Continue to support smaller projects and community-led initiatives, including the Rotherhithe Festival and school summer fairs at Peter Hills Primary School and St. John’s Primary School.

The Public Realm and Social Spaces

3.27 Our consultation process revealed the importance that residents ascribe to opportunities to come together – both outdoors and in covered spaces (with no imperative to spend money). This socialisation is especially important for those who are at risk of isolation such as (the socio-economic research indicates) older people and those aged 18-29 who tend to report a lower sense of ‘belonging’ than older residents. We will address this by aiming for a built environment that contains an appropriate stock of spaces where people of all ages can and will want to meet without needing to be engaged in commercial transactions.

3.28 The Development public realm, and wider area will therefore include buildings and spaces, which may be available for designs and installations, performances and interactions, permanent and temporary including:
- The former Dock Office Courtyard
- The new High Street
- A new Town Square (a significant new space for events, external dining and play)
- A new Park which will provide a variety of spaces for different users including a ‘hub’ and ‘secret’ spaces which do not reveal themselves immediately
- The Cuts which will provide intimate and characterful streets
- The Dock Edge
- A Plaza in front of Surrey Quays station and the new northern ticket hall
- Links such as the Dock Link, Heritage Link and Community Link and other enhanced routes across and through the Site
- Other cafe/bar/restaurant facilities (existing and new) where music / art can create the buzz of a vibrant creative centre
- Pubs (existing and new): building on the Mayor of London’s commitment to protecting pubs with heritage and cultural value for their communities
- Facilities to encourage and develop the night-time economy, building on the huge success of the Printworks London, potentially allowing a mixture of professional events and free or community gigs, supported the main programme)
- Existing spaces such as the many and varied halls that belong to Tenants and Residents Associations, which play a critical role in hosting local events and activities - and which could be supported by building the capacity of the organisations that run or use them.
3.29 The features of the public realm identified above (and others yet to be developed) will enable people to interact in new and interesting ways, to enjoy each other's company and the environment, including the potential for multi-site experiences (e.g. through walking tours). Public spaces, in general, will provide an exciting platform for an imaginative programme of temporary activities, events and amenities. Temporary structures (e.g. artworks, sculptures and exhibitions) could also be created alongside seasonal or cultural decorations and temporary food and drink stalls. It will also be important to work with other elements of the public realm, outside the ‘red line’, to deliver festivals or events across multiple locations.

![Figure 13: World by the Water, Heritage Exhibition participation activities, Winter 2018](image)

KSA 3: A PLACE TO WORK

The Creative Economy

3.30 Southwark’s Chamber of Commerce identifies as its key growth areas:
- Tourism
- Arts
- Technology Media and Telecommunications (TMT)
- Speciality Foods

3.31 In order to support all these elements of the creative economy we will seek to ensure that:
- The cultural sector creates opportunities for sustainable employment within a strong, highly skilled local economy
- Existing networks are enhanced and new ones created
- Creative businesses are encouraged to take advantage of the available networks and to access capacity-developing opportunities such as:
  - Access to shared facilities and mutually beneficial skills
  - Temporary spaces on a short-term or meanwhile basis
Skills development including in those fields – communication, negotiation, persuasion, team-building – that are central to the arts and could be led by cultural agencies

Training and apprenticeship pathways for cultural businesses including through partnership with third party delivery agencies and Southwark Council’s support of bursaries and apprenticeships.

Employment

3.32 The Socio-Economic research noted that, although many residents feel it is easy to access employment opportunities in the rest of London because of the area’s location and transport connections, the majority feel there are very few well-paid job opportunities locally: approximately half of residents who do not work locally would like to do so. The Development offers the potential for growth in the creative economy and employment and the chance to re-create in a new town centre the feeling of bustle and industry that once characterised the docks.

3.33 The Development will result in thousands of construction jobs being created, and the completed office and retail provision will be home to around 20,000 roles across a wide range of sectors. The Development will also create many apprenticeships and training opportunities in construction and end use. Our aim is to ensure that the local community is able to take advantage of the employment and training opportunities created, prioritising local access and supporting those who face barriers to participation. We intend to do this through specific programmes and initiatives which support people into employment and enable progression across all levels and all types of opportunity. In many cases we don’t yet know the range of employment types that will be available; however, we will be alert and pro-active to the potential for initiatives in the cultural sector.

3.34 An important element in the new provision is likely to be the proposed new Leisure Centre containing facilities that encourage and make it easier for people in the community to be more physically active (contributing to Key Strategic Aim 4: ‘Happy and Healthy’). Apart from the opportunities for the cultural sector to use some of these resources (e.g. for dance or yoga classes), many of the skill-sets required to operate this facility (technical, catering, event management, box office and IT systems) will be highly transferable into other ‘entertainment industry’ sectors. We will, accordingly ensure that such synergies are constantly under consideration through our estate management.

3.35 We should also note Arts Council England’s analysis, in its 2015-16 report, Equality, Diversity and the Creative Case, which shows that BME people make up only 17% of the cultural workforce in England’s 663 National Portfolio Organisations – and disabled people a mere 4%. More needs to be done to improve diversity especially at leadership level. We will support environments, networks, working cultures and partners that will encourage artists, makers and producers from a range of backgrounds to consider careers in the creative industries.

Business Support

3.36 Supporting the local businesses of today and tomorrow is also key to ensuring a thriving local economy in and around the Development Site. We are already piloting ways of doing this, for example:

- The Start Up and Thrive programme run by Tree Shepherd aims to encourage and support start-ups and entrepreneurs
- The Musicity project in September 2017.

3.37 Local cultural organisations are, of course, often businesses and can benefit from business-focused initiatives. As noted in Section 1, a great number of creative and cultural individuals and organisations are already based around Canada Water and we – in common with the Mayor of London’s draft London Plan – recognise that the presence of such individuals and companies is the yeast that enables communities to rise. It is essential, therefore, to ensure the continuing vitality of cultural life in the area. It is widely recognised, however, that the success of London as a global city has had a
challenging repercussion in that the rise in property prices and rents has made it increasingly difficult for creative entrepreneurs and businesses to sustain themselves in the city. Several organisations based in Canada Water have expressed interest in working collaboratively to address this challenge by securing some form of shared or linked premises which could be ‘more than the sum of its parts’. We will work with them (and others that wish to be partners) to explore potential models to enable the Development Site and surrounding area to support these ‘key workers’. As the critical mass of cultural businesses in the locale increases, we will continue to engage with them as to how constructive networking and reciprocity can enhance their effectiveness – including through sharing, for example, skills and physical resources.

3.38 We will tap into the wealth of talent, knowledge, experience and contacts that exist locally to help inform, plan and deliver cultural activities as part of the Canada Water Development. At the same time, we will be open to the idea of other cultural organisations relocating here by creating the conditions and the learning and development opportunities that could nurture a truly creative community of shared values.

Community-business networks

3.39 In addition to the business support initiatives suggested above, we will support activities which bring residents, educational institutions and businesses together in networks that can develop a more connected and resilient community which shares its heritage and culture. We will also embrace opportunities to work in partnership with others outside the ‘red line’ boundary of the Site.

3.40 Congruent with the draft Charter, we will explore establishing a commissioning and residency fund to support cultural initiatives based on business-culture partnerships. Such a project might operate within an innovative management/curatorial structure, involving British Land or future occupiers and engaged cultural organisations, both those already based in/around the Site and others which may move to the locale.

The Night-Time Economy

3.41 Culture in all its aspects is the driver of the night-time economy. This strategy will enhance Canada Water’s capacity to deliver a significant night-time offer and persuade visitors from across London and beyond to experience it. We will continue to explore what elements (e.g. a commercial theatre) could be added to the mix to develop Canada Water’s brand from regionally to (inter)nationally significant.

KSA 4: A PLACE TO BE HAPPY AND HEALTHY

Creative people

3.42 Creativity is essential to the wellbeing of individuals and communities. Consequently, we are committed to ensuring that everyone has access to a high quality cultural offer regardless of their background, knowledge, skills, needs or experience (Southwark Council’s Cultural Strategy). In particular, we aim to ensure that no one on or around the Canada Water Site is excluded or discouraged from engaging for reasons of background or life-stages. In addition to encompassing diversity of ethnicity, gender and socio-economic status, it is important for a future-facing development to recognise the ageing of our population: the fastest growing age group in Southwark over the next 5-10 years will be the over 65s (32% of the population).

3.43 Community-based initiatives will build a broad sense of shared experience as Canada Water is transformed and the community develops. Activities may range from street parties to skateboarding, communal feasts to treasure hunts. As noted elsewhere, local people have spoken about the success of outdoor and indoor gatherings, parties and festivals, both intergenerational and generation-specific, from the very small to the large, marking seasons and celebrating people, historical events and dates of significance. The provision of food for all to enjoy has regularly been cited as crucial to the success of any community event.
3.1 One of the most fruitful ways of building relationships and creating community bonds has, from time immemorial, been bringing people together to share healthy food. The Canada Water public realm (parks/spaces/squares) and some buildings will contain a number of communal tables where people can eat on a daily basis. Local food-growing opportunities are already available in close proximity to the Site, courses on food growing at home are offered at nearby Surrey Docks Farm through the ‘Bloomin’ Southwark’ programme and Edible Rotherhithe will also add to this movement. We will seek to build on these and also include in our annual programme particular events for focused celebrations around shared meals, often in association with particular socio-cultural or ethnic groups, for example, the Scandinavian market on Albion Street or a Chinese festival.

Environmental and Seasonal Programming

3.2 Environmental sustainability is, perhaps the issue of our times. Other parts of British Land’s application deal with how we are approaching this through the built and landscape environments. This section addresses how we will approach it through activities.

3.3 We will respect and work with the protected environmental areas in and around the Site, developing seasonal programmes sympathetic to them and highlighting their presence in the Rotherhithe and Surrey Docks area.

3.4 In conjunction with Global Generation and intergenerational groups including the Global Generation Generators (volunteers aged 14-18) we will aim to co-create pockets of gardens across the Site – in the new parks, within residential courtyards and off-site spaces – places, open to the imagination, which can be made and re-made regularly.

3.5 Perhaps the most recognisable historical characteristic of the Site is its eponymous water – the docks and the river. As the Development unfolds, we will actively explore how culture can best inform and
build on its riparian qualities – through walks, piers and crossings. We will seek to ensure that the centrality of water to the area is reflected in our infrastructure (e.g. names, iconography and fountains). We will also explore options for a major sustainable water feature on the Site (e.g. an urban waterfall) to draw people from across London who could then follow water trails to other parts of the local area. This will celebrate Canada Water’s nature whilst also providing opportunities to promote tourism into the area in conjunction with the capital’s Visit London team.

Figure 15: Example of communal eating at a street event © Ari Zelenko

Linkages to other Aims

3.6 Previous sections have indicated strands of work that could also contribute to the ‘happy and healthy’ agenda. For ease of reference, a summary of these is provided below:

- Visual arts commissioning programmes in the newly created park and across the Rotherhithe and Surrey Docks area, including work by Café Gallery Projects (CGP) and developed in close consultation with residents and local businesses. These are likely to include some permanent and many temporary or rotating installations providing variety and fresh stimuli, many developed in close consultation with residents and local businesses
- Festivals and large-scale community events, possibly including at Spring, Summer, and midwinter nodal points
- Green interventions growing steadily and organically; serving as a creative laboratory with wellbeing at its heart
- Programmes of residencies and commissions (e.g. involving poets through the Poetry School at the Dock Offices and locally generated initiatives through collaborations with Tenants and Residents Associations)
- All-day celebratory events and night-time activity, indoors and out
- Welcoming spaces for people, across generations and sections of the community, to congregate and interact. The nature of those interactions will be determined by local people, inspired by locally-generated ideas and enabled by British Land opening up the spaces, providing appropriate infrastructure (e.g. power supplies) and offering facilitation through the estate management team
Exemplary access to all activities for people with disability (including signed, audio-described, sensory and relaxed performances) accompanied by broadly-disseminated information for them and comprehensive equality/disability training for staff; we intend to work with specialist organisations (e.g. Southwark Disablement Association which we met during our consultation) to develop a dedicated approach to serving the disability community.

A focus on key target groups, especially the young and the elderly both of which can be particularly susceptible to isolation and loneliness.

3.7 We will also explore opportunities for:

- Developing an initiative around ‘cultural prescription’, an evolution of the social prescribing model
- Exploring scheduling for culture to encourage people to remain at Canada Water into the evening (e.g. programmes of events, talks and walks at the end of the working day or collaborations between retail/catering spaces and cultural providers), thereby relieving peak-hour pressure on transport networks.

![Figure 16: Illustration of the potential new park](image)
Section 4: Supporting the Vision

PRINCIPLES

4.1 In addition to the principles set out in Section 3, the implementation of the Canada Water Cultural Strategy will be underpinned by strong systems – which will be developed as part of the planning determination period and beyond – for:

- Effective governance, backed by strong management, capable of enabling effective decision making that meets British Land’s needs whilst balancing – and being accountable to – the aspirations of various stakeholders (e.g. business and resident communities, Southwark Council and the GLA, creatives and visitors)
- Working across British Land, sub-contractors and third parties to ensure synergies and mutual enhancement between Culture and all other project strategies
- Financial and environmental sustainability, including developing and regularly reviewing a rolling cultural business plan, based on the strategic objectives
- Maintaining and strengthening external relationships, including by:
  - Engaging community representatives in our cultural decision-making
  - Maintaining dialogue with other developers in the area to explore joint working on cultural initiatives
  - Working with Southwark Council to refine the draft Social Regeneration Charter document and governance structure; which will govern much of the resource required.

NEXT STEPS

4.2 This strategy will be shared, discussed and evolved with Southwark Council and the GLA as part of the planning determination period. We will continue to discuss the thinking around the Culture Strategy with interested third parties over the whole planning period.

4.3 Subject to grant of planning permission we will develop more detailed plans for the delivery of the Strategy, in particular the first phases. These will include the establishment of the governance and management systems outlined above, SMART targets and pilot projects designed to achieve our Key Strategic Aims.
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