**Plot A1 overview**

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

**PLOT A1 - EXISTING SITE**

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

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

Plot A1 is a mixed use building formed of:

- A 35-storey tower, with three lower 6 storey buildings
- Retail and office at lower levels (1,028 m² GEA* retail and 16,344 m² GEA* workspace)
- 186 homes within the tower element (21,580 m² GEA*) including intermediate affordable and market homes

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

**SUMMARY OF CONSULTATION TO DATE**

- **2014 - 2017:** Consultation on the principles of Plot A1 over four main stages of consultation.
- **Autumn 2017:** Alongside development of the First Detailed Plots, one to one meetings / home visits were offered to c.260 households in close proximity to Plots A1 & A2.
- **January 2018:** Neighbours were invited to a dedicated session with the detailed design team to specifically discuss the proposals for Plot A1.
- **There have also been further (ongoing) meetings and discussions with neighbouring residents.**

Please see below extracts from the Statement of Community Involvement for more information on Plot A1 consultation and feedback in the pre-application process.

**GROUNDFLOOR USE & PUBLIC REALM IMPROVEMENTS**

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

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

**GROUND FLOOR USES**

- Residential
- Semi-public workspace entrance hall
- Shops / Road
- Servicing / other

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

**ILLUSTRATIVE IMAGES OF THE SEMI-PUBLIC OFFICE ENTRANCE HALL**
Plot A1 is a car-free development and no car parking or parking permits will be provided for residents, visitors and people working in the building. The Site is well-located in respect to public transport, with a PTAL (Public Transport Accessibility Level) of 6a (which is rated as Excellent).

Cycling parking provision is in line with London Plan (2016) and includes a total of 486 long-stay and 44 short-stay cycling spaces (split between residential, office and retail uses). Servicing and deliveries (with the exception of one retail unit) can be accommodated off-street, within the ground floor service yard, which includes 3 loading bays and it’s shared across uses.

The Transport Statement confirms that Plot A1 will generate minimal vehicular traffic and congestion. The AM peak hour and that the projected AM peak hour public transport trips (419) can be accommodated by the public transport network. A Framework Travel Plan has been prepared for Plot A1 to enable and encourage future employees and visitors to travel by sustainable modes.

Q. Can there be more resident parking to avoid ‘parking overspill’?

Headline Response: Plot A1’s location next to the Canada Water Bus and Underground Stations makes it one of the most accessible locations in the area (Transport for London’s (TfL) Public Transport Accessibility Level (PTA) is 6a which is rated as excellent).

Emerging GLA / Southwark Council Policy also supports Plot A1 as a car-free development with no car parking provision. This will be enforced by residents, visitors and people working in the building being unable to apply for off-street parking permits. This will be clearly communicated to residents and tenants prior to their occupation and will be secured through their leases.

Extensive cycle parking facilities will be provided for all users of the building to encourage more sustainable modes of travel. A car club facility may also be provided to provide further car parking, allowing for efficient parking for occupants of the development. The scheme and the initiatives which we are supporting are in line walking and existing emergency GLA / Southwark Council planning policies and TfL’s principles of Healthy Streets.

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

Headline Response: The daylight/sunlight impacts on the vast majority of neighbouring properties are within the required BRE (Building Research Establishment) envelope criteria or relative daylight and sunlight values which are typical of an urban environment and therefore will be acceptable in this context.

The Environmental Statement provides detailed analysis of daylight/sunlight impacts and our team would be happy to help explain these in greater detail if you have any specific query about a specific property or around the methodology used.

Q. Can you provide more information on proposals for the former Rotherhithe Police Station?

Headline Response: Proposals for the former Rotherhithe Police Station site have been submitted in outline only at this stage, with design details to come forward in the future. The future building set the maximum massing and height of any future building on this site, and the Masterplan Design and Access Statement shows an illustrative view of how this might look. People working at the site mobile to Canada Water Zone M2.

There will be engagement with the local community on the detailed designs as they come forward. In the meantime, we have submitted a planning application to change the use of the Police Station to allow it to be actively used until it is redeveloped.

HOMES
FOR MORE DETAILS SEE: HOUSING STATEMENT & PLANNING STATEMENT

Plot A1 will provide 186 homes. The first residential detailed plots, Plot A1 and Plot K1, combined will deliver a minimum of 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant funding). The majority of affordable housing will be located in Plot K1 with some intermediate affordable homes located in Plot A1.

The residential accommodation significantly exceeds the minimum Greater London Authority and Southwark Council space standards and 95% of units are dual aspect. Resident amenity space is provided through balconies and three communal roof spaces, designed for play and a range of uses with wind protection measures to extend use of these spaces for most parts of the year.

Q. Can the height of the tower be reduced?

Headline Response: We understand that the height and the massing of the proposed tower element has been of interest to our neighbours since a tall building of 50 storeys was put forward. However, the maximum massing and height of the building has been reduced to 35 storeys and its design has been revised in response to feedback specifically to mitigate some of the issues around impact and mass. In Planning Policy terms, Plot A1 is located within the Greater London Authority’s (GLA) Canada Water Opportunity Area and the GLA Housing Zone, and is also located within Southwark Council’s Urban Design Area Action Plan ‘Core Area’. It’s in these areas where the GLA and Southwark Council seek to maximise housing delivery and new jobs to meet the pressing needs of London and the borough.

The tallest element of Plot A1 has been deliberately located in its location to enable it to form a ‘cluster’ with the existing tall buildings - Columbia, Regina and Ontario Point. This is a typical townscapes approach and one that has been discussed extensively with the GLA and Southwark Council.

Following careful testing of various design options, and a detailed review of townscapes, daylighting/aural and microclimate impacts, we are confident that the Plots proposal offers an acceptable and high-quality landmark building in this location.

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

Headline Response: The control of noise has formed an integral part of the design process of the building. Impact from the external plant has been minimised by locating most of the plant in the basement and the remainder at roof level of the tallest buildings. The loading bays are located within the service yard inside the building to minimise noise.

With respect to potential noise generated by the Dock Office Courtyard uses, we expect the activities to be controlled by planning conditions and the Estate Management Plan. The Courtyard, Plot A1 and the rest of the public streets and spaces will be managed by Broadgate Estates who are very experienced in managing similar spaces in similar locations across London.

Q. How will you improve safety behind the Dock Offices?

Headline Response: Safety is a key priority for us, and British Land are regularly meeting with the local Police teams and are engaging the Secure by Design officers. The addition of building A1 with its associated footfall, surveillance CCTV and the Broadgate Estates portfolio will support initiatives to reduce crime in the area and a security strategy is being developed.

Appropriate security measures including CCTV cameras will be put in place behind the Dock Offices and the activity and improved connectivity around the Dock Office Courtyard will significantly increase safety and improve the lighting of the area.

There will be no public access to the strip at the rear of the Former Dock Offices, but it is necessary to retain it for building maintenance and escape purposes. The strip will be secured and controlled by Broadgate Estates, British Land’s subsidiary on-site estate management team.

Q. What will the impacts of construction be? Will the pedestrian route along the western edge of Canada Water Dock be retained?

Headline Response: All contractors will be required to adhere to the Considerate Contractors Scheme. British Land has won 24 National Site Awards for its highly considerate work. A Construction Management Plan will have to be agreed with Southwark Council prior to the commencement of any construction on site. This will agree limits on noise and restrictions on construction hours to ensure that local neighbours are not unnecessarily impacted during construction. There will also be a designated point of contact for any issues on-site or local residents concerned.

We are planning a Construction Liaison Group for the Canada Water Masterplan project to review resident engagement and address local concerns arising from the construction phases.

We will seek to keep the pedestrian route along the western edge of Canada Water Dock open during the construction works, but there will be times when this is not possible and the area will be closed to ensure the safety of those involved.

Q. Can you guarantee that internet / mobile & satellite reception won’t be impacted?

Headline Response: British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network and the Canada Water development. Investment into the local network is not expected to negatively impact existing user experience.

Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception surveys will be undertaken to ensure any impacts caused by the new buildings are identified and appropriate mitigation is provided.

SUSTAINABILITY TARGETS
FOR MORE DETAILS SEE: A1 SUSTAINABILITY & ENERGY STATEMENT

Office: BREEAM – ‘Excellent’ rating
Retail: BREEAM – ‘Very Good’ rating
Residential: Home Quality Mark - ‘3 Star’ rating

Q. What is the use of the Police Station to allow it to be actively used until it is redeveloped.

Headline Response: The Police Station building set the maximum massing and height of any future building on this site, and the Masterplan Design and Access Statement shows an illustrative view of how this might look. People working at the site mobile to Canada Water Zone M2.

There will be engagement with the local community on the detailed designs as they come forward. In the meantime, we have submitted a planning application to change the use of the Police Station to allow it to be actively used until it is redeveloped.

Q. Can you guarantee that internet / mobile & satellite reception won’t be impacted?

Headline Response: British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network and the Canada Water development. Investment into the local network is not expected to negatively impact existing user experience.

Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception surveys will be undertaken to ensure any impacts caused by the new buildings are identified and appropriate mitigation is provided.

ACCESS, PARKING & TRANSPORT
FOR MORE DETAILS SEE: PLOT A1 TRANSPORT STATEMENT, TRANSPORT ASSESSMENT & PLANNING STATEMENT

_plot A1 highlights_ View of the south east corner Plot A1, from the High Street

Plot A1 is a car-free development and no car parking or parking permits will be provided for residents, visitors and people working in the building. The Site is well-located in respect to public transport, with a PTAL (Public Transport Accessibility Level) of 6a (which is rated as Excellent).

Cycling parking provision is in line with London Plan (2016) and includes a total of 486 long-stay and 44 short-stay cycling spaces (split between residential, office and retail uses). Servicing and deliveries (with the exception of one retail unit) can be accommodated off-street, within the ground floor service yard, which includes 3 loading bays and it’s shared across uses.

The Transport Statement confirms that Plot A1 will generate minimal vehicular traffic and congestion. The AM peak hour and that the projected AM peak hour public transport trips (419) can be accommodated by the public transport network. A Framework Travel Plan has been prepared for Plot A1 to enable and encourage future employees and visitors to travel by sustainable modes.

Q. Can you guarantee that internet / mobile & satellite reception won’t be impacted?

Headline Response: British Land are engaged with telecom service providers to implement expansion and improvement to the existing local network and the Canada Water development. Investment into the local network is not expected to negatively impact existing user experience.

Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception surveys will be undertaken to ensure any impacts caused by the new buildings are identified and appropriate mitigation is provided.

ACCESS, PARKING & TRANSPORT
FOR MORE DETAILS SEE: PLOT A1 TRANSPORT STATEMENT, TRANSPORT ASSESSMENT & PLANNING STATEMENT

_plot A1 highlights_ View of the south east corner Plot A1, from the High Street

Plot A1 is a car-free development and no car parking or parking permits will be provided for residents, visitors and people working in the building. The Site is well-located in respect to public transport, with a PTAL (Public Transport Accessibility Level) of 6a (which is rated as Excellent).

Cycling parking provision is in line with London Plan (2016) and includes a total of 486 long-stay and 44 short-stay cycling spaces (split between residential, office and retail uses). Servicing and deliveries (with the exception of one retail unit) can be accommodated off-street, within the ground floor service yard, which includes 3 loading bays and it’s shared across uses.

The Transport Statement confirms that Plot A1 will generate minimal vehicular traffic and congestion. The AM peak hour and that the projected AM peak hour public transport trips (419) can be accommodated by the public transport network. A Framework Travel Plan has been prepared for Plot A1 to enable and encourage future employees and visitors to travel by sustainable modes.
Plot A2 overview

This board provides a headline overview of the Plot A2 proposals. Please view the various planning documents for full details, or talk to a member of the project team.

SUMMARY OF CONSULTATION TO DATE

- **January 2015 onwards:** Ongoing engagement (meetings, letters, home visits) with adjacent site neighbours. Initial home visits took place in relation to the former 'Plot 6' site for the Leisure Centre.
- **May 2017:** British Land commitment to retain green space adjacent to Prince of Orange Walkway. After being asked by Southwark Council to carry out a study of alternative Leisure Centre locations, British Land consulted on three locations within the Masterplan area (A2 was preferred locally).
- **Autumn 2017:** Alongside development of the First Detailed Plots, one to one meetings / home visits were offered to c.260 households in close proximity to Plots A2 and A1.
- **January 2018:** Neighbours were invited to a dedicated session with the detailed design team to specifically discuss the proposals for Plot A2. Plus ongoing meetings and discussions with neighbouring residents.

Please see below extracts from the Statement of Community Involvement for more information on Plot A2 consultation and feedback in the pre-application process.

- **Leisure centre at ground and basement levels** (5,979 m² GEA*).
- **Retail units along the High Street** (890 m² GEA*).
- **Workspace at upper levels** (21,744 m² GEA*).

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

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

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

PLOT A2 PROPOSALS - KEY FACTS & USES

Plot A2 is formed of an L-shaped building which is six storeys on the High Street and steps down towards neighbouring residential properties. It will provide:

- Leisure centre at ground and basement levels (5,979 m² GEA*)
- Retail units along the High Street (890 m² GEA*)
- Workspace at upper levels (21,744 m² GEA*)

PLOT A2 PROPOSALS - OVERVIEW

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

- Landscaping the Dock Offices Courtyard
- Replanting and redesigning the western Dock edge
- Providing the first part of the new High Street
- A new cycle and pedestrian route to Lower Road

GROUND FLOOR USE & PUBLIC REALM IMPROVEMENTS

- ** Workspace (entrance)**
- **Shops / food & drink**
- **Leisure centre**
- **Bike hub**
- **Servicing / other**

PLOT A2 - EXISTING SITE

Plot A2 is located in the north-western corner of the Site. Plot A2 is bounded by the new route ‘Dock Office Walk’ linking to Lower Road and Plot A1 to the north, Canada Water Dock and the High Street to the east, residential properties along Lower Road and Hothfield Place to the south and west and Development Zone B to the south. The Site is currently occupied by surface car parking for the Surrey Quays Shopping Centre and a petrol filling station associated with the Tesco Superstore.
Q. How will it impact neighbours’ sunlight/daylight, views and privacy?
Headline Response: Neighbours have been a core consideration from the outset of the design of A2. Extensive changes have been made to the design to reduce the impact on daylight/sunlight and privacy, including setbacks, height reductions, stepping the building and creating setbacks. The building has been slanted to minimise impact related to daylight/sunlight and overshadowing, however, some impact is unavoidable when developing on an undeveloped site.

Q. Can the building height be reduced and further set-back away from neighbours’ homes? Can the ‘arm’ of the building be reduced to prevent Hothfield Place being encircled on two sides?
Headline Response: During the design process extensive testing of daylight, sunlight and overshadowing resulted in the building height being reduced and a rammed concrete ground floor to the western arms of the building, facing Hothfield Place. Further setbacks and height reductions would not have a significant impact on daylight/sunlight for neighbouring residents.

Q. Will there be odour from the swimming pool or pollution from the building?
Headline Response: Appropriate management of pool facilities eliminates the ‘chlorine smell’ associated with older pools. However, after concerns were raised by neighbours during visits in 2017, the design was changed to provide the additional precaution of venting air from the pool up through the building to roof level rather than being vented out through the wall. Although near houses, A2 will utilise a ‘passive-venting’ system, which would also eliminate the source of petrol fumes behind the homes at Hothfield Place.

Q. How can you guarantee that the proposed planting will ensure privacy and be well maintained?
Headline Response: ‘Planting’ will be the chosen insurance, year-round foliage cover at the appropriate levels. Both the type of planting and its maintenance regime will be subject to a planning condition which will require full maintenance details to be provided and the planting to be in place prior to the building being occupied. We would be happy to discuss this in more detail with you at the appropriate time.

Q. How will the new activities and servicing impact noise levels?
Headline Response: By shifting Deal Porter’s Way further away from Hothfield Place and moving the Petrol Filling Station, PLOT A2 will eliminate a significant source of vehicle noise and disturbance for neighbours.

Q. Can you provide more information on access through Hothfield Place, designs for the building to the south of A2 (B1), proposals for the former Rotherhithe Police Station?
Headline Response: Appropriate management of public access routes around and to the existing access to the Masterplan site from Hothfield Place. Access has been increased on previous occasions, and British Land has committed to discuss and agree future access arrangements with local residents. B1 begins to be designed (this will incorporate a review of the height of the building as part of the first phase of the development). We look forward to working with consultants with local neighbours and the planning team, with the development of the site.

Proposals for the former Rotherhithe Police Station site have been submitted in outline only as this stage, with design details to come forward in the future. The Masterplan Design and Access Statement includes an illustrative scheme for the redevelopment of this site (referred to as Development Zone M) which gives an indication of the potential form and massing of the new building.

Q. Can you provide information on access through Hothfield Place, designs for the building to the south of A2 (B1), proposals for the former Rotherhithe Police Station?
Headline Response: The green space next to Prince of Orange Walkway will be retained and enhanced. We have engaged local community stakeholders in discussions over the future of the site, and will continue to do so as we progress with designs. The plans have not currently been progressed beyond what is contained in the outline masterplan application, but we hope to meet soon with new ideas.

Q. Can Seven Islands Leisure Centre be re-built in the existing location rather than on A2?
Headline Response: Southwark Council are clear that they do not regard re-development of a new leisure centre on the existing Seven Islands site as an option. PLOT A2 provides for a larger, more modern leisure centre with improved facilities compared to the current Seven Islands, and it allows for continuous service provision while the new leisure centre is built.

Q. Can the pool be the same size / depth as the existing pool at Seven Islands Leisure Centre?
Headline Response: The existing Seven Islands pool is a 6-lane, 33m pool that allows for swimming activities for all ages. It can accommodate up to 16 swimmers for competitive swimming. The pool will be upgraded to include a swimming pool of the same size / depth as the existing pool at Seven Islands Leisure Centre.

Q. What will the impact of construction be?
Headline Response: All contractors will be required to adhere to the Considerate Construction Scheme. British Land has won 24 National Site Awards for its highly considerable work. A construction management plan will have to be agreed with Southwark Council prior to the commencement of any construction on site. This plan will agree limits on noise and restrictions on construction hours to ensure that local residents are not unnecessarily impacted during construction. There will also be a designated point of contact for any issues on-site or local resident concerns. We are planning a construction liaison group for the Canada Water Masterplan project to review resident engagement and address local concerns arising from the construction process.

Q. Can you guarantee that internet / mobile & satellite reception won’t be impacted?
Headline Response: British Land are engaged with telecom service providers to implement an assessment and improvement to the existing local network. The Canada Water development is not expected to negatively impact existing user experience. Potential impacts to TV and radio reception have been assessed. Pre-construction and post-construction TV reception studies will be undertaken to ensure that any impacts caused by the new buildings are identified and appropriate mitigation is provided.
**Plot K1 overview**

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

**SUMMARY OF CONSULTATION TO DATE**

- **2016 - 2017:** Consultation on the principles of Plot K1 through two main stages of public consultation.
- **January 2018:** Public consultation on the detailed proposals for K1.
- **March 2018:** Dedicated local stakeholders session with the design team to specifically discuss the proposals for Plot K1.
- There will be an ongoing K1 working group to discuss the scheme and potential improvements to surrounding areas such as Roberts Close and Russia Walk.

Please see below extracts from the Statement of Community Involvement for more information on Plot K1 consultation and feedback in the pre-application process.

**Plot K1** is a 5 to 6 storey residential building including family homes, stepping down towards Russia Dock Woodland:

- **84 homes**
  - (7,723 m² GEA*)
- **K1 is 100% affordable housing**
  - 71% social rent
  - 29% intermediate rent
- **Including:**
  - 24 1-bed homes (29%)
  - 26 2-bed homes (31%)
  - 34 3-bed homes (40%)

* GEA stands for Gross External Area, this is a measure of the whole area of a building including family homes, stepping down towards Russia Dock Woodland.
** Subject to grant availability.

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**Plot K1 PROPOSALS - KEY FACTS & USES**

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

- **March 2018:** Consultation on the principles of Plot K1
- **2016 - 2017:** Community Involvement for more information on Plot K1

Please see below extracts from the Statement of Design and Access Statement

**MASSING - BIRDSEYE VIEW LOOKING EAST**

**EXISTING & PROPOSED VIEWS, LOOKING SOUTH WEST ON ROBERTS CLOSE**

**TYPICAL UPPER FLOOR**

**NOTES:**
- All dimensions to be checked on site by the Contractor.
Following meetings with local residents and stakeholders, the building is six storeys at its maximum height and steps down to five storeys towards Russia Dock Woodland. The plot is a masonry building, influenced by the historical context of the area which relies heavily on brick. Visual interest is achieved through detailing, use of material, windows and balconies. There is also an opportunity to incorporate subtle painted signage to the creation of a large courtyard space at the heart of the development that is overlooked by the decked access that also provides a communal amenity and social space by all residents.

A key design objective for Plot K1 is to create a community focused housing development that encourages social interaction. This vision informed the building layout and led to the creation of a large courtyard space at the heart of the development that is overlooked by the decked access that also provides a communal amenity and social space by all residents.

Plot K1 will provide 84 homes including a mix of 1, 2 and 3 bed homes (see breakdown on board 3). It will include family homes which is appropriate and desirable given the location of the plot adjacent to Russia Dock Woodland and other new residential schemes along Queen’s Way.

The first residential detailed plots, Plot A1 and Plot K1, combined will deliver a minimum of 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant availability). Plot K1 will provide 84 affordable homes (split 71% social rent and 29% intermediate) and Plot A1 will provide 186 homes, some of which will be intermediate affordable homes.

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

**DESIGN, CONTEXT & MATERIALITY**

A key design objective for Plot K1 is to create a community focused housing development that encourages social interaction. This vision informed the building layout and led to the creation of a large courtyard space at the heart of the development that is overlooked by the decked access that also provides a communal amenity and social space by all residents.

Plot K1 is a masonry building, influenced by the historical and contemporary context of the area which relies heavily on brick. Visual interest is achieved through detailing, use of material, windows and balconies. There is also an opportunity to incorporate subtle painted signage to the brickwork in reference to the former industrial dock buildings. The street elevations are robust and masonry; with lighter, colonnaded bays to the inner courtyard.

The building is six storeys at its maximum height and steps down to five storeys towards Russia Dock Woodland, ensuring that it is not visible from the main grassed space of Russia Dock Woodland. Following meetings with local residents and stakeholders, additional off-site public realm improvements are being investigated for Russia Walk and Roberts Close to offer enhanced play/amenity for existing and future residents.

**ACCESS, PARKING & TRANSPORT**

Plot K1 will be car-free except for 4 wheelchair blue-badge parking spaces to serve the wheelchair accessible units. New residents will not have the ability to apply for parking permits, but they will have access to a car club service.

Cycle parking is in line with London Plan and Southwark Council standards and 142 long-stay and 4 short-stay cycle parking spaces will be provided.

Delivering and servicing is from Roberts Close and can be accommodated within the existing road layout.

The Transport Statement confirms that the number of trips arising from the Plot K1 will be minimal and will not have a noticeable impact on the existing transport network. Please refer to the transport statements for more information.

**SUSTAINABILITY**

Efficiency: Excellent insulation reducing heat losses in the winter and dual aspect layouts maximising cross ventilation in the summer.


Ecology: Green and brown roofs.

**HOMES**

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

Plot K1 will provide 84 homes including a mix of 1, 2 and 3 bed homes (see breakdown on board 3). It will include family homes which is appropriate and desirable given the location of the plot adjacent to Russia Dock Woodland and other new residential schemes along Queen’s Way.

The first residential detailed plots, Plot A1 and Plot K1, combined will deliver a minimum of 35% affordable housing with a policy compliant tenure mix of 70% social rented and 30% intermediate (subject to grant availability). Plot K1 will provide 84 affordable homes (split 71% social rent and 29% intermediate) and Plot A1 will provide 186 homes, some of which will be intermediate affordable homes.

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

**KEY QUESTIONS**

Below is an overview (non-exhaustive) of the plot-specific questions and concerns raised at previous meetings and through consultation. A short response from British Land is provided below for reference and full details can be found in the various planning documents, or please speak to a member of the team.

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

**Headline Response:** The current proposal sits within the recommended density bands set out in both the London Plan and the Canada Water Area Action Plan. The height of the proposed scheme (5-6 storeys on the main block with a single-storey plant endcaps) is of a similar scale to neighbouring residential blocks. It is of an exemplary design standard and does not have a negative impact on key views from Russia Dock Woodland or elsewhere. It provides a generous, south-facing courtyard for residents and improved public realm along Roberts Close. The massing of the scheme achieves the right balance of optimising the site within the existing and emerging context.

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

**Headline Response:** When considering the daylight and sunlight effects of K1, transgressions of the BRE (Building Research Establishment) Guidance will occur to London Square, Quebec Quarter and St John’s Primary School. However, the majority of impacted windows either retain good levels of daylight or are heavily obstructed already, by their overhanging balconies that limit the amount of daylight that can be received today. In addition, a number of windows assessed currently experience unusually high levels of daylight due to the underdeveloped nature of the surrounding context which distorts the BRE statistical analysis baseline.

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

**Headline Response:** Yes. A steering group with local stakeholders is being set up to investigate potential improvements to public realm on Roberts Close and Russia Walk and to establish how the woodlands and the building’s environmental approaches can be aligned. We are aware of recent incidents of crime and anti-social behaviour in the local area and are already working with the Metropolitan Police and local residents to support safety improvements in the local area.

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

**Headline Response:** This building helps to deliver much-needed homes – including family homes. Across the first two residential plots to be detailed, this includes K1, we will deliver 335 homes with a balance of 70% social rent levels and 30% intermediate tenures (subject to grant availability). In total, K1 provides 84 new homes comprised of 24 1-bed, 36 2-bed and 26 3-bed homes. Specifically, K1 will be 71% social rented homes and 29% intermediate homes.

Q. Why has a shared balcony been used?

**Headline Response:** We strongly believe that the proposed gallery access provides higher quality homes than a traditional inner corridor scheme. The proposed scheme allows 100% of units to be true dual aspect with light and air from two sides. Unlike some older housing blocks, the gallery integrates dedicated amenity spaces as well as access, making it high-quality outdoor space and providing a place for residents meet and interact. The positioning of the cores has been carefully considered so the number of doors off a particular balcony/walkway is minimised and to help social and community cohesion and interaction.

Q. How has the brick colour been explored?

**Headline Response:** The final colour of the bricks and mortar will continue to be explored during the detailed design process and details of materials will be submitted to the Council by way of condition. Various combinations of brick colour, texture, bond and mortar have been tested during design development, with a preference for a warm, reddish brick that reflects the history of brick buildings in the area’s dock heritage. It is proposed that two different colours of brick would be used to distinguish between the inner courtyard and outer façades.

**FOR MORE DETAILS SEE: DESIGN AND ACCESS STATEMENT, VOLUME VI**

**FOR MORE DETAILS SEE: PLOT K1 TRANSPORT STATEMENT, TRANSPORT ASSESSMENT & PLANNING STATEMENT**