

4.3 Virtual Exhibition - The Design Vision



WELCOME

Welcome to this Virtual Exhibition on the Design Vision for Canada Water Dockside.

We are going to ask for your thoughts on the look of the town centre and the new buildings that it contains.

Our proposals are based on earlier engagement with local residents during which you have identified your priorities for this important site. Specifically, the plans incorporate residents' responses to the *Ground Floor Vision* consultation that concluded in April 2021.

We really appreciate the active and positive engagement we have had so far. There is a strong desire for a town centre with a wide range of uses delivering a wide range of job opportunities. We hope the design approach demonstrates the ambition we have to bring forward a new destination for local people, businesses, and visitors.

Thank you for taking the time to contribute to this consultation and if you haven't already done so, please do join our mailing list and feel free to contact us at any time on any matter using the address details below.

HOW TO USE THE VIRTUAL CONSULTATION

Due to government advice regarding COVID-19, we are hosting our consultation online, by post, and through video-conference sessions.

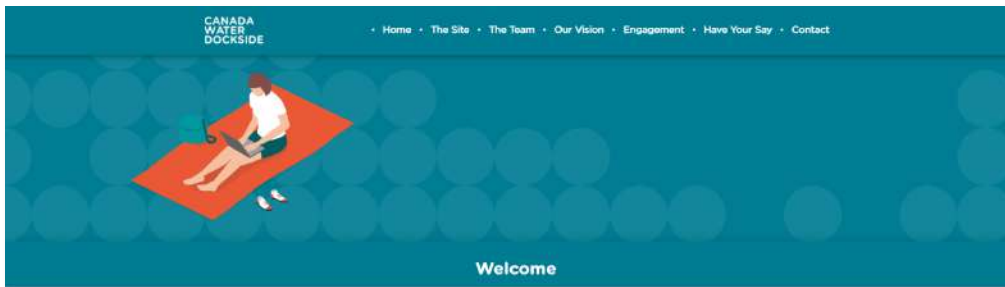
As with our previous online consultations, there are lots of opportunities to provide feedback on the proposed design of Canada Water Dockside throughout.

To start, please scroll down and click the arrow in the bottom right-hand corner of your screen. At the end, you must click SUBMIT to complete your feedback.

Accessibility to information at this time is very important. Please don't hesitate to get in touch with us via phone, post, or email, should you or someone you know require support. You can arrange for a call-back from the project or receive physical copies of the exhibition information and feedback form sent to you for free.

Phone: 020 3900 3676
Email: contact@canadawaterdockside.co.uk
Post: FAO KAN0247 Floor 1, 44-48 Paul Street, EC2A 4LB





A SUSTAINABLE TOWN CENTRE FOR PEOPLE AND BUSINESSES

Canada Water Dockside proposes a vibrant new town centre with pedestrian routes and spaces, complemented by a wide range of public uses such as restaurants, shops, leisure, food markets, and health facilities.

The buildings themselves are designed to attract world-class occupiers who will stimulate the local economy and support both new and existing businesses in the area. In order to achieve this, the buildings must be of a high quality and sustainable.

In the immediate post-pandemic period, it is even more important that new buildings are high quality, flexible, and sustainable. We know how important it is for workers as well as residents to access external spaces such as terraces, roof gardens, public squares, and pedestrian routes, so we want to deliver one of the greenest masterplans in London.

The upper levels contain floors of workspaces aimed at new industries such as media, tech, software development, medicine, and bio research. We envision that these future tenants will forge a strong relationship with the existing community by encouraging them to get to know their neighbouring businesses and residents.

We are also taking the opportunity to introduce a wide range of plants and trees to maximise bio-diversity in the local area. By selecting sustainable and locally sourced materials, these new commercial buildings are designed to minimise their environmental impacts and reduce carbon emissions during construction and long-term operation.

This will enhance the established green routes that run across the Peninsula, creating walking connections and ecological corridors that link together the woodland, parks, and ponds which form such an important part to life on the Peninsula.

This is all done with the aim of creating a vibrant new and sustainable town centre in Canada Water for people and businesses.



Aerial map

OUTLINE PLANNING APPLICATION

Due to the scale of the site, our initial planning application will be submitted in 'outline' with each phase later detailed through a series of subsequent applications.

The outline application for Canada Water Dockside will be submitted to the London Borough of Southwark in Summer 2021. It is normal for a site of this size to submit an outline application first as it provides more opportunity for the design team to develop their proposals. We know that Covid-19 has adjusted how people live and work, and an outline application gives us time to think carefully about how we bring forward our detailed designs.

What is an 'Outline Planning Application'?

The purpose of an Outline Planning Application is to establish the principles of development and to set guidelines to control future development. The Outline Planning Application will be supported by a series of plans known as 'Parameter Plans' which set future design standards and controls such as:

- 1 The range of uses
- 2 Areas which can be built upon
- 3 Areas protected for public space
- 4 Key routes and connections through the site
- 5 Maximum building heights

This approach will allow the masterplan to adapt to the changing demands of the new town centre.

Following the approval of the Outline Planning Application, further detail will be submitted as a 'Reserved Matters' planning application – this will address matters like the design and appearance of the open spaces and the individual buildings. We will continue to ensure we consult with local people throughout this process.

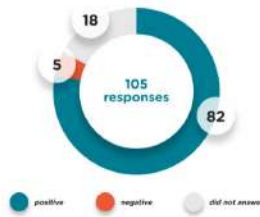
RESPONSE TO THE GROUND FLOOR VISION CONSULTATION

The response to the *Ground Floor Vision* consultation set out in April 2021 has been very positive and we thank all of those who participated. Nearly 1,500 people viewed the consultation and we received over 100 detailed feedback forms. Your comments on the layout of the masterplan and each of the six-character areas have been very helpful.

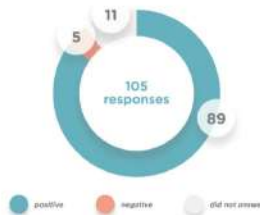
The building designs proposed today are directly influenced by your input and the layouts below show how we propose to fill the ground floor spaces with independent shops, cafes, restaurants, community facilities and a health centre. The buildings are being designed to create expansive and heavily landscaped public routes at the ground plane, with a wide and greatly improved promenade along the dock edge.

This we hope will make a new town centre that local residents are proud of, a place to meet and relax with friends and family, a place to shop and eat, and a hub for health, leisure, and fitness activities.

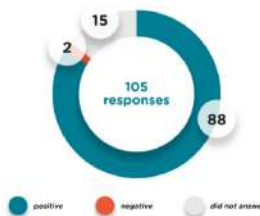
What is your first impressions of potential layout?



Do you approve of the potential ground floor activities?

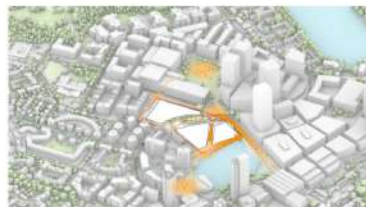


Do you like the approach to green infrastructure?



The buildings are defined by the routes and spaces set out in the *Ground Floor Vision*. The central diagonal boulevard integrates the wider area by making a direct walking connection from Deal Porters Square, across the site to Printworks Square, to the new park and beyond.

This increases pedestrian space and allows for new planting, seating, and landscaping within and around the town centre, creating the capacity for street markets and year-round public events. These public spaces merge into the building ground floors, ensuring public amenities and access do not stop where the buildings meet the ground. This includes uses such as free Wi-Fi, mobility hub, community hub, the medical centre, and food hall.



Buildings are defined by routes and spaces



Buildings are set back further at ground floor

The masterplan must meet the needs of both the established and future communities for many years to come. This means rethinking the traditional high street and its reliance on shops. Our plan is to create a collection of activities and facilities that will place the town centre at the heart of local life. Through the Boulevard, the dock edge, makerspace, a new food market and other convenience, retail, leisure, and community uses, we hope to build a vibrant new town centre that is bustling, safe, and enjoyable day and night, all year round.

Public space continues into the buildings

Creating larger public spaces

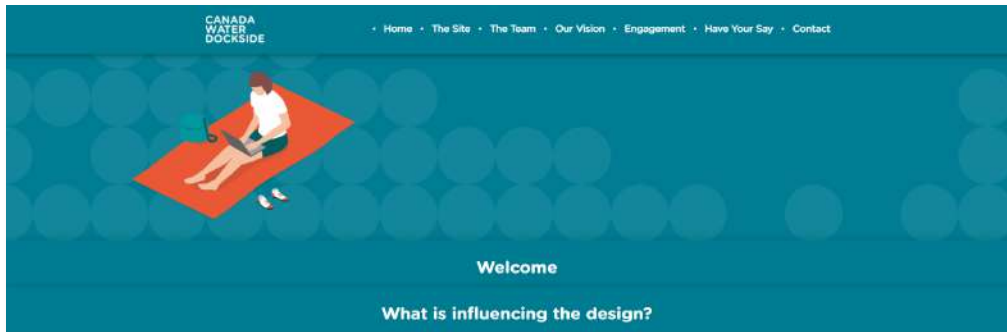
Creating Enhanced Landscaping and Greenery

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You are on step two

The image displays three maps of an urban area, likely Canada Water Dockside, illustrating different urban planning concepts. The first map, titled 'Public space continues into the buildings', shows a street grid with buildings and a central public space area. The second map, titled 'Creating larger public spaces', shows a similar street grid but with larger, more interconnected public spaces. The third map, titled 'Creating Enhanced Landscaping and Greenery', shows a street grid with a large body of water on the left and a central public space area with enhanced landscaping and greenery. Below the maps is a navigation bar with a teal background. It contains a left arrow button labeled 'Click here to go to the previous page', a right arrow button labeled 'Click here to go to the next page', and a progress indicator showing 'You are on step two'.



THE 2013 SCHEME

As discussed at our first Virtual Exhibition in February 2021, the site was granted planning permission by Southwark Council in 2013. This planning permission included the Decathlon store and Porters Edge residential development, both of which are now built. The permission also included a 40-storey residential tower taking the place of what is currently Dock X. In addition, two other buildings of 11 and 24-storeys were proposed west of Surrey Quays Road. Four new nine-storey apartment blocks were proposed on the opposite side of the road to replace the existing Hawker House building.



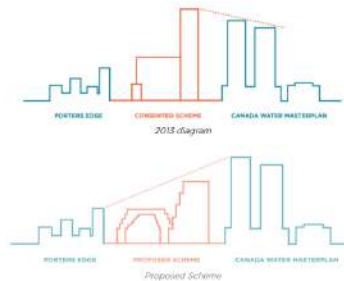
2013 Scheme

British Land's Canada Water Masterplan will deliver thousands of new homes, which gives us the opportunity to rethink what this site can deliver for Southwark. We want to design buildings that deliver high-quality opportunities for world-class employers to settle in Canada Water. Critically we want to build spaces that provide exciting and innovative affordable workspaces for local businesses. This is fundamental to delivering a more diverse and active town centre, and we believe that our vision for the site will provide the range of uses that residents, businesses, and local groups are keen to see come forward.

The scheme is designed from the bottom up: founded on high-quality public spaces and a vibrant ground-floor layout. The designs of the buildings themselves have also been shaped and modelled by several further principles that we explain below.

BUILDING HEIGHTS

The 40-storey tower proposed in the 2013 permission would have been the tallest building in the area. With British Land's Canada Water Masterplan now approved, we propose instead to reduce our tallest building which creates a more harmonious relationship with our neighbours. Instead of rising above British Land's buildings, our new scheme is much lower and allows a smoother and more gradual increase in height from north to south.



SHOULDER HEIGHTS

There is an established set of existing building sizes in the local area that we want to reflect in our plans. These are part of the Canada Water Masterplan, Former Mulberry Business Centre, as well as buildings like the Canada Water Library and the Water Gardens residential buildings. The shoulder height is the building's widest point, typically 30m above street level. By keeping a similar shoulder height to neighbouring buildings and ensuring that all floors above it are smaller, the buildings feel less imposing and more open to the sky.



Introducing shoulder height

The buildings are intended to be unique and recognisable. They have been designed to create a distinctive and memorable landscape: a place that could only be Canada Water. We think it is essential to avoid repetitive buildings and we want these new designs to mark the significance and importance of this special area with a strong sense of place.

There is a precedent for thickly covered green buildings across the Capital both in historic streets and contemporary workplaces. Over half of all flat surfaces above ground will be green and planted with the aim of doubling biodiversity on the site. At upper levels, green planted terraces provide valuable spaces for biodiversity to thrive and create an attractive backdrop when viewed across the dock.

We are targeting net zero carbon buildings in Canada Water Dockside. Avoiding glass and metal in favour of sourcing local natural materials will greatly improve the ecology of this development.

The video on the next page includes several CGIs and more on this high-quality sustainable development.

What else is influencing the design?

A LANDMARK BUILDING IN CANADA WATER TOWN CENTRE

This landmark scheme is a product of the positive feedback we've received to date and the design influences mentioned throughout.

Please view the below video explaining how we will bring this landmark design to a new, vibrant town centre in Canada Water.



Have your say!

What is your first impression of the design?

- Really positive
- It's promising
- Fairly neutral
- It could be improved
- It's not for me

Your comment...

How do you think this Canada Water Dockside design compares to the 2013 scheme?

- It's much better than 2013
- It's an improvement
- They're about the same
- I slightly prefer 2013
- It's worse than 2013

Your comment...

Do you believe these buildings will help realise the vision for a new town centre destination in Canada Water?

- Very much so
- I think this looks promising
- I require more information
- I doubt it
- Not at all

Your comment...

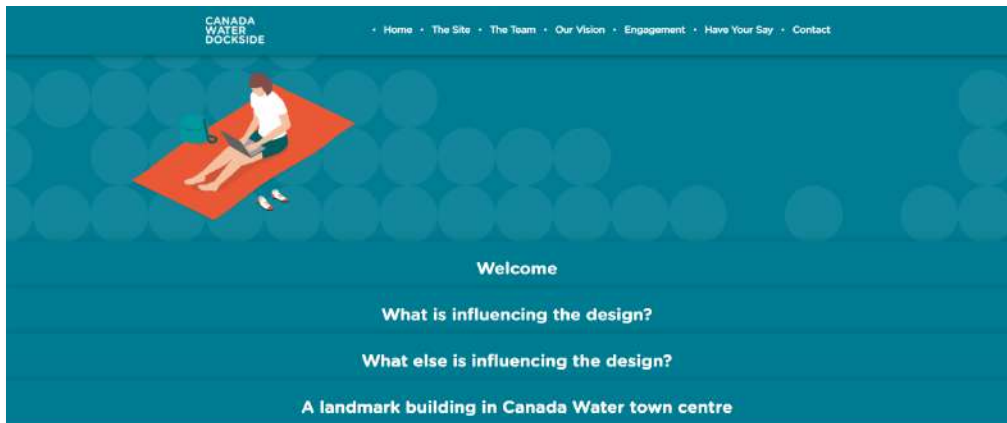
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RESIDENT PRIORITIES

The community has very much supported both our overarching vision for the site and ground floor ideas. We're very keen to understand your view on the buildings themselves, which have been specifically designed to maximise the wider benefits for Canada Water communities.

The team has enjoyed reading ideas from residents throughout the consultation and have also listened carefully to the areas of concern. As we progress our planning application we will continue to listen, provide information, and work with the local community. We have summarised some of these below and our progress so far.



Crime. This issue has been highlighted by many residents. Further investment, increased footfall, 360-degree active frontages, improved lighting, joined-up management with British Land and Southwark Council, and communication with the local community will all help to tackle crime concerns in Canada Water.



Wind. Many residents have informed us of existing prevailing westerly winds. We are undergoing stringent wind impact assessments as part of a wider test of environmental impacts to make sure that there aren't any negative effects from the building.



Maintenance. Residents have been keen to understand how we plan to manage and mitigate concerns such as noise and litter. We are looking to provide a joined-up approach with British Land, in consultation with local residents and Southwark Council, to provide a comprehensive and transparent management plan.



Infrastructure: schools and hospitals. Residents want to see a co-ordinated approach to local healthcare. We have committed to a health centre in our plans and there are further facilities planned in neighbouring developments. As ours is not a residential scheme, there will be no additional stress on places for local schools. However, we intend to develop a package of local investment to improve educational and employment opportunities for local children and young people.



Infrastructure: transport. We know residents are concerned about the pressures on Canada Water Station and we are preparing a full Transport Statement.



Heritage. Making sure that we properly preserve the heritage of Canada Water Dock and the wider area. We know we must show that we are serious in our consideration of this in our architecture and landscaped designs, as the plans progress into reserved matters applications, heritage can be celebrated in the designs with much more detail.



Affordability. The price point of future shops, cafés, and restaurants has been raised by the local community. It's our duty to make the town centre accessible for all and we're committed to ensuring that you do not need to spend money to enjoy your town centre.



Meanwhile uses. These will not be covered in the planning application and may require one of their own. We have heard multiple requests for activities on-site and have already pledged the Construction Skills Centre and Decathlon Health & Wellbeing Fund. We will continue to keep residents updated with our plans.



Daylight. Residents have highlighted that our site is on the sunny side of the dock and been pleased that the proposed Waterfront Square & Boulevard should get good exposure to sun. A full assessment of the proposed buildings and daylight/sunlight levels will be covered in the planning application.



Greenery. Feedback to the Ground Floor Vision has been excellent, residents wish to know more about the natural space and ratio of green to pedestrian space in many of the roads. We are working on a joined-up landscaping approach with British Land that provides further public and green space at ground floor as well as the natural space running up the buildings themselves.

Have your say!

Do you agree that these are the main priorities for the community?

- Very much so
- Most so
- Half so
- Some so
- Not at all

Your comment...

What best describes your thoughts our proposals right now:

- Great. I'm locked to the planning submission
- I would hope for some minor changes but support the vision
- I need more information to make an informed opinion
- I'm disappointed and can't support this
- Other

Your comment...

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CANADA WATER DOCKSIDE

Home • The Site • The Team • Our Vision • Engagement • Have Your Say • Contact



Welcome


What is influencing the design?

What else is influencing the design?

A landmark building in Canada Water town centre

Resident Priorities

NEXT STEPS



Proposed view from Canada Water Dock

Thank you for taking the time to view our Virtual Exhibition on the Design Vision for Canada Water Dockside.

We really appreciate your time and the positive responses we've received from hundreds of local residents already. The feedback given at this Virtual Exhibition will go on to further influence our final designs.

Don't forget that you need to click **SUBMIT** on the next page in order to ensure your feedback is sent to us.

If you have any queries, feel free get in touch with the project team using the contact details on this website and we would be happy to help.

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