

CANADA WATER – SUSTAINABLE NOW AND IN THE FUTURE

We are committed to a strategy at Canada Water that minimises carbon dioxide emissions both now and in the future. We recognise our responsibility to manage environmental impacts and also to limit energy costs for residents, enhancing wellbeing and helping to manage local air quality.

Southwark Council has reinforced its commitment to environmental issues by joining the International Climate Change Campaign and declaring a Climate Change Emergency. We absolutely share these concerns.

Our objectives are aligned with the Mayor of London's plans to build a sustainable London for the future and TfL's 'Healthy Streets' approach has been embedded in the design. By introducing a wealth of new plant life, green open spaces and green buildings, we will increase biodiversity in the area, as well as respecting and enhancing the unique ecology of Canada Water Dock and the heritage of the area.

This development adheres to British Land's Wellbeing Principles to ensure that we are doing our bit to improve people's health, happiness and productivity. As a company, we are measuring ourselves against the UN's Sustainable Development Goals and are constantly piloting new technologies in our developments.

We will also work with local interest groups and schools to maximise the biodiversity and ecological benefit from the Masterplan.

ALL BUILDINGS WILL SUPPORT LOW CARBON LIVING

A MINIMUM OF 35% OF THE MASTERPLAN WILL BE PUBLIC OPEN SPACE

12 ACRES OF OPEN SPACES, INCLUDING A TOWN SQUARE AND PARK

WE WILL DELIVER:

In the first phase of the Masterplan we will achieve or exceed the carbon emissions savings required by the GLA's London Plan. For example, timber used in the construction of the first phase will be 100% sustainably sourced, with all the wood coming from well-managed forests – as certified by the Forest Stewardship Council (FSC) and Programme for the Endorsement of Forest Certification (PEFC). During construction of Phase 1 our target will be for zero waste to be sent to landfill with priority given to reusing, recycling and giving new life to old items. Below we have provided some details on how we will be creating sustainable buildings.

A1:

- 35% reduction in carbon emissions, exceeding Building Regulations. This is achieved through a combination of passive design measures, energy efficient plant, sharing of heating / cooling between building uses and over 200 sq m of solar panels.
- Communal residential amenity space and child play space will be provided on external terraces. These spaces will be home to gardens, beehives, bird boxes and 'insect hotels' as well as wild flower planting to improve biodiversity.
- A car free development with over 450 cycle spaces, three mobility scooter charging spaces.

A2:

- Building designed to minimise energy demand for occupants with the aim of delivering a 35% reduction in CO₂ emissions from the office and retail uses and 20% reduction in CO₂ emissions from the leisure uses.
- Solar panels and a solar hot water system will deliver clean energy to the building.
- Waste heat is captured from the offices and recycled to pre-heat water for the leisure centre.
- Generous terraces with brown roofs, planted edges and planted window boxes to support biodiversity, and features such as 'insect hotels' to encourage pollinators.
- 267 indoor and 80 external cycle spaces with changing facilities to encourage low carbon travel.
- A car-free development except for four accessible parking spaces for people with disabilities.

K1:

- 36% reduction in overall carbon emissions.
- Zero local emission air source heat pump system providing hot water.
- 100% dual aspect homes to encourage natural ventilation.
- 400 sq m internal courtyard planted with varied tree and plant species.
- Brown roofs to support biodiversity.
- A car-free development except for four accessible spaces for people with disabilities and a car club bay.
- 140 cycle spaces to encourage low carbon travel.
- Efficient fittings to reduce water consumption below 110 litres per person per day.

REDUCING OUR CARBON EMISSIONS

- Residential buildings will target zero carbon emissions, with commercial buildings targeting a 35% reduction in carbon emissions (from regulated energy below Building Regulations). Offset payments will be made to Southwark Council to achieve these targets where we cannot meet them on site.
- All buildings will be designed to support low-carbon living. This includes increased insulation, LED lighting, heat recovery systems and air and/or ground source heat pumps.
- Provision of public cycle parking and electric car charging points is prioritised to promote low carbon travel. All our on-site management vehicles will be electric.

TREES AND BIO-DIVERSITY

- Masterplan layout designed to improve ecological and biodiversity links between Southwark Park and Russia Dock Woodland.
- Extensive planting of a variety of tree species, providing different seasonal colours and interest. (Some existing trees will need to be removed due to their condition, or to allow development).
- New trees will also be planted off site and we are already talking to local groups and Southwark Council about where these new trees could be planted.
- We will work with the London Wildlife Trust and local groups to restore the Canada Water Dock water levels and wetland habitat.

We are pleased to be working with **Global Generation** and **London Wildlife Trust** as strategic partners.

GLOBAL GENERATION



- The protection and maintenance of the copse on Prince of Orange walkway, working with Global Generation and local neighbours.

OPEN SPACE

- A minimum of 35% of the Masterplan will be public realm, meaning at least 12 acres of new open spaces and places for everyone to enjoy including a major new 3.5 acre park.
- The Masterplan will deliver the first new London high street in 100 years (starting in Phase 1).
- The 16 streets (covering 3.8km) will be inclusive, well-lit, clearly signposted and give priority to cyclists and pedestrians, reflecting the Mayor's Healthy Streets approach.
- Public spaces will include varied landscaping, places to play, areas of shade, drinking fountains and legible wayfinding.
- Sensitive consideration to the distribution of buildings around the site, respecting their context and neighbours, responding to local feedback where possible.

View of plots A1 and A2 across Canada Water Dock.



FURTHER TO THESE COMMITMENTS

In line with national and local policy we are committed to investing in a future-proofed energy strategy that will see fossil fuels phased out and replaced by electricity. This approach will mean that as the electricity grid decarbonises, the carbon emissions of the Masterplan will reduce, providing a roadmap to zero operational carbon emissions in the future.

Over the next 15 years we expect to see significant changes in low-carbon building technologies and materials, given the rapid pace of innovation, and the national commitment to a low-carbon economy. We will continually review our Energy Strategy to ensure we are adopting the latest cutting-edge technologies to improve building performance and reduce waste and carbon emissions.