

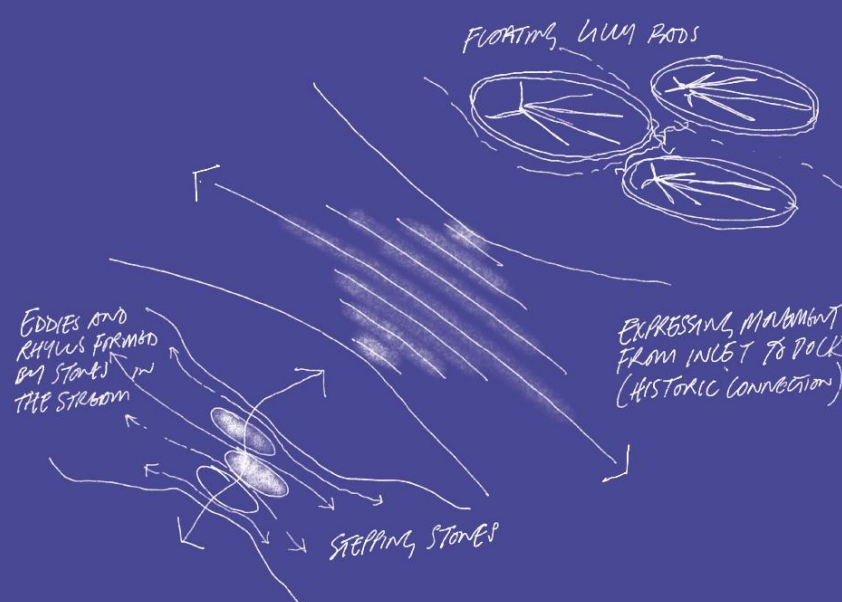
Albion Footbridge, Canada Water

Planning Application

Kanda Consulting

Statement of Community Involvement (SCI)

October 2025



ART INVEST
— REAL ESTATE —

Contents

1	Executive Summary	4
2	Introduction.....	7
3	Public Consultation Process.....	10
4	Public Consultation Approach.....	14
5	Public Consultation Feedback.....	27
6	Stakeholder Meetings	36
7	Responses to Feedback.....	40
8	Conclusion	43
	Appendices	45

1. Executive Summary

1

Executive Summary

- 1.1 In August 2025, the London Borough of Southwark (LBS) granted planning permission under reference **24/AP/3718** for a new masterplan containing offices, purpose built student accommodation and residential accommodation (known as the 'Canada Water Dockside Masterplan') at land known as Units 1 and 4 Canada Water Retail Park, London. The consented scheme comprises three development plots: Plot A1, Plot A2 and Plot B.
- 1.2 The Section 106 agreement entered into in connection with the planning permission requires the delivery of an enhanced Albion Footbridge and for the Council to approve the proposed scheme. Of particular relevance to this Statement of Community Involvement, it requires the scheme to be worked up in consultation with the Council and other stakeholders.
- 1.3 This Statement of Community Involvement outlines a continuous programme of public consultation undertaken from May 2024 through to April 2025, with key engagement milestones on the emerging, developing, and developed proposals occurring in May–August 2024, September 2024, and February–April 2025. These activities were carried out in connection with proposals for a replacement to the Albion Footbridge, in line with commitments made as part of the OPP.
- 1.4 This Statement of Community Involvement sets out a summary of the pre-application community and stakeholder engagement undertaken by the Applicant on the proposals for the Albion Footbridge, as well as outlining responses to key themes of feedback.
- 1.5 The aim of the consultation was to engage with local groups, stakeholders, and neighbours to further the applicant team's understanding of the area, to listen to community needs and concerns, and to continue to build and maintain relationships with the community surrounding the Site.
- 1.6 Pre-application community and stakeholder engagement on the Albion Footbridge took place between May 2024 and April 2025, focusing on identifying and engaging with key political and community stakeholders to understand local needs and seek feedback on the developing proposals.
- 1.7 Formal public consultation has taken place across three phases, with **six events** taking place at the **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU** in July 2024, September 2024, and February/March 2025, **attended by 106 people in total**.
- 1.8 During the first two phases of consultation, consultation on the proposals for the Albion Footbridge and the separate proposals for the new masterplan (ref. **24/AP/3718**) ran concurrently, hence, materials used during these first two stages of consultation included information on both the Albion Footbridge improvements and the new masterplan. Following the submission of proposals for the new masterplan in December 2024, a third phase of consultation on the developed proposals for the Albion Footbridge took place in February–April 2025.
- 1.9 Activities undertaken as part of the consultation for the Albion Footbridge improvements are detailed in Sections 3 & 4 and included:
 - A **dedicated community page on the existing Canada Water Dockside Masterplan website** (Appendix I) - <https://docksidecanadawater.co.uk/> – which has and continues to provide information on the proposals and has provided mechanisms for people to leave feedback and share questions during each stage of consultation. This webpage was regularly updated throughout the consultation process and remains a central hub

for up-to-date, relevant project information through to determination of the application and beyond.

- **3 newsletters** were sent during each phase of engagement to c. **4,849 addresses** in the surrounding area in June 2024, September 2024, and February 2025, providing an overview of the proposals for the Albion Footbridge at each stage, advertising consultation events, and sharing a link to the community page of the website and contact details for further enquiries (Appendix II, III, IV).
- **3 adverts** were placed in local media outlet *Southwark News*, sharing information on the proposals and inviting consultees to the community page of the website and events (Appendix V, VI, VII).
- **6 e-newsletter updates** were sent to residents and stakeholders who had signed up to the project mailing list throughout the consultation process, providing updates on new content on the community page of the website and upcoming consultation events. E-newsletters were also sent following each round of events to remind the mailing list to provide their feedback ahead of the close of each consultation window.
- **3 pop-ups** were held in the local area to advertise the drop-in events to local residents and encourage further feedback on the proposals from local people.
- **13 meetings** were held with local political and community stakeholders over the course of the pre-submission consultation.
- **6 in-person exhibition events** were held across the pre-submission engagement period, presenting the emerging, developing, and developed proposals. The events were hosted at the Dockside Project Hub on Maritime Street. They presented exhibition boards (Appendix VIII, IX, X) and a model to members of the public and provided the opportunity for people to engage with the project team. These took place on the following dates:
 - Tuesday 9th July 2024
 - Wednesday 10th July 2024
 - Saturday 14th September 2024
 - Tuesday 17th September 2024
 - Wednesday 26th February 2025
 - Saturday 1st March 2025
- **2 social media campaigns** promoting the exhibition events, receiving over 355,000 impressions (the total number of times the adverts were seen). (Appendix XI).
- There was a stall at the **Rotherhithe Festival** on **Saturday 3rd August 2024**, presenting the early vision for the Albion Footbridge.

1.10 A cross-section of the local community engaged in the consultation, with most respondents being local residents. Key themes of feedback received over the course of the consultation process included:

- Overall support for widening of the bridge, highlighting the need for safer and more spacious access for both pedestrians and cyclists.
- General support for the inclusion of the proposed viewing platform.
- General support for the proposed design and materiality of the proposed bridge.
- Emphasis on the importance of easy cleaning and upkeep, as well as the maintenance of Canada Dock.

1.11 The Applicant has responded to the issues raised through the planning application and in the comments contained in this statement (see the 'Response to Feedback' section below).

1.12 The Applicant remains fully committed to engaging with residents, businesses, and other key local stakeholders throughout the application process and beyond.

2. Introduction

2 Introduction

- 2.1 This Statement of Community Involvement ('SCI') has been prepared by Kanda Consulting on behalf of AIRE UK Canada Water GP Propco A Limited (as General Partner of AIRE UK Canada Water Propco A LP) and AIRE UK Canada Water Nominee A Limited ('the Applicant') in support of a planning application submitted to the London Borough of Southwark ("LBS") for the replacement of the Albion Footbridge, London, SE16 ("the Site").
- 2.2 The planning application seeks permission for the following description of development:
- "The removal of the existing Albion Channel Footbridge and installation of a new footbridge with associated works"*
- 2.3 The Proposed Development is a result of a Section 106 Agreement obligation associated with the Canada Water Dockside Masterplan approved under reference 24/AP/3718 on 8th August 2025 which requires the provision of a widened footbridge replacing the existing Albion Bridge.

Proposal

- 2.4 The Proposed Development seeks to deliver an enhanced footbridge as a result of a s106 obligation following the approval of the Canada Water Dockside Masterplan ('CWD M') on the 8 August 2025. The obligation requires a scheme for the footbridge works to be submitted to the Council for approval and for this to be worked up in consultation with the Council and other stakeholders.. Moreover, occupation of Development Plot A1 and Plot A2 cannot occur until the works have been completed.

Planning History

- 2.5 An outline planning permission known as the 'Canada Water Dockside Outline Planning Permission' ('CWD OPP') (ref. 21/AP/2655 as amended by NMA ref. 23/AP/0571) was approved by the London Borough of Southwark on 18 January 2023.
- 2.6 The CWD OPP comprises three development plots, Plot A1, Plot A2 and Plot B, with basements beneath all buildings.
- 2.7 Reserved Matters Applications ('RMAs') were approved for Plot A1 (ref. **23/AP/0562**) Plot A2 (ref. 23/AP/0564) and their related basements (Ref. **23/AP/0565**).
- 2.8 On 8 August 2025, the London Borough of Southwark granted permission for a new masterplan encompassing revised proposals for Plot B, as follows:
- 'Full planning permission for the demolition of all buildings and structures and the comprehensive redevelopment of the site to provide the following new development: On Plot A, two new buildings (A1 and A2) to provide offices (Class E(g)) with retail/food and drink/professional services (E(a/b/c) with a shared basement, servicing, parking and other ancillary accommodation; On Plot B, two new buildings to provide; in Building B1, purpose-built student accommodation (sui generis) with community use (F2), in Building B2, residential (C3) with retail/food and drink (E(a/b)); with basements, servicing, parking and other ancillary accommodation; Works of hard and soft landscaping, replacement of trees and planting of new trees; new vehicular access points from Surrey Quays Road and Canada Street, along with other incidental works.'
- 2.9 This application superseded the CWD OPP and subsequent reserved matters applications set out above. The application provided a revised scheme with regards to Plot B for the delivery of purpose-built student accommodation and traditional affordable housing (Use Class C3), alongside community and town centre uses (Ref. **24/AP/3718**).

- 2.10 Whilst the application extent covered both Plot A and Plot B of the CWD OPP, the new CWD FPA did not seek to make any changes to the approved scheme and detailed design for Plots A1 and A2, except for a minor amendment to the CWD FPA red line to remove a small parcel of land from Plot A1 known as the 'Transfer Land' which forms 'Phase 1' as amended by the NMA application ref. **24/AP/3297**. The Transfer Land under the CWD OPP and Plot A1 RMA previously approved proposals for cycle parking, two replacement trees and other hard and soft landscaping only.

Consultation history

- 2.11 In September 2020, the Applicant appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation for an application for the redevelopment of Units 1 and 4 (formerly 'Decathlon' and 'What' retail stores), known as 'the Canada Water Dockside Masterplan'.
- 2.12 Between March 22 – February 2023, further pre-application engagement was undertaken for Reserved Matters Applications in respect of Plot A submitted pursuant to the CWD OPP.
- 2.13 Consultation on the replacement of the Albion Footbridge was initially undertaken in tandem with consultation for Plot B. These consultations took place between May – August 2024 and in September 2024.
- 2.14 Following the submission of proposals for Plot B in December 2024, a third phase of consultation took place in February 2025, focusing solely on the developed proposals for the Albion Footbridge.
- 2.15 The engagement process was carried out in conjunction with a series of pre-application meetings with the London Borough of Southwark's planning and design officers, details of which are included within the Stakeholder Consultation section of the Design and Access Statement (DAS) which accompanies the application. The proposed approach to community engagement was discussed with planning officers during the pre-application process.
- 2.16 The brief was to support the Applicant in the development and administration of an engagement strategy with relevant community and political stakeholders in the London Borough of Southwark. Such a strategy was implemented by the Applicant using a range of methods to reach as wide and diverse an audience as possible.
- 2.17 The engagement strategy included a series of formal consultation events held at regular intervals during the development of proposals, alongside numerous meetings with key community stakeholders and ward councillors.
- 2.18 A range of physical and digital tools were used to advertise the consultation events and encourage feedback on the proposals at various stages of their evolution, including stakeholder emails; printed newsletters; e-newsletters; news articles in local publications; social media; and updates on the community page of the website. Those without access to the internet were offered the opportunity to attend in-person consultation events and/or provide feedback/request further information via telephone.
- 2.19 All the Applicant's consultation materials sought to comply with the latest Accessibility Regulations for Public Sector Bodies, meaning that users who require assistance with learning, sight, or language, could fully participate. This included a translatable consultation website.

3. Public Consultation Process

3 Public Consultation Process

- 3.1 The aims of the pre-submission consultation process were:
- To provide a full pre-application consultation, in line with the requirements set out by the London Borough of Southwark.
 - To engage a wide range of stakeholders, including local residents, businesses, and amenity groups, to deepen the project team's understanding of local need and to provide community members with the opportunity to engage with and help inform the proposals as they evolved and to meet the team.
 - To ensure that key information on the proposals was communicated clearly to key stakeholders and local residents.
 - To provide a 'hybrid' consultation approach, with both in person and online engagement, to maximise accessibility.
 - To collect and respond to feedback on plans for the future of the Albion Footbridge and to identify and address key concerns ahead of the submission of the planning application to the London Borough of Southwark.
 - To position the Albion Footbridge proposals within the context of the wider masterplan and to ensure that local stakeholders and neighbours of the site are kept informed and up to date as the scheme progresses
- 3.2 Pre-application community and stakeholder engagement on the Albion Footbridge took place between May 2024 and April 2025, focusing on identifying and engaging with key political and community stakeholders to understand local needs and seek feedback on the developing proposals.
- 3.3 Public engagement sought to be as broad and inclusive as possible to reflect the needs of the diverse population of the local area. As well as in-person meetings and events, a mix of digital engagement tools were also used for further outreach.
- 3.4 Formal public consultation has taken place across three phases, with **six events** taking place at the **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU** in July 2024, September 2024, and February/April 2025, **attended by 106 people in total**.
- 3.5 Events were publicised widely, with newsletters circulated to 4.8k local addresses, supported by pop-up events and personal invites.
- 3.6 Each phase was accompanied by feedback surveys inviting community members to share their feedback formally – **62** responses have been received in total.
- 3.7 During the first two phases of consultation, consultation on the proposals for the Albion Footbridge and Plot B ran concurrently. Following the submission of proposals for Plot B in December 2024, a third phase of consultation took place in February 2025, focusing was solely on the developed proposals for the Albion Footbridge.
- 3.8 The table below provides a timeline of the formal consultation process:

Date	Details
Initial consultation: May – August 2024 Run in conjunction with consultation on Plot B	
12 th June 2024	A letter was distributed to local councillors introducing the project team and the emerging proposals for Albion Footbridge and Plot B, offering a meeting to discuss these in more detail. <i>Details of subsequent councillor meetings can be found in the Stakeholder Meetings section of this document.</i>
13 th June 2024	Emails were sent to a wider group of local community stakeholders to introduce the project team and the emerging proposals for Albion Footbridge and Plot B, offering a meeting to discuss these in more detail.
28 th June 2024	A printed newsletter was sent to C. 4,849 addresses in the surrounding area, providing an overview of the early vision for Albion Footbridge and Plot B, advertising consultation events and sharing a link to the website and contact details for further enquiries.
2 nd July 2024	A pop-up event was held to advertise the drop-in events to local residents and gather feedback on local aspirations for the area.
4 th July 2024	A half page advert was printed in Southwark News , promoting the consultation and upcoming drop-in events.
5 – 25 th July 2024	A social media campaign was made live on Facebook and Instagram. The adverts showed an outline of Plot B within the wider Canada Water Dockside Masterplan, linking to the website which provided information on the upcoming consultation events.
9 th July 2024	A drop-in session was held allowing local residents and stakeholders to come and discuss the emerging proposals with members of the project team and leave feedback. The event was attended by 18 members of the public .
10 th July 2024	A second drop-in session was held allowing local residents and stakeholders to come and discuss the emerging proposals with members of the project team and leave feedback. The event was attended by 13 members of the public .
24 th July 2024	A second pop-up event was held to encourage further feedback on the proposals from local people. Two Kanda team members were in attendance.
31 st July 2024	An e-newsletter reminder was sent to a live subscriber list of 409 recipients. This provided a recap of consultation on the emerging proposals, as well as encouraging people to provide their feedback, linking them to both the exhibition content and feedback survey.
3 rd August 2024	Attendance at the 2024 Rotherhithe Festival.
6 th August 2024	Close of online feedback survey.
Consultation on developing designs: September 2024 Run in conjunction with consultation on Plot B	
3 rd September 2024	A printed newsletter was sent to C. 4,849 addresses within the same distribution area as the previous stage of consultation, outlining the developing proposals and sharing details of the drop-in events. The details for the in-person drop in events were again posted on the website.
4 th September 2024	A social media campaign was made live on Facebook and Instagram. The adverts showed the location of the Albion Footbridge in the wider context, linking to the website which provided information on the upcoming consultation events.
5 th September 2024	A half page advert was printed in Southwark News , promoting the consultation and upcoming drop-in events.
9 th September 2024	A letter was issued to local councillors sharing information on the developing proposals and offering a meeting to discuss these in more detail.
9 th September 2024	Emails were sent to identified local community groups sharing information on the developing proposals and offering a meeting to discuss these in more detail.
10 th September 2024	A pop-up event in Canada Water to advertise the drop-in events to local residents.
14 th September 2024	The first drop-in session for the developing proposals was held for local residents and stakeholders to come and discuss the plans with members of the project team and leave feedback. The event was attended by 12 members of the public .
14 th September 2024	The community page of the website was updated, containing background information on Plot B and further information that was used for the in-person drop-in events, and the option to leave feedback, and contact details for enquiries.

16 th September 2024	An e-newsletter reminder was sent to a live subscriber list of 420 recipients. This provided a re-cap of consultation on the developing proposals, as well as encouraging people to provide their feedback, linking them to both the exhibition content and feedback survey.
17 th September 2024	The second drop-in session for the developing proposals was held for local residents and stakeholders to come and discuss the plans with members of the project team and leave feedback. The event was attended by 33 members of the public .
20 th September 2024	Close of the social media campaign.
27 th September 2024	Close of online feedback survey.
Consultation on developed designs: February - April 2025	
11 th February 2025	An e-newsletter was sent to 431 recipients in the area inviting members of the public to attend the public consultation events. The recipients were those that subscribed to the online mailing list in the previous rounds of consultation for the Albion Footbridge and Plot B.
11 th February 2025	Emails were sent to local councillors regarding the developed proposals for Albion Footbridge and the upcoming consultation events, offering a meeting to discuss these in more detail. Details of subsequent councillor meetings can be found in the Stakeholder Meetings section of this document. The emails also contained a digital copy of the February 2025 flyer.
11 th February 2025	Emails were sent to a wider group of local community stakeholders regarding the developed proposals for Albion Footbridge and the upcoming consultation events, offering a meeting to discuss these in more detail. The emails also contained a digital copy of the February 2025 flyer.
12 th February 2025	A printed newsletter was sent to c. 4,963 addresses within the same distribution area as the previous stage of consultation, outlining the developed proposals for the Albion Footbridge and sharing details of the drop-in events. The details for the in-person drop in events were again posted on the website.
14 th February 2025	A half page advert was printed in Southwark News , promoting the consultation and upcoming drop-in events.
26 th February 2025	The first drop-in session on the developed proposals for the Albion Footbridge was held, allowing local residents and stakeholders to come and discuss the plans with members of the project team and leave feedback. The event was attended by 10 members of the public .
1 st March 2025	The second drop-in session on the developed proposals for the Albion Footbridge was held, allowing local residents and stakeholders to come and discuss the plans with members of the project team and leave feedback. The event was attended by 20 members of the public .
4 th March 2025	The community page of the website was updated, containing the information that was used for the in-person drop-in events on the developed proposals, the option to leave feedback via the digital feedback survey, and contact details for enquiries.
20 th March 2025	An e-newsletter reminder was sent to a live subscriber list of 431 recipients. This provided a re-cap of consultation on the developed proposals, as well as encouraging people to provide their feedback, linking them to both the exhibition content and feedback survey.
3 rd April 2025	Close of feedback survey

- 3.9 The consultation webpage and channels of communication remain open to everyone in the community should they wish to find out more and raise any further comments or queries with members of the project team.

4. Public Consultation Approach

4 Public Consultation Approach

- 4.1 The objectives of the consultation process were to engage key local stakeholders who may have an interest in the future of the Albion Footbridge and to raise awareness amongst local residents and businesses of the proposed development; and to inform the proposed design and improvements, prior to the planning application being submitted.
- 4.2 A range of physical and digital tools were used to advertise the consultation, including stakeholder emails; printed newsletters; e-newsletters; and updates on the community page of the website. Those without access to the internet were offered the opportunity to attend in-person consultation events and/or provide feedback/request further information via telephone.
- 4.3 All of the Applicant's consultation materials sought to comply with the latest Accessibility Regulations for Public Sector Bodies, meaning that users who require assistance with learning, sight, or language, could fully participate. This included a translatable consultation website.

Consultation Website

- 4.4 The Canada Water Dockside dedicated community page was updated and served as the principal hub for information and feedback throughout the pre-application consultation for the future of the Albion Footbridge.
- 4.5 The community page of the website was updated throughout the consultation period to inform stakeholders of the development of the proposals and the consultation process.
- 4.6 Visitors to the website were invited to sign up for the project mailing list and updates were sent to them via email throughout the consultation process.
- 4.7 The community page of the website was updated for each phase of the consultation process, to share the plans for the Albion Footbridge at every stage and to provide information on the current phase of consultation and details of planned consultation events. This included the initial emerging proposals, the developing proposals, and finally the developed proposals.
- 4.8 As part of these updates, the consultation website also hosted three surveys: one for each stage of the public consultation process. The first was open from the **9th July – 6th August 2024**, the second was open from the **14th September - 27th September 2024**, and the third was open from the **26th February – 3rd April 2025**. Feedback from these surveys was considered by the project team and is summarised in this document.
- 4.9 The community page of the website sought to comply with the latest accessibility regulations for public sector bodies, meaning that users who require assistance with language, learning, or sight could still participate.

Stage 1: June – August 2024

- 4.10 The initial phase of the formal consultation took place between June and August 2024.
- 4.11 The focus at this stage was to introduce the context and early vision/development principles for the Albion Footbridge, in conjunction with Plot B, to the local community and to seek feedback on these, to inform the ongoing design process.
- 4.12 A range of online and offline tools were used to promote the initial consultation. These included:

- Introductory letters sent to **10** local stakeholders, including ward councillors, neighbouring businesses, and community groups (further details can be found in the Stakeholder Correspondence section of Section 6 in this report).
- A printed newsletter sent to **c. 4,849** addresses in the surrounding area, promoting the consultation and upcoming drop-in events (see distribution area below).
- A half page advert was printed in **Southwark News**, promoting the consultation and upcoming drop-in events.
- An e-newsletter was shared with our existing mailing list of **c. 410 subscribers**.
- Public drop-in sessions at the Dockside Project Hub on **Tuesday 9th July** and **Wednesday 10th July 2024**.
- Pop-up events in Canada Water on **Tuesday 2nd July** and **Wednesday 24th July 2024** to further promote the consultation process.
- **Social media adverts** were also run in the local area on Facebook and Instagram, advertising the consultation and linking to the website.
- A stall at the Rotherhithe Festival on **Saturday 3rd August 2024**, presenting key aspects of the proposals.

Promotional Materials

Newsletter

- 4.13 A printed newsletter was hand-delivered to all addresses within the distribution area.
- 4.14 The newsletter included a short summary of the vision for the Albion Footbridge, alongside early proposals for Plot B, details of the dedicated consultation website, and an invitation to attend the upcoming drop-in events and give feedback on the early-stage proposals. Contact details for the project team were also included. Residents with limited access to the internet were able to call the project team for assistance.

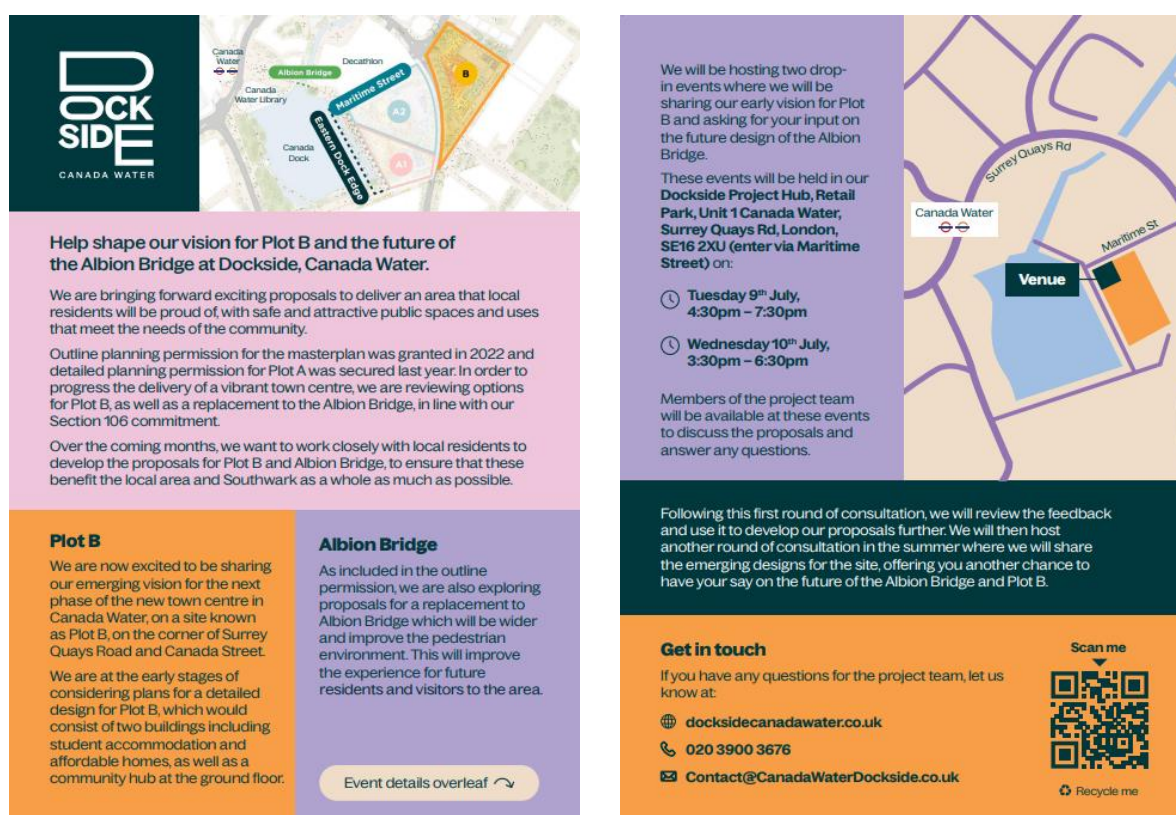


Figure 1: June 2024 Newsletter

4.15 The distribution area for the newsletter can be seen below:

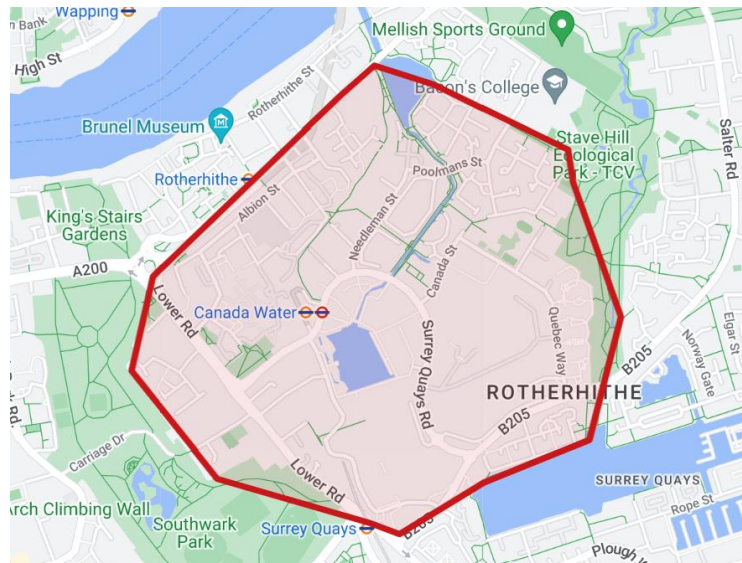


Figure 2: Newsletter Distribution Area

Southwark News Advert

4.16 A half page advert was placed in local media outlet *Southwark News*, sharing information on the proposals and directing consultees to the consultation website and events.

A half-page advertisement for Canada Water Dockside. The top section has a dark green background with the text "CANADA WATER DOCKSIDE" in white. Below this, on a purple background, is the heading "Share Your Views" followed by a paragraph about the new town centre and a commitment to community consultation. The bottom section has an orange background and is divided into two parts. The left part lists two drop-in events: Tuesday 9th July (16:30 - 19:30) and Wednesday 10th July (15:30 - 18:30). The right part, titled "Get in touch", provides contact information: email (Contact@CanadaWaterDockside.co.uk), phone (020 3900 3676), and address (FAO: Floor 5, 10 Chiswell Street, London EC1Y 4UQ). A QR code is located in the bottom right corner with the text "Scan this QR code to view website". A map on the right side of the ad shows the location of the new town centre (Plot B) and the Exhibition Venue.

Figure 3: Southwark News Advert (July 2024)

E-Newsletter

4.17 Virtual newsletters containing the information included on the June Newsletter were sent to a live mailing list of **410 people**.

Social Media

- 4.18 Social media adverts were created and run on both Facebook and Instagram in the area surrounding the Albion Footbridge between 5th July – 25th July 2024. These included a caption reading the following:
- “As part of the plans for Dockside, Canada Water, Art-Invest Real Estate are bringing forward proposals for Plot B and Albion Footbridge. Click here to find out more about our emerging vision and upcoming consultation events”.
- 4.19 The adverts linked to the community page of the project website, which contained information on the consultation, including upcoming consultation dates, and after these the feedback survey.

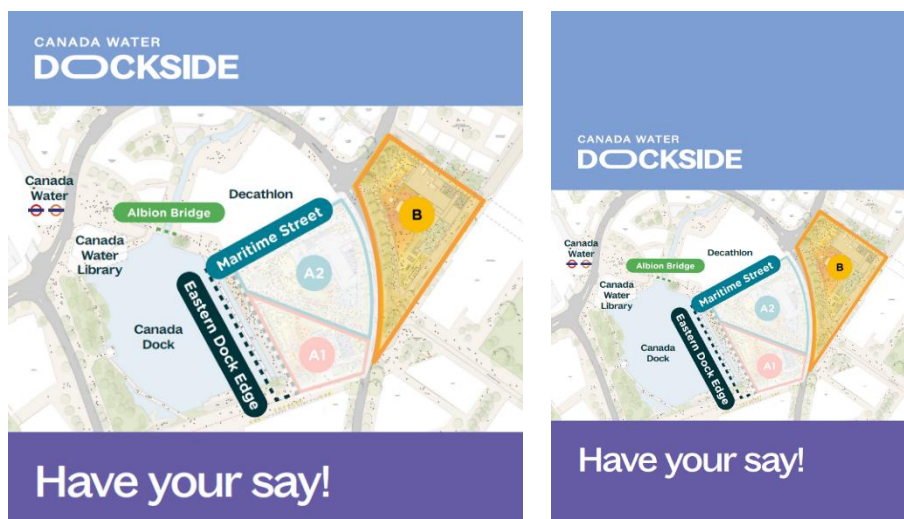


Figure 4: Social Media Adverts

- 4.20 These received **384,837 impressions**, the total number of times the ads were seen, by **51,444 users** and **839 clicks through to the community webpage**.

E-Newsletter Consultation Reminder

- 4.21 On **Wednesday 31st July 2024**, an e-newsletter reminder was shared with a live mailing list of **409** recipients, containing links to the consultation materials and the feedback survey, noting the deadline for feedback on Monday 5th August 2025.

In-Person Activities

- 4.22 To further raise awareness of the proposals among near neighbours of the Albion Footbridge, the team held a series of in-person activities, which provided local residents with the opportunity to engage directly with members of the project team.
- 4.23 The core activity was two drop-in sessions. In addition to the promotion outlined above, two pop-up sessions were held around Canada Water to advertise the drop-in events to local residents and gather feedback on local aspirations for the area and priorities for the design of the Albion Footbridge.

Drop-In Sessions

- 4.24 Public drop-in events were held on-site at Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU.
- 4.25 The events took place on **Tuesday 9th July, 4:30pm – 7:30pm**, and on **Wednesday 10th July, 3:30pm – 6:30pm**.

4.26 These events were attended by several members of the project team across the two events, with representatives from the following groups:

- **Art-Invest Real Estate – the Applicant**
- **tp bennett – Plot B Architects**
- **Carter Gregson Gray – Albion Footbridge Architects**
- **Kanda Consulting – Community Engagement**



Figure 5: Photos from July's in-person drop-in events

4.27 The venue was fully wheelchair accessible to those with physical disabilities and was signposted with prominent signage and accessed directly from Maritime Street.

4.28 Exhibition boards were displayed at the event, outlining the emerging proposals the future of the Albion Footbridge, and Plot B, along with an architectural model of the wider scheme and existing bridge. iPads hosting the survey and paper feedback forms based on the online survey were also available for visitors.

4.29 There were **31 attendees** in total – including representatives from the **Surrey Dock Anglers, Albion Group Practice, Decathlon UK, and Rotherhithe & Bermondsey Local History Society.**

Pop-Ups

4.30 On **Tuesday 2nd July**, prior to the public drop-in events, two Kanda team members held a pop-up session in the local area. The purpose of this was to advertise the drop-in events to local residents and gather feedback on local aspirations for the area which could inform the vision for the new Albion Footbridge, and the future of Plot B.

4.31 On **Wednesday 24th July**, a second pop-up session was held in order to encourage further feedback on the proposals from local people. Two Kanda team members were in attendance.

4.32 Across the two pop-ups, the team received **31 completed feedback forms.**



Figure 6: Photo from July pop-ups.

Rotherhithe Festival 2024

4.33 On **Saturday 3rd August**, two members of the Kanda team hosted a stall at the Rotherhithe Festival, held in King George's Field, SE16. Information on the proposals was displayed and visitors were encouraged to fill out a feedback form in order to share their views. During the event, **2** feedback forms were completed.



Figure 7: Kanda team members engaging with residents at Rotherhithe Festival on Saturday 3rd August

Stage 2: September 2024

- 4.34 The second stage of public consultation took place in **September 2024**.
- 4.35 The focus at this stage was to invite the local community to provide feedback on the developing proposals for Albion Footbridge alongside the developing proposals for Plot B.
- 4.36 The consultation provided further detail on the rationale for the emerging bridge design, as well as the key feedback received during the initial consultation.
- 4.37 To promote this stage of consultation, a range of online and offline tools were used. These included:
- A newsletter was sent to **c. 4,849 addresses** within the same distribution area as the previous stage of consultation, promoting the consultation and upcoming drop-in events.
 - Follow up letters to local stakeholders, including ward councillors, neighbouring businesses, and community groups (further details can be found in the Stakeholder Correspondence section of Section 6 in this report).
 - A half page advert was printed in **Southwark News**, promoting the consultation and upcoming drop-in events.
 - An e-newsletter was shared with our existing mailing list of **c. 416 subscribers**.
 - The dedicated consultation website – <https://docksidecanadawater.co.uk/> – was updated with information on the developing proposals and a new survey.
 - A pop-up session on **Tuesday 10th September** to further promoted the consultation process.
 - Public drop-in sessions at the Dockside Project Hub on **Saturday 14th September** and **Tuesday 17th September 2024**.
 - **Social media adverts** were run in the local area on Facebook and Instagram, advertising the consultation and linking to the website.

Promotional Materials

Newsletter

- 4.38 The distribution area for the newsletter was the same as used for the previous stage of the consultation (Figure 1). The newsletter included a summary of the developing proposals for the Albion Footbridge alongside Plot B, and details of upcoming consultation activities, including a further two drop-in sessions. Contact details and a link to the dedicated consultation website were also included. Residents with limited access to the internet were able to call the project team for assistance.

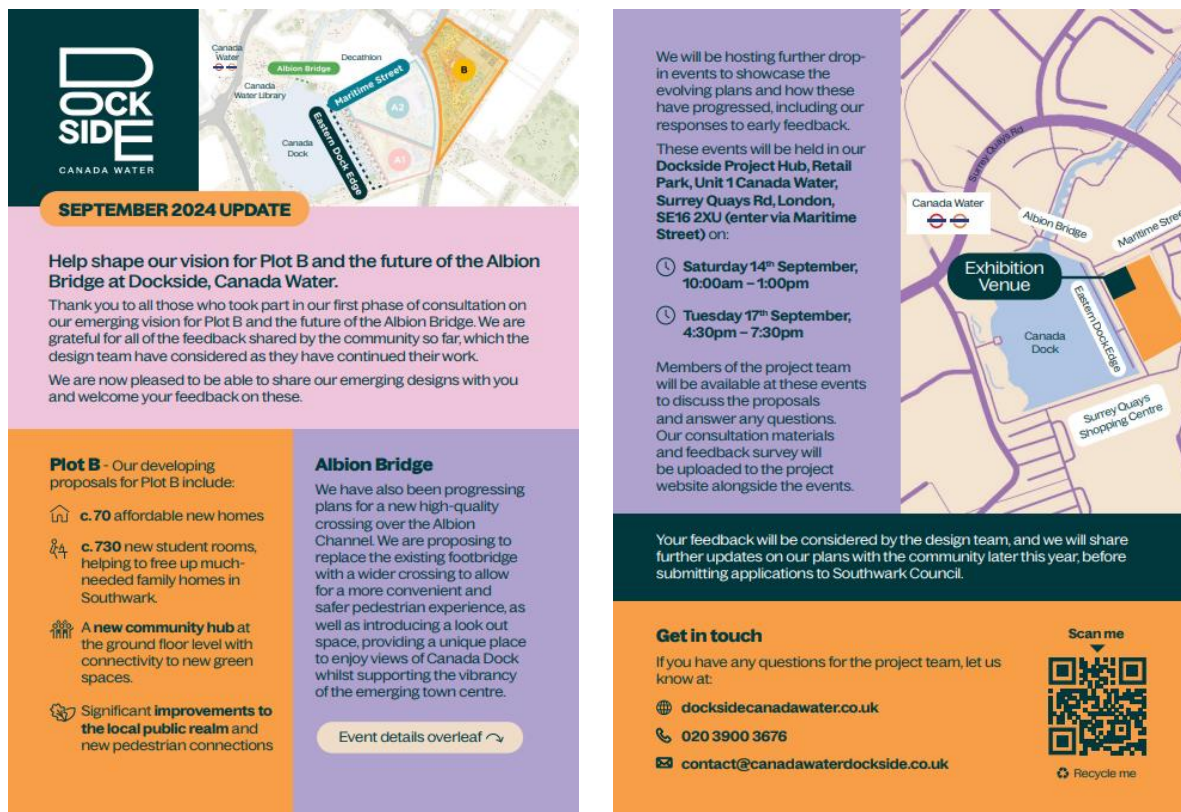


Figure 8: September 2024 Newsletter

Southwark News Advert

- 4.39 A half page advert was placed in local media outlet *Southwark News*, sharing information on the proposals and directing consultees to the consultation website and events.

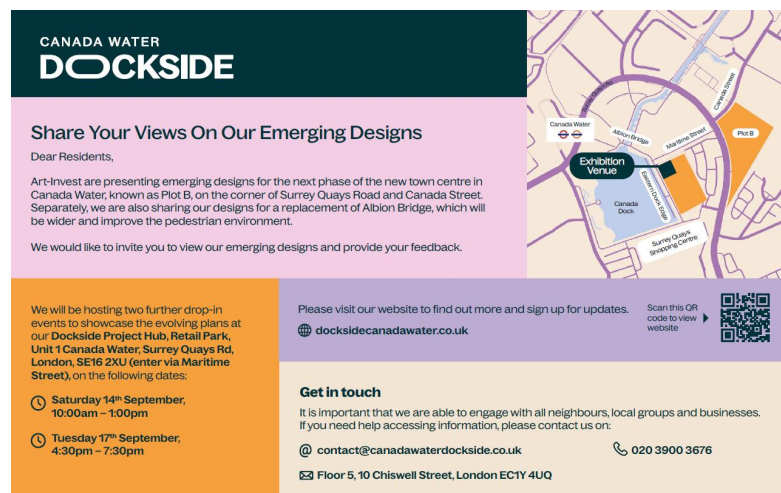


Figure 9: Southwark News Advert (September 2024)

E-Newsletter

- 4.40 Virtual newsletters containing the information included on the September Newsletter were sent to a live mailing list of **416 people**.
- 4.41 A follow up reminder was sent to an increased list of **c. 420** subscribers.

Social Media

- 4.42 Social media adverts on Facebook and Instagram were made live between 4th September – 20th September 2024. The caption was updated to read the following:
- “As part of the plans for Dockside, Canada Water, Art-Invest Real Estate are bringing forward proposals for Plot B and Albion Footbridge. Click here to find out more about our developing proposals and upcoming consultation events”.*
- 4.43 The adverts linked to the community page of the project website, which contained information on the consultation, including upcoming consultation dates, and after these the feedback survey.
- 4.44 These received **204,247 impressions**, the total number of times the ads were seen, by **42,624 users** and **475 clicks** through to the website.

E-Newsletter Consultation Reminder

- 4.45 On **Monday 16th September 2024**, an e-newsletter reminder was shared with a live mailing list of **420** recipients, containing links to the consultation materials and the feedback survey, noting the deadline for feedback on Friday 27th September 2024.

In-Person Activities

- 4.46 In-person activities included a pop-up event on **Tuesday 10th September 2024**, and two in-person drop-in events presenting and discussing the developing proposals.
- 4.47 The key themes raised are summarised in Section 5 of this report.

Pop-Up

- 4.48 On **Tuesday 10th September**, prior to the public drop-in events, two Kanda team members held a pop-up session in the local area, handing out c.150 newsletters. The purpose of this was to advertise the drop-in events to local residents as well as the wider consultation which could be accessed via the project website.



Figure 10: Pop-up session: 10th September 2024

Drop-In Sessions

- 4.49 Drop-in sessions took place at **Dockside Project Hub**, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU on **Saturday 14th September, 10:00am – 1:00pm** and **Tuesday 17th September 2024, 4:30pm – 7:30pm**.



Figure 11: Photos from September's in-person drop-in events

- 4.50 The venue was fully accessible to those with physical disabilities and was signposted with prominent signage and accessed directly from Maritime Street.
- 4.51 The drop-in events were staffed by members of the project team who were available to discuss the proposals and answer questions raised by attendees.
- 4.52 Exhibition boards were displayed at the event, outlining the developing proposals for the Albion Footbridge alongside Plot B, along with an architectural model of the wider scheme and existing bridge. Digital (iPads and QR codes linking to Typeform survey) and paper feedback forms were available for attendees to provide feedback.
- 4.53 There were **45 attendees** at the drop-in sessions during the second phase of public consultation, including representatives of Surrey Docks Anglers, Canada Water Consultative Forum, Our Rotherhithe and Bizzie Bodies.

Stage 3: February – April 2025

- 4.54 The third stage of public consultation took place between **February – April 2025**
- 4.55 The focus at this stage was to share the developed designs for the Albion Footbridge with the local community for consideration ahead of the plans being finalised for submission to Southwark Council.
- 4.56 The consultation provided detail on the developed designs, including the need for a new bridge, height, width and massing, further detail on proposed materiality and transport and servicing, and long-term maintenance; as well as information on how the design had incorporated and responded to feedback received during the previous stages of consultation.
- 4.57 To promote this stage of consultation, a range of online and offline tools were used. These included:
 - Emails to local stakeholders, including ward councillors, neighbouring businesses, and community groups (further details can be found in the Stakeholder Correspondence section of Section 6 in this report).
 - An e-newsletter was sent to **431 recipients** that signed up for the online mailing list, promoting the consultation and upcoming drop-in events.
 - Letters were sent to **16 local stakeholders**, including ward councillors, neighbouring businesses, and community groups, inviting stakeholders to attend the upcoming drop-in events.
 - **A printed newsletter was sent to c. 4,963 addresses**, within the same distribution area as the previous stage of consultation, promoting the consultation and upcoming drop-in events.
 - A half page advert was printed in **Southwark News**, promoting the consultation and upcoming drop-in events.

- The dedicated consultation website – <https://docksidecanadawater.co.uk/> – was updated with information on the developing proposals and a new survey.
- Public drop-in sessions at the Docksides Project Hub on **Wednesday 26th February** and **Saturday 1st March**.

Promotional Materials

Newsletter

- 4.58 The newsletter included a summary of the developed proposals for the Albion Footbridge and details of upcoming consultation activities, including the final two drop-in sessions. Contact details and a link to the Docksides website were also included. Residents with limited access to the internet were able to call the project team for assistance.

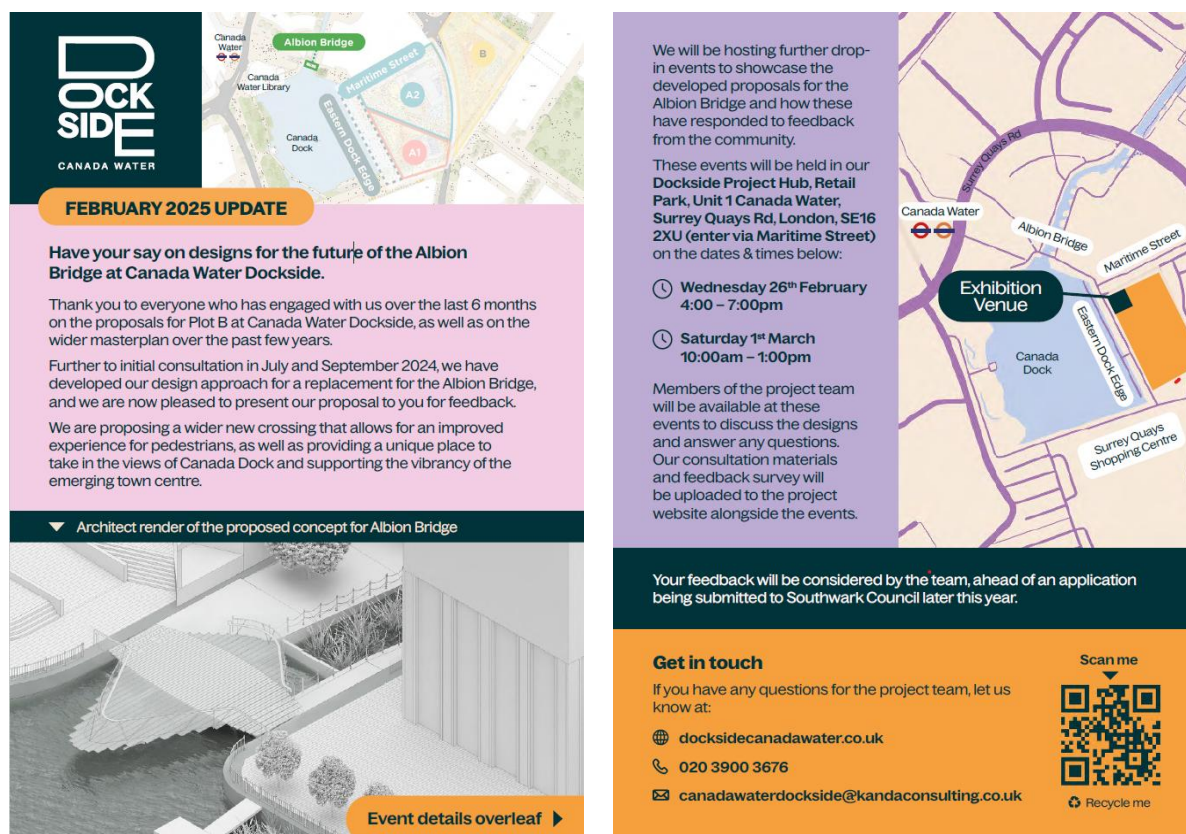


Figure 12: February 2025 Newsletter

Southwark News Advert

- 4.59 A half page advert was placed in local media outlet *Southwark News*, sharing information on the developed proposals and inviting consultees to visit the Docksides website and attend the upcoming consultation events.

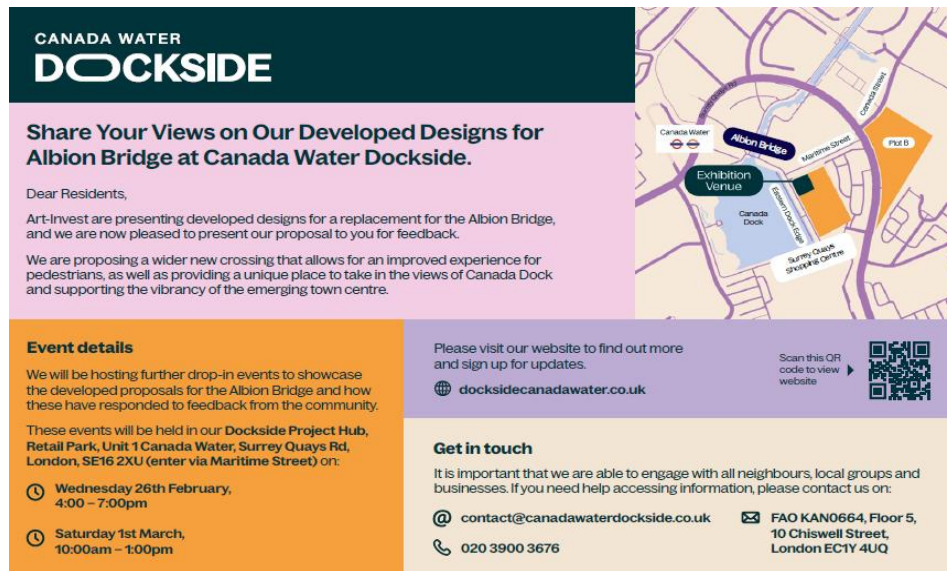


Figure 13: Southwark News Advert (February 2025)

E-Newsletter

- 4.60 On the **11th February 2025**, a virtual newsletter promoting the consultation events was sent to a live mailing list of **431 people**.

E-Newsletter Consultation Reminder

- 4.61 On **Thursday 20th March 2025**, an e-newsletter reminder was shared with a live mailing list of **431** recipients, containing links to the consultation materials and the feedback survey, noting the deadline for feedback on **Thursday 3rd April 2025**.

In-Person Activities

- 4.62 In-person activities included two drop-in events presenting and discussing the developed proposals.
- 4.63 The key themes raised are summarised in Section 5 of this report.

Drop-In Sessions

- 4.64 The drop-in sessions on the developed proposals for the Albion Footbridge took place at **Dockside Project Hub**, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU on **Wednesday 26th February, 4:00pm – 7:00pm**, and **Saturday 1st March, 10:00am – 1:00pm**.



Figure 14: Photos from February 2025 in-person drop-in events

- 4.65 The venue was fully accessible to those with physical disabilities, was signposted with prominent signage, and accessed directly from Maritime Street.
- 4.66 The drop-in events were staffed by members of the project team who were available to discuss proposals and answer questions raised by attendees.
- 4.67 Exhibition boards were displayed at the event, outlining the developed proposals for Albion Footbridge, along with a 3D architectural model of the bridge. Digital (iPads and QR codes linking to Typeform survey) and digital feedback forms were available for attendees to provide feedback.
- 4.68 There were a total **30 attendees** at the drop-in sessions during the third phase of public consultation, including representatives from **Our Rotherhithe** (the local history society).

5. Public Consultation Feedback

5

Public Consultation Feedback

Engagement levels

- 5.1 As set out in the previous sections, the pre-application consultation on proposals for the future of the Albion Footbridge was promoted via a range of online and offline tools, including printed newsletters; e-newsletters; and emails sent directly to stakeholders.
- 5.2 The local community was encouraged to participate in the dedicated surveys and discussions through a series of drop-in exhibition events and pop-up sessions around the bridge, as well as online through the dedicated community page on the Dockside website.
- 5.3 Across all six consultation events, a total of **106 people attended the sessions**, which primarily included local residents, key community stakeholders, and political stakeholders wishing to view the updated plans for the Albion Footbridge as they progressed.
- 5.4 There were **884** visitors to the community page of the website in total over the course of the pre-submission consultation period for the Albion Footbridge, including a total of **2,832** page views. A total of **62** surveys were completed both online and at the in-person drop-in events.
- 5.5 During the first two phases of consultation, questions on the proposals for the Albion Footbridge and Plot B were showcased concurrently. As this document relates to the submission of proposals relating to the Albion Footbridge, we have excluded questions and feedback relating to Plot B from Stages 1 & 2 below. The full surveys have been included in the appendix of this document.
- 5.6 During the third phase of consultation, the focus was solely on the developed proposals for Albion Footbridge.

Consultation feedback

- 5.7 This section details the feedback received in response to the three surveys published on the community page of the consultation website, including quantitative data and key themes of qualitative responses.

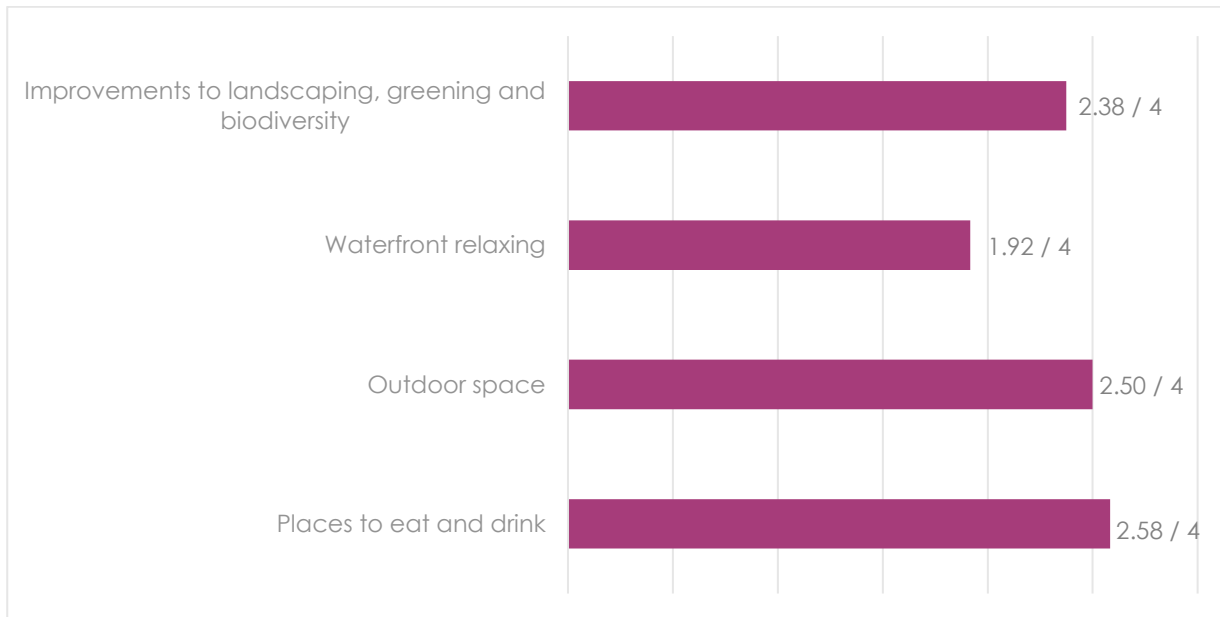
Stage 1: July - August 2024

- 5.8 The survey sought to understand respondents' opinions on the emerging vision for Albion Footbridge and Plot B, as both were being consulted on in tandem at this time.
- 5.9 There were **26** responses to the feedback survey. The survey allowed for qualitative and quantitative responses, and an overview of the results can be found below:

Quantitative feedback

5.10 Quantitative feedback from Stage 1 is outlined below:

1) **In consultation to date, the community have identified a number of aspirations for the area. Which of these are most important to you? (25 answered)**



Respondents were asked to rank the importance of the four identified aspirations from 1 to 4 (with 4 being most important and 1 being the least important). The graph shows the average level of importance of each aspiration across the responses.

Feedback shows that places to eat and drink were the most important to respondents, whereas waterfront relaxing was the least important.

Qualitative feedback

2) **Which station do you use the most? (25 answered)**

The overwhelming majority of respondents (**86%**) stated that they used Canada Water, whilst two residents stated they used Rotherhithe, and two residents stated that they use Surrey Quays.

3) **Which green spaces in the area do you visit? (25 answered)**

Residents shared that they visited the following places:

- Russia Dock Woodlands
- Southwark Park
- Stave Hill Ecological Park
- Albion Channel
- Rotherhithe's Thames Walk
- King George's Field

4) **How often do you travel across the footbridges in the local area? (25 answered)**

76% of residents stated that they frequently use the footbridges in the local area. **24%** of residents stated that they sometimes use the footbridges.

5) **If you use the footbridges, which ones do you travel across? (25 answered)**

Responses included:

- Albion Footbridge
- Norway Cut

- Greenland Dock
- South Dock
- Russian Dock

6) Where do you go when you want to sit and relax? (24 answered)

Several visitors identified Canada Dock and the local parks as key places where they like to relax. One resident noted that they enjoyed relaxing in any space within view of the dock.

- Local parks – King George's, Southwark, Russia Dock Woodland
- Woodland
- Along the river
- Own garden / balcony
- Durand's Wharf
- King's Stairs Gardens
- Ada Salter Garden in Southwark Park

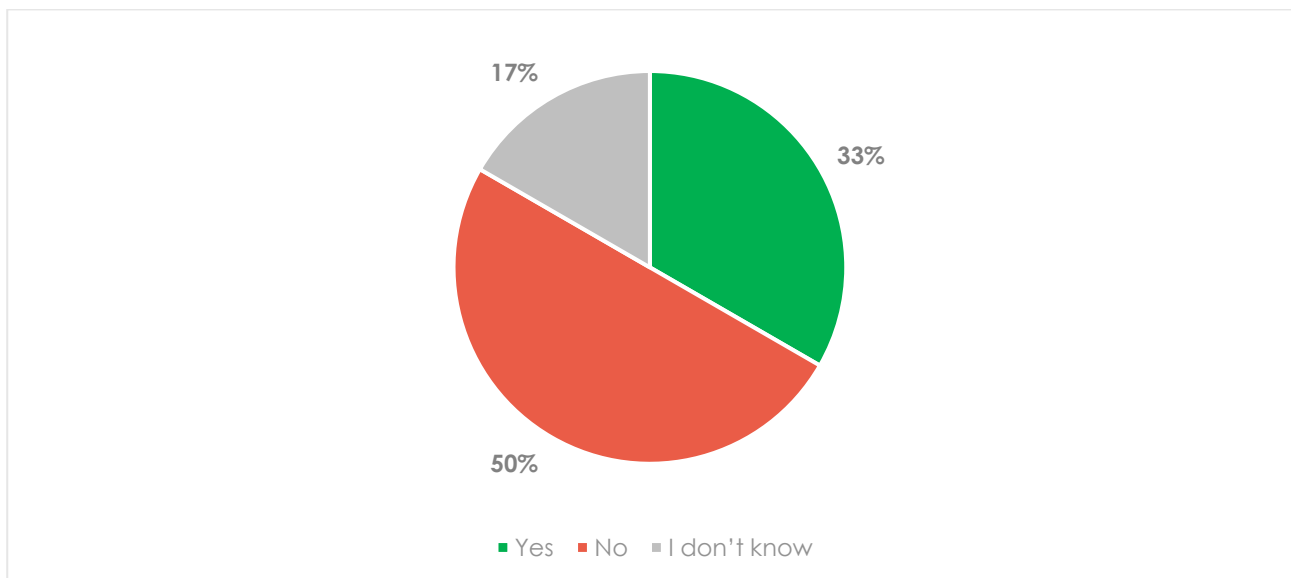
Stage 2: September 2024

- 5.11 A second dedicated consultation survey was live during this period. This sought feedback on the developing proposals for Albion Footbridge and B, as both were being consulted on in tandem at this time.
- 5.12 During the second stage of consultation, **18** survey responses were received.
- 5.13 Respondents were able to skip through each of the questions asked in the survey, so the number of responses to each question varied.
- 5.14 The survey sought to understand respondents' opinions on the developing proposals for Plot B and Albion Footbridge, as both were being consulted on in tandem at this time.

Quantitative Feedback

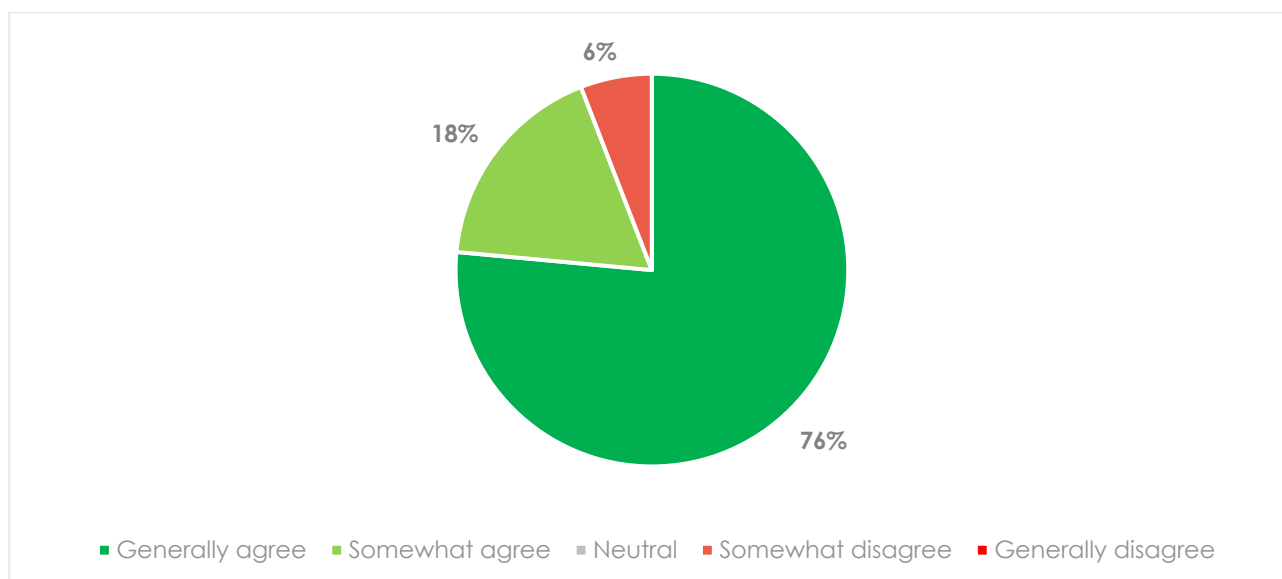
- 5.15 A breakdown of responses received per question is provided in the section below:

1) Did you take part in our previous round of consultation for Plot B and Albion Footbridge? (18 answered)



50% of respondents noted that they had **not** yet taken part in the consultation for Plot B and Albion Footbridge.

2) We are proposing to replace the existing footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience. To what extent do you agree it is necessary to increase the width of the Albion Footbridge crossing? (18 answered)



89% of respondents **generally or somewhat agreed** with our proposals to widen the Albion Footbridge.

3) What are your priorities for the design of the replacement Albion Footbridge? (15 answered)

Comments included:

- “The plan is fine but concerned about disruptions to the route while the bridge is being renovated”.
- “I have lived here since 1988 when the area was just developing and I liked the way in which it was laid out (roads, greenery, trees etc.) Almost like a Dutch village. So the existing bridges with their Dutch design really fitted the area, looked great. So I would like to see a strong design statement bridge, not necessarily the same but maybe a designed metal and wood combined structure. The new bridges in Russia Dock woods are quite nice but I think we can do better, maybe metal filigree, art nouveau influenced sides with a wood and metal arch. A grand entrance to all that is new”.
- “Anything as long as it is safe”.
- “Please keep the canopy that matches other bridges in the area along the canal, so that it feels like part of the area and not a whole new place”.
- “Better use for cyclists, anti-sleating” [sic].
- “Cyclists, also when they are not speeding, are the main problem. Ideally, you provide a separate lane for them and force them to slow down”.
- “It needs to be designed with a reflection on the history of the area”.
- “Need to capture the heritage look and story”.
- “Width, to allow more capacity, plus levelling out the paving either side, as it currently floods when there is rain”.

Stage 3: February – April 2025

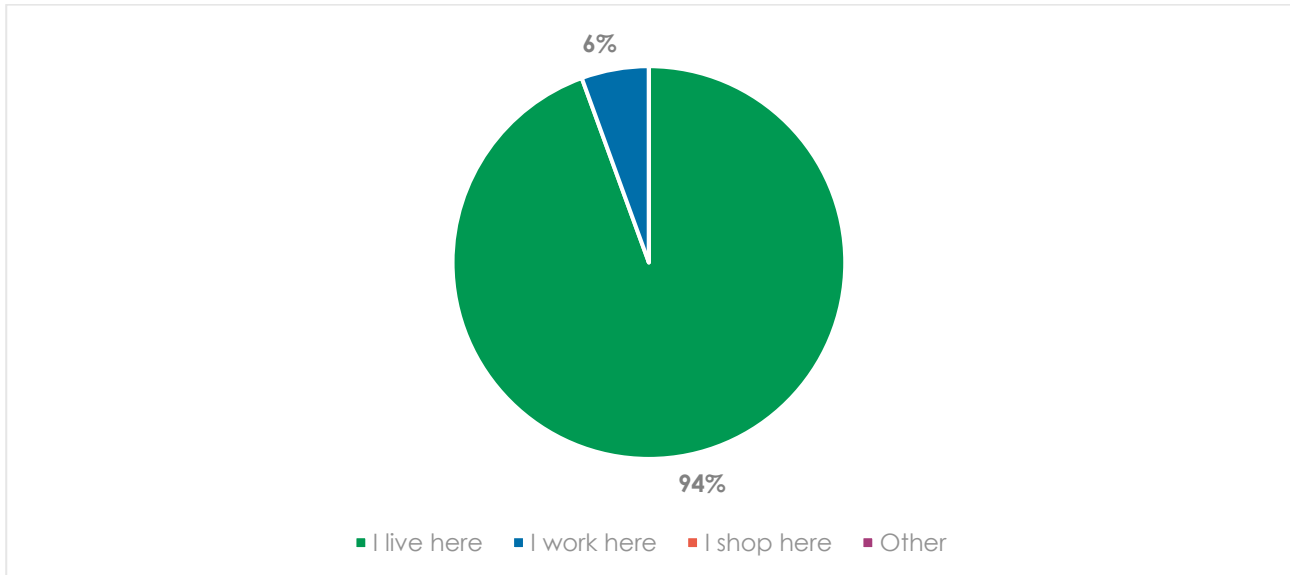
- 5.16 A third dedicated consultation survey was live during this period. This sought feedback solely on the developed proposals for the future of the Albion Footbridge.
- 5.17 During the third stage of consultation, **18** survey responses were received.
- 5.18 Respondents were able to skip through each of the questions asked in the survey, so the number of responses to each question varied.

5.19 The survey sought to understand respondents' opinions on the developed proposals for the Albion Footbridge.

Quantitative Feedback

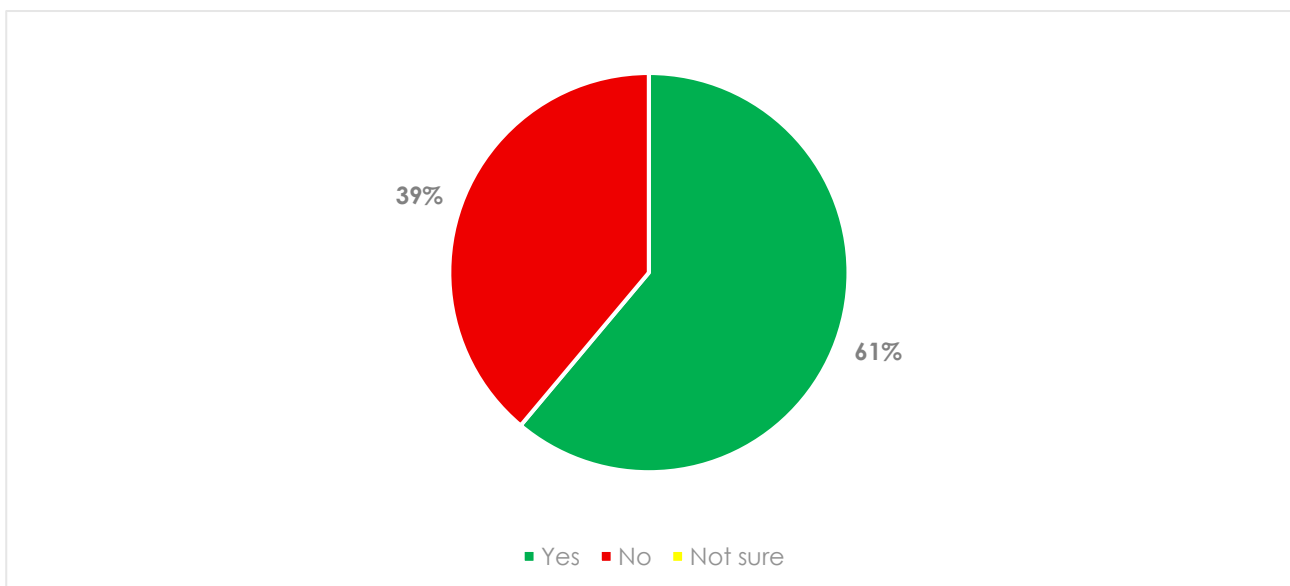
5.20 A breakdown of responses received per question is provided in the section below:

1) What best describes your connection to Canada Water? (18 answered)



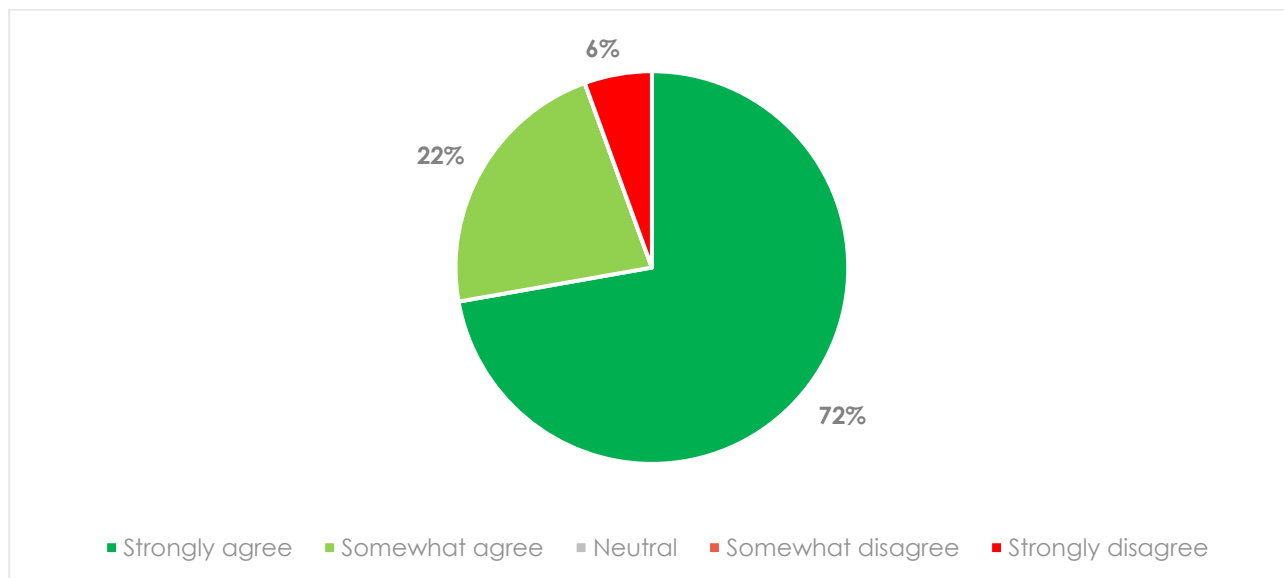
94% of the respondents noted that they **live in the area**.

2) Have you taken part in previous consultations on the proposals for the Albion Footbridge? (18 answered)



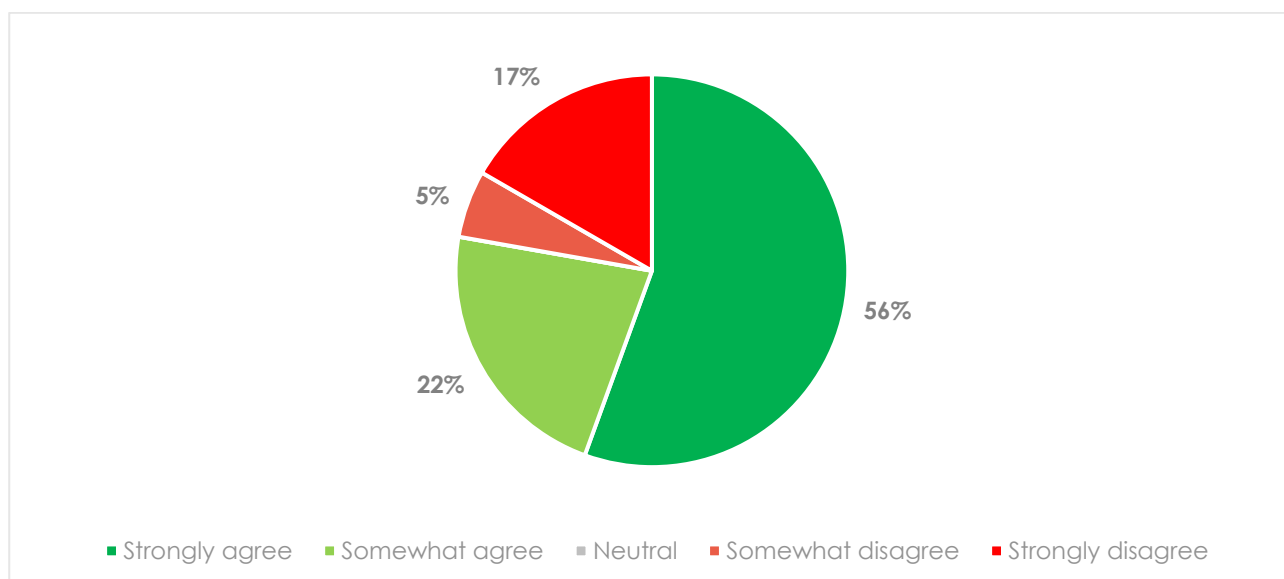
61% of the respondents noted that they **took part in previous consultations on the proposals for the Albion Footbridge**.

3) To what extent do you support the proposal to increase the width of the Albion Footbridge? (18 answered)



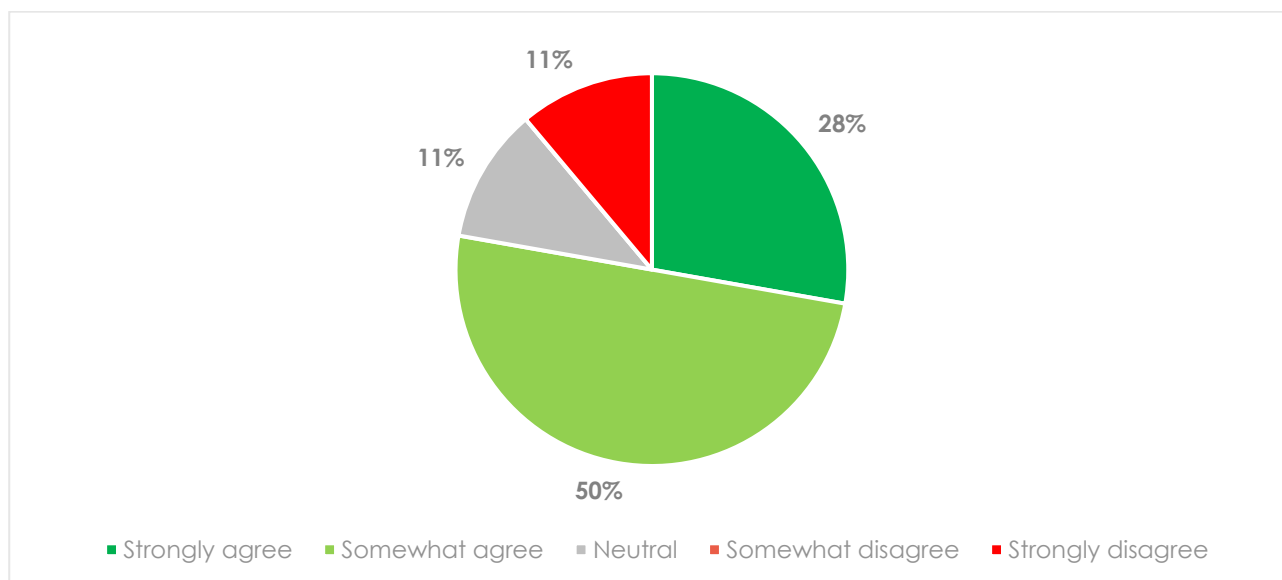
94% of respondents either **strongly** or **somewhat** supported the proposal to increase the width of the Albion Footbridge.

4) We have carefully considered the inclusion of a viewing deck, to allow users to enjoy the views of Canada Dock. To what extent do you agree with this approach? (18 answered)



78% of respondents either **strongly** or **somewhat** agree with the proposed inclusion of the viewing deck.

- 5) We have selected a material palette for low maintenance and elegance. The central deck will comprise non-slip and durable textured granite or reconstituted stone. The amenity decks will feature stainless steel fins, between which fine stainless-steel grillage will allow views of the water beneath your feet. To what extent do you agree with our materiality proposals? (18 answered)



78% of respondents either **strongly or somewhat agree with the proposed approach to materiality.**

Qualitative Feedback

- 6) Do you have any comments on our overall design approach? (14 answered)

Comments included:

- "This looks beautiful, but I wonder if the bridge foundation disrupts the water flow through the weir to the canal."
- "Modern and practical, nice to see that the original dock edge is getting more attention and celebration."
- "Some benches may be nice on the bridge."
- "I like the proposals."
- "A practical and elegant design. My only request is that the handrail should be the same colour as British Land's new boardwalk as this will visually unify the two water-crossings."
- "Having more wood in the design would have been more in keeping with the local area."

- 7) Please share any further comments you have on our developed proposals for the Albion Footbridge. (11 answered)

Comments included:

- "Please be careful that rubbish doesn't fill up the viewing area and fall into the dock."
- "I want to make sure cyclist can still cross the bridge comfortably."
- "The proposals will enhance the area."
- "Please ensure that cycle access is maintained perhaps using a dedicated cycle lane on the bridge to reduce conflict with pedestrians."
- "I'm worried about the wording to 'deter cyclists'. Cycling should be allowed and safe on the bridge!"
- "Very positive - I look forward to using the new bridge when it's completed!"

Themes of feedback

- 5.21 Themes that emerged from discussions with attendees at the drop-in events and expressed through the consultation survey included:
- There was general support for the principle of a replacement crossing at Albion Footbridge, with many agreeing with the need for an increased size.
 - The conflict between pedestrians and cyclists was a key theme raised, with most attendees keen to limit the potential for cyclists speeding through the area.
 - General support for the inclusion of the viewing platform.
 - Respondents said that the proposed designs were modern, practical and elegant.

E-mail responses

- 5.22 During the pre-application period, the consultation team received e-mails from local residents enquiring about the proposals for the Albion Footbridge. The project team has sought to respond to email enquiries directly to provide clarification on specific aspects of proposals or offering to meet to discuss proposals in further detail.
- 5.23 The key themes raised in emails to the project team have been set out above and in the 'response to feedback' table in Section 7 of this report.

6. Stakeholder Meetings

6

Stakeholder Meetings

Stakeholder correspondence

- 6.1 Alongside the wider public consultation, direct engagement has taken place with local groups, stakeholders, and neighbours to deepen our understanding of the area, listen to community needs and concerns, and build long-lasting relationships.
- 6.2 In June 2024, introductory letters (Appendix XII) were sent to local stakeholders, including ward councillors, neighbouring businesses, and community groups.
- 6.3 The letter introduced the emerging proposals for Albion Footbridge and Plot B and extended an invitation to a detailed briefing with members of the project team.
- 6.4 This correspondence was sent to the following key political stakeholders on 12th June 2024:
- Cllr Helen Dennis - Development Cabinet Member for New Homes and Sustainable Development
 - Cllr Kath Whittam - Rotherhithe
 - Cllr Stephanie Cryan - Rotherhithe
 - Cllr Bethan Roberts - Rotherhithe
 - Cllr Adam Hood - Surrey Docks
 - Cllr Jane Salmon - Surrey Docks
 - Cllr Nick Johnson - Surrey Docks

An email invitation was then emailed to the following community stakeholders in June 2024:

- Surrey Docks Angling Club (SC)
 - Canada Water Consultative Forum (PA)
 - Green Connections 106
 - Rotherhithe Area Housing Forum (BD)
 - Decathlon Canada Water (DM)
 - Our Rotherhithe
 - Albion Group Practice
 - British Land
 - Southwark Construction Skills Centre
 - Phantom Peak
 - Bow Arts
 - Alfred Salter Primary School
- 6.5 In September 2024, follow up emails were sent to local stakeholders, including ward councillors, neighbouring businesses, and community groups, ahead of the second phase of consultation.
- 6.6 The emails contained the promotional flyer, and details on the upcoming consultation for the developing proposals for the Albion Footbridge alongside Plot B and extended an invitation to a detailed briefing with members of the project team.
- 6.7 This correspondence was sent to the same key political and community stakeholders as outlined in paragraphs 4.4 – 4.6.
- 6.8 Following the submission of proposals for Plot B in December 2024, a third phase of consultation took place in February 2025, focusing was solely on the developed proposals for the Albion Footbridge.

6.9 In February 2025, emails were sent to political and community stakeholders contained the promotional newsletter, and details on the upcoming consultation for the developed proposals for the Albion Footbridge, extending an invitation to a detailed briefing with members of the project team and inviting them to attend the public drop-in events on the 26th February and 1st March 2025.

6.10 This correspondence was sent to the following key political stakeholders on **11th February 2025**:

- Cllr Helen Dennis – Development Cabinet Member for New Homes and Sustainable Development
- Cllr Portia Mwangangye - Cabinet Member for Leisure, Parks & Young People
- Cllr Kath Whittam – Rotherhithe
- Cllr Stephanie Cryan - Rotherhithe
- Cllr Bethan Roberts - Rotherhithe
- Cllr Adam Hood - Surrey Docks
- Cllr Jane Salmon - Surrey Docks
- Cllr Nick Johnson - Surrey Docks

An email invitation was then emailed to the following community stakeholders in on **11th & 12th February 2025**:

- Mousetail Coffee
- Surrey Docks Harbour Master
- Structures Management, London Borough of Southwark
- Our Rotherhithe
- Rotherhithe Area Housing Forum (BD)
- Surrey Docks Angling Club (SC)
- Canada Water Consultative Forum (PA)
- Green Connections 106

6.11 The Applicant remains in regular communication with key local stakeholders, extending invitations to meet to share plans as they continued to evolve, through to submission of the planning application. The Applicant remains committed to ongoing engagement with interested stakeholders throughout the determination process.

Stakeholder meetings

6.12 There were **13 stakeholder meetings** throughout the pre-submission engagement period.

6.13 Details of these meetings and key themes raised are captured in the table below, and details of how the Applicant responded to these themes of discussion and feedback are included in Section 7 of this report, as well as in the Design and Access Statement submitted with the CWD FPA.

6.14

Stakeholder	Date	Themes
Surrey Docks Anglers	16.05.24	• Explored the vision for the Albion Footbridge. Subsequent meetings have focused on the Albion Footbridge in further detail
Canada Water Consultative Forum	02.06.24	• Explored the early vision for the Albion Footbridge.
Our Rotherhithe	02.06.24	• Explored the early vision for the Albion Footbridge.

Rotherhithe Area Housing Forum	15.06.24	• Early vision for the Albion Footbridge • Review of local history and opportunities for inclusion of historic references in the design .
Cllr Helen Dennis	17.06.24	• Principle of improving the Albion Footbridge.
Cllr Kath Whittam	19.06.24	• Principle of improving the Albion Footbridge.
Cllr Stephanie Cryan	03.09.24	• Principle of and progressing designs for the proposed Albion Footbridge.
Surrey Docks Anglers	04.09.24	• Explored further developed designs for improvements to the Albion Footbridge. • Width and scale of the proposed design.
Cllr Bethan Roberts	17.09.24	• Principle of and progressing designs for the proposed Albion Footbridge.
Cllr Portia Mwangangye	08.10.24	• Principle of and progressing designs for the proposed Albion Footbridge.
Harbour Master (Phil Cotman)	01.10.24	• Progressing designs for the proposed Albion Footbridge. • Cycle and pedestrian measures being integrated into the design.
National Highways (Anthony Davis)	14.10.24	• Progressing designs for the proposed Albion Footbridge. • Cycle and pedestrian measures being integrated into the design. • Footfall of the current bridge. • Slip resistant materials. • Balustrade height.
Surrey Docks Anglers	28.10.24	• Width and scale of the proposed design.

- 6.15 The Applicant's responses to the key themes and questions raised in these meetings can be found in the Response to Feedback section of this document.
- 6.16 Local stakeholders will be kept up to date regarding the status of the planning application either through direct outreach and/or via a notification sent to the project mailing list.
- 6.17 The Applicant is committed to ongoing engagement with all stakeholders and residents throughout the planning process and beyond.

7. Responses to Feedback

7

Responses to Feedback

- 7.1 The key themes raised during the community engagement exercise are summarised in the table below.
- 7.2 As part of the Applicant's commitment to ensuring a meaningful dialogue with local stakeholders, the Applicant has sought to respond to comments raised by respondents throughout the consultation process.
- 7.3 The Applicant remains committed to engaging with residents' enquiries throughout the planning process.

Themes	Detail	Response
Support for widening the Albion Footbridge	Across each phase of consultation, respondents were positive about the prospect of increasing the width of the current Albion Footbridge.	The proposals will replace the existing footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience, as well as introducing a space for people to pause and enjoy views of the dockside, whilst supporting the vibrancy of the emerging town centre.
Design and materiality	Feedback on design of the proposed Albion Footbridge was largely positive.	Conscientiously organic in form, the bridge design has evolved to feature an elegant, gently arched vault that traverses the waterway. Transparent amenity decks extend into and from Albion Channel, creating playful platforms where visitors can dwell and engage with the space. To avoid undue disruption to existing activities currently operating in this part of the Dock, the project team have engaged with local groups and taken care to ensure that the scale of the lookout area is appropriately designed. The bridge's materials will be selected for low maintenance and elegance. The central deck will comprise non-slip and durable textured granite or reconstituted stone. The amenity decks will feature stainless steel fins, between which fine stainless steel grillage will allow views of the water.
Responding to the local history and environment	Local residents noted the importance of retaining the local history and character in the design of the bridge. Some comments expressed a concern that the materiality was not the ideal choice to do so.	The concept seeks to respond to two important characteristics of the local history and environment. Firstly, the team has sought for the bridge to celebrate the original late 19th-century Albion Channel. Secondly, the bridge's composition will adopt a <i>lightness of touch</i>, allowing users to experience the water beneath. The team have also drawn inspiration from Canada Water's past—its timber and shipping

		heritage—the historic channels, and the existing wetland wildlife of the Albion Channel, a now defining feature that connects Canada Water to Surrey Water and the Thames beyond.
Managing cycle flow and speed	Across the three stages of consultation there was general agreement that the existing Albion Footbridge was in need of improvement, with an emphasis on widening the bridge to allow for a safer crossing for both cyclists and pedestrians	We recognise the current narrow footbridge is shared with cyclists, posing a risk to pedestrians. The new bridge will be significantly wider (5.5m at its narrowest), providing ample space for all users. The textured surface will deter cyclists, and if further speed reduction is needed, landscaping will be added to the bridge approaches.
Local considerations	In early rounds of consultation local stakeholder groups expressed their concern that the width of the bridge could disrupt local activities on the dock edge. This has included specific feedback from the Surrey Docks Anglers regarding their use of the existing Dock and Albion Channel in the area around the Bridge – and the need to carefully consider this in developing the design proposals.	To avoid causing disruption to the existing activities in this part of the Dock, the team have engaged with local stakeholders and taken care to ensure the form and scale of the bridge is designed appropriately. The team has considered how impact on local routes & traffic can be minimised. As such, a Construction Environmental Management Plan (CEMP) will be submitted as part of the planning application This has included a substantial reduction in the extent to which the proposed Bridge extends into the Dock – in order to minimise impacts on what has been identified by the Surrey Docks Anglers as a prime area for their activities.

8. Conclusion

8

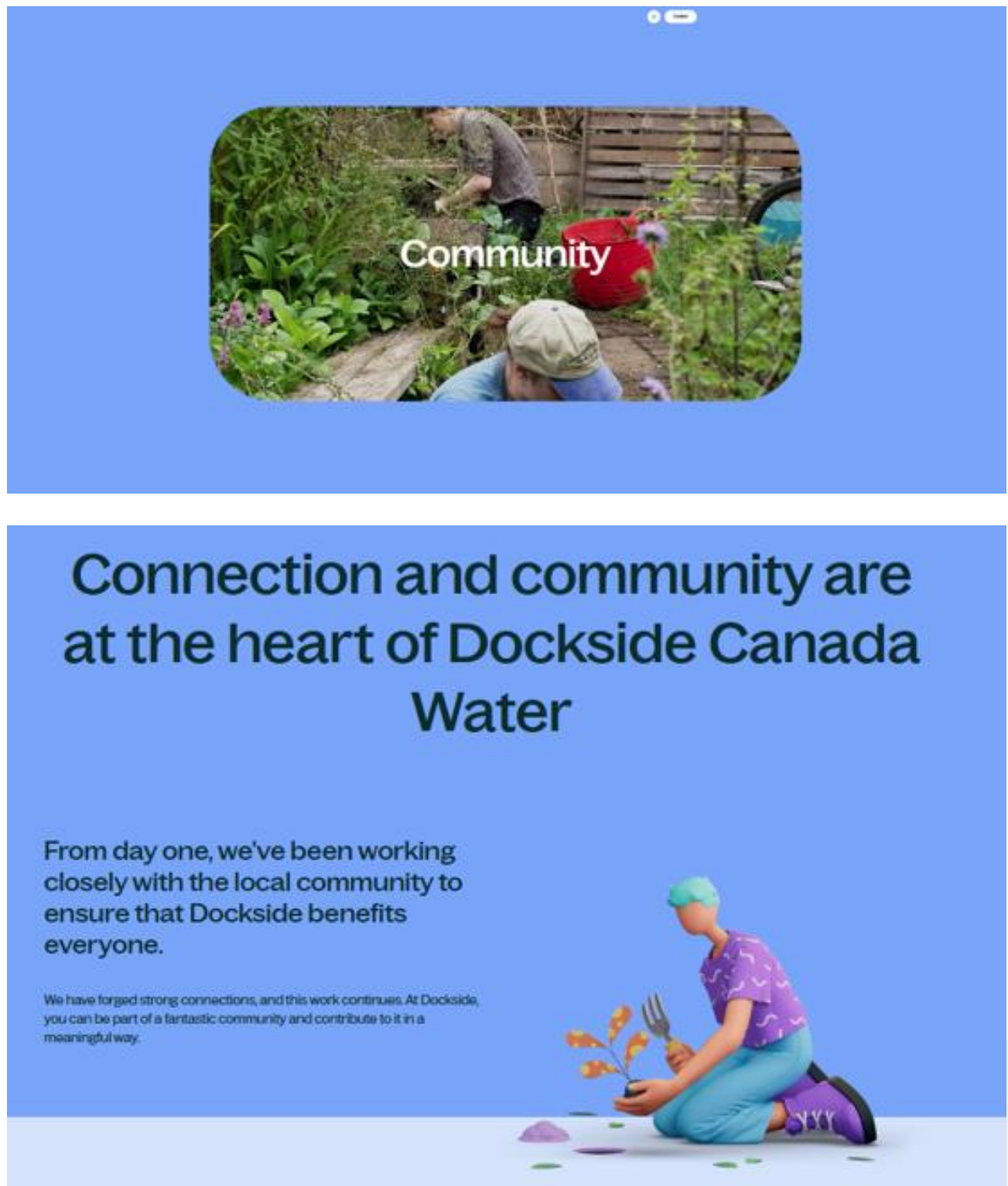
Conclusion

- 8.1 The pre-submission consultation process provided an opportunity for local residents, businesses, and stakeholders to learn about the proposals for the Albion Footbridge and to provide their feedback.
- 8.2 A cross-section of the local community engaged in the consultation, with most respondents being local residents. Key themes of feedback received throughout the consultation process included strong support for widening the bridge to improve safety and space for pedestrians and cyclists, general support for the proposed viewing platform, and positive responses to the bridge's design.
- 8.3 Feedback from stakeholders and the wider community has helped to inform the development of the proposals, as set out in the 'Response to Feedback' section above.
- 8.4 Key themes of feedback focused principally on:
- Overall support for widening the bridge, highlighting the need for safer and more spacious access for both pedestrians and cyclists.
 - General support for the inclusion of the proposed viewing platform.
 - General support for the proposed design and materiality of the proposed bridge.
 - Emphasis on the importance of easy cleaning and upkeep, as well as the maintenance of the Canada Dock.
- 8.5 The Applicant has addressed these questions and concerns through direct engagement with the community.
- 8.6 This document has been informed by Central Government guidance within the Revised National Planning Policy Framework (NPPF) December 2024 on community involvement in planning. In addition, the approach to the consultation has been informed by the Southwark Statement of Community Involvement and Development Consultation Charter (2022). The report forms part of the supporting documentation informing the planning application.
- 8.7 The Applicant will continue to engage proactively with the community throughout the determination period and beyond, offering follow-up meetings to all interested stakeholders and using a range of tools to keep local people updated on the progress of the application. The project team will liaise with officers to seek their input on this approach.

Appendices

Appendices

Appendix I - Community page: Canada Water Dockside website





Planning & Consultations

Outline planning permission for the masterplan was granted March 2022 and detailed permission for Canada Dock eastern dock edge, One and Two Dockside was granted September 2023. You can view the applications which have been submitted and approved to date by following the links below:

- Outline planning application
- Canada Dock eastern dock edge
- A1 public realm and building design (One Dockside)
- A2 public realm and building design (Two Dockside)
- A1 and A2 shared basement
- Maritime Street public realm design

We look forward to continuing to work with local people on our vision for the future of Dockside.

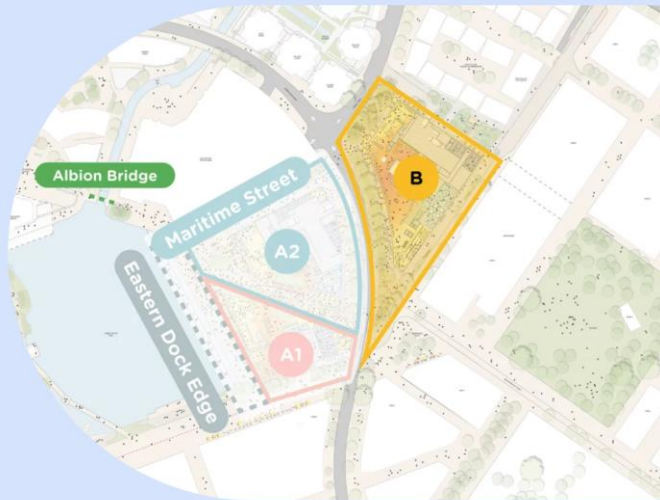
[Find out more](#)

Get involved

Thank you to all those who have taken the time to engage with our public consultation for Plot B and the Albion Bridge, providing valuable feedback on our proposals. Your insights and contributions have been instrumental in shaping our plans as we move towards a planning submission to Southwark Council.

We shared our proposals for Plot B at two hosted drop-in events and showcased how the plans and designs had progressed, including sharing your feedback. Thank you again for your continued support and participation.

[Find out more](#)



From the outset, it has been our ambition to learn all we can about the area, to understand local needs and aspirations, and to build lasting relationships with the community that has warmly welcomed us.

Tapping into local knowledge and networks has helped shape what we are building, and we have looked for opportunities to support everything from health & wellbeing to biodiversity, as well as creating employment opportunities for local people.



We're linking these buildings into their local context and offering businesses an opportunity to really connect with the community and the place.



Luka Vukotic
Art Invest

Meaningful engagement

The community at Canada Water is one of its best features. We have worked closely with local groups and we continue to do so. This is vitally important.

From the designs for the dock edge to the amenities at street level, to the meanwhile uses that will be popping up while we build - everything is being done with the input, involvement and cooperation of the local community.

[Get in touch](#)



Health & Wellbeing Fund

Our Health & Wellbeing Fund was set up in partnership with Decathlon UK in 2022 to support grassroots organisations in Canada Water and Rotherhithe.

Now in its third year, the fund will provide £200,000 over a five year period. The goal is to encourage participation in sport and play for people of all ages.

[Find out more](#)

Community investment work





Stave Hill Ecological Park

This local nature reserve helps nature to thrive in all kinds of ways.





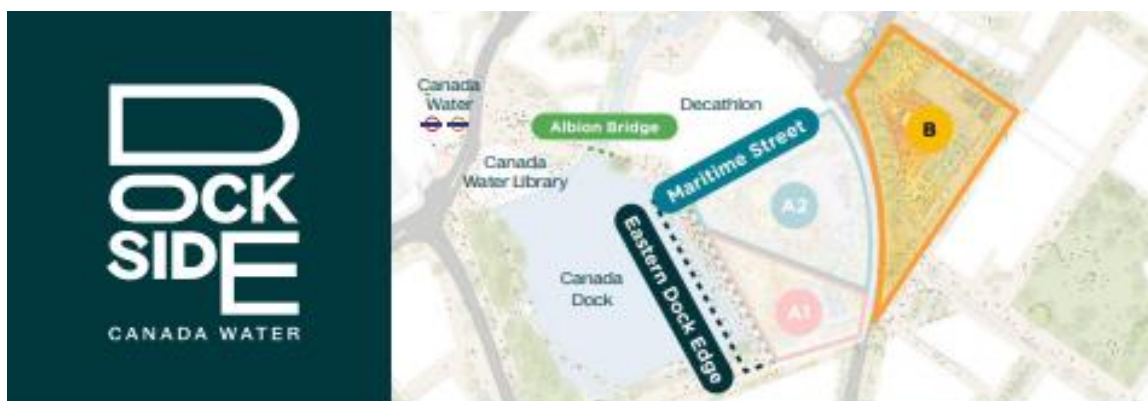
Community action

Take part in local community initiatives such as Canal Clean Up Days.



Stay updated with everything at Dockside

Submit



Help shape our vision for Plot B and the future of the Albion Bridge at Dockside, Canada Water.

We are bringing forward exciting proposals to deliver an area that local residents will be proud of, with safe and attractive public spaces and uses that meet the needs of the community.

Outline planning permission for the masterplan was granted in 2022 and detailed planning permission for Plot A was secured last year. In order to progress the delivery of a vibrant town centre, we are reviewing options for Plot B, as well as a replacement to the Albion Bridge, in line with our Section 106 commitment.

Over the coming months, we want to work closely with local residents to develop the proposals for Plot B and Albion Bridge, to ensure that these benefit the local area and Southwark as a whole as much as possible.

Plot B

We are now excited to be sharing our emerging vision for the next phase of the new town centre in Canada Water, on a site known as Plot B, on the corner of Surrey Quays Road and Canada Street.

We are at the early stages of considering plans for a detailed design for Plot B, which would consist of two buildings including student accommodation and affordable homes, as well as a community hub at the ground floor.

Albion Bridge

As included in the outline permission, we are also exploring proposals for a replacement to Albion Bridge which will be wider and improve the pedestrian environment. This will improve the experience for future residents and visitors to the area.

Event details overleaf ↪

We will be hosting two drop-in events where we will be sharing our early vision for Plot B and asking for your input on the future design of the Albion Bridge.

These events will be held in our **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU (enter via Maritime Street)** on:

🕒 **Tuesday 9th July,
4:30pm – 7:30pm**

🕒 **Wednesday 10th July,
3:30pm – 6:30pm**

Members of the project team will be available at these events to discuss the proposals and answer any questions.



Following this first round of consultation, we will review the feedback and use it to develop our proposals further. We will then host another round of consultation in the summer where we will share the emerging designs for the site, offering you another chance to have your say on the future of the Albion Bridge and Plot B.

Get in touch

If you have any questions for the project team, let us know at:

🌐 docksidecanadawater.co.uk

☎ **020 3900 3676**

✉ Contact@CanadaWaterDockside.co.uk

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CANADA WATER



SEPTEMBER 2024 UPDATE

Help shape our vision for Plot B and the future of the Albion Bridge at Dockside, Canada Water.

Thank you to all those who took part in our first phase of consultation on our emerging vision for Plot B and the future of the Albion Bridge. We are grateful for all of the feedback shared by the community so far, which the design team have considered as they have continued their work.

We are now pleased to be able to share our emerging designs with you and welcome your feedback on these.

Plot B - Our developing proposals for Plot B include:

-  **c. 70** affordable new homes
-  **c. 730** new student rooms, helping to free up much-needed family homes in Southwark.
-  A **new community hub** at the ground floor level with connectivity to new green spaces.
-  Significant **improvements to the local public realm** and new pedestrian connections

Albion Bridge

We have also been progressing plans for a new high-quality crossing over the Albion Channel. We are proposing to replace the existing footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience, as well as introducing a look out space, providing a unique place to enjoy views of Canada Dock whilst supporting the vibrancy of the emerging town centre.

Event details overleaf ↪

We will be hosting further drop-in events to showcase the evolving plans and how these have progressed, including our responses to early feedback.

These events will be held in our **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU (enter via Maritime Street)** on:

🕒 **Saturday 14th September, 10:00am – 1:00pm**

🕒 **Tuesday 17th September, 4:30pm – 7:30pm**

Members of the project team will be available at these events to discuss the proposals and answer any questions. Our consultation materials and feedback survey will be uploaded to the project website alongside the events.



Your feedback will be considered by the design team, and we will share further updates on our plans with the community later this year, before submitting applications to Southwark Council.

Get in touch

If you have any questions for the project team, let us know at:

🌐 docksidecanadawater.co.uk

☎ **020 3900 3676**

✉ contact@canadawaterdockside.co.uk

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CANADA WATER



FEBRUARY 2025 UPDATE

Have your say on designs for the future of the Albion Bridge at Canada Water Dockside.

Thank you to everyone who has engaged with us over the last 6 months on the proposals for Plot B at Canada Water Dockside, as well as on the wider masterplan over the past few years.

Further to initial consultation in July and September 2024, we have developed our design approach for a replacement for the Albion Bridge, and we are now pleased to present our proposal to you for feedback.

We are proposing a wider new crossing that allows for an improved experience for pedestrians, as well as providing a unique place to take in the views of Canada Dock and supporting the vibrancy of the emerging town centre.

▼ Architect render of the proposed concept for Albion Bridge



Event details overleaf ►

We will be hosting further drop-in events to showcase the developed proposals for the Albion Bridge and how these have responded to feedback from the community.

These events will be held in our **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU (enter via Maritime Street)** on the dates & times below:

🕒 **Wednesday 26th February**
4:00 – 7:00pm

🕒 **Saturday 1st March**
10:00am – 1:00pm

Members of the project team will be available at these events to discuss the designs and answer any questions. Our consultation materials and feedback survey will be uploaded to the project website alongside the events.



Your feedback will be considered by the team, ahead of an application being submitted to Southwark Council later this year.

Get in touch

If you have any questions for the project team, let us know at:

🌐 docksidecanadawater.co.uk

☎ 020 3900 3676

✉ canadawaterdockside@kandaconsulting.co.uk

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Appendix V – July 2024 Southwark News Advert

CANADA WATER DOCKSIDE

Share Your Views

Art Invest are bringing forward an emerging vision for the next phase of the new town centre in Canada Water, known as Plot B, on the corner of Surrey Quays Road and Canada Street. Separately, we are also exploring proposals for a replacement to Albion Bridge which will be wider and improve the pedestrian environment.

We are committed to early conversations with the community to inform our design process for both Plot B and the Albion Bridge, in order to ensure the design meets locals needs and ambitions.



We will be hosting two drop-in events at our **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU** (enter via Maritime Street), on the following dates:

- Tuesday 9th July, 16:30 - 19:30**
- Wednesday 10th July, 15:30 - 18:30**

Get in touch

It is important that we are able to engage with all neighbours, local groups and businesses. If you need help accessing information, please contact us on:

@ Contact@CanadaWaterDockside.co.uk

020 3900 3676

FAO: Floor 5, 10 Chiswell Street, London EC1Y 4UQ

Scan this QR code to view website



Appendix VI – September 2024 Southwark News Advert

CANADA WATER DOCKSIDE

Share Your Views On Our Emerging Designs

Dear Residents,

Art-Invest are presenting emerging designs for the next phase of the new town centre in Canada Water, known as Plot B, on the corner of Surrey Quays Road and Canada Street. Separately, we are also sharing our designs for a replacement of Albion Bridge, which will be wider and improve the pedestrian environment.

We would like to invite you to view our emerging designs and provide your feedback.



We will be hosting two further drop-in events to showcase the evolving plans at our **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU** (enter via Maritime Street), on the following dates:

- Saturday 14th September, 10:00am – 1:00pm**
- Tuesday 17th September, 4:30pm – 7:30pm**

Please visit our website to find out more and sign up for updates.

docksidecanadawater.co.uk

Get in touch

It is important that we are able to engage with all neighbours, local groups and businesses. If you need help accessing information, please contact us on:

@ contact@canadawaterdockside.co.uk

020 3900 3676

Floor 5, 10 Chiswell Street, London EC1Y 4UQ

Scan this QR code to view website



CANADA WATER
DOCKSIDE

Share Your Views on Our Developed Designs for Albion Bridge at Canada Water Dockside.

Dear Residents,

Art-Invest are presenting developed designs for a replacement for the Albion Bridge, and we are now pleased to present our proposal to you for feedback.

We are proposing a wider new crossing that allows for an improved experience for pedestrians, as well as providing a unique place to take in the views of Canada Dock and supporting the vibrancy of the emerging town centre.



Event details

We will be hosting further drop-in events to showcase the developed proposals for the Albion Bridge and how these have responded to feedback from the community.

These events will be held in our **Dockside Project Hub, Retail Park, Unit 1 Canada Water, Surrey Quays Rd, London, SE16 2XU** (enter via Maritime Street) on:

- 🕒 **Wednesday 26th February, 4:00 – 7:00pm**
- 🕒 **Saturday 1st March, 10:00am – 1:00pm**

Please visit our website to find out more and sign up for updates.

🌐 docksidecanadawater.co.uk

Scan this QR code to view website 

Get in touch

It is important that we are able to engage with all neighbours, local groups and businesses. If you need help accessing information, please contact us on:

@ contact@canadawaterdockside.co.uk ✉ **FAO KAN0664, Floor 5, 10 Chiswell Street, London EC1Y 4UQ**

📞 **020 3900 3676**



Welcome



Illustrative map of Dockside, highlighting Plot B & Albion Bridge

Welcome to our drop-in session on our emerging vision for Plot B and Albion Bridge at Dockside Canada Water.

Art-Invest Real Estate are bringing forward exciting proposals at Dockside to deliver an area that local residents will be proud of, with safe and attractive public spaces and uses that meet the needs of the community.

Over the coming months, we want to work closely with local residents to develop proposals for Plot B, located on the corner of Surrey Quays Road and Canada Street, as well as a replacement to the Albion Bridge.

In order to progress the delivery of a vibrant town centre, we are now considering options for a residential-led scheme on Plot B. Our early plans propose the delivery of two buildings including student accommodation and affordable homes. We remain committed to delivering our previous commitments, including new public spaces and a community hub on the site.

Whilst they are separate projects and distinct planning applications, we are working on Plot B and Albion Bridge in parallel.

We want to ensure that these proposals maximise benefits for the local area and Southwark as a whole. We would therefore appreciate any and all feedback from you at this stage, which will be considered as part of our design process.

Dockside Canada Water will deliver:



Long-term job opportunities



New community spaces



New places to sit and relax by
the waterfront and in nature



New landscaping and greenery supporting
the peninsula's existing biodiversity



New cycle parking spaces with blue
badge only car parking provision



Activation of the ground floor with
places to shop, eat and drink



New sporting activities up and down Maritime
Street with our neighbours Decathlon



Public Exhibition - January 2023



Outline Application Pop-Up



Dedicated Exhibition Space - Decathlon



Colouring Exercise - Rotherhithe Festival 2023

Planning and engagement so far

Ever since arriving in the Canada Water, Rotherhithe and Surrey Docks area, it has been our ambition to understand all we can about the local area and to give back to the community that has warmly welcomed us.

We have worked closely with community stakeholders since the Outline Planning Permission stage to deliver a vibrant new town centre that is bustling, safe, and enjoyable day and night, all year round. As part of this, we are working closely with British Land and other neighbouring developers, to ensure that both Dockside and the Canada Water Masterplan deliver a well-connected and sustainable town centre for the peninsula.

The Outline Planning Application for Dockside was approved in March 2022, following extensive consultation with the local community. This approved the uses of these new buildings for predominantly commercial uses.

After three stages of public consultation, in September 2023, Southwark Council approved detailed planning permission for Plots A1 and A2, as well as public realm improvements along Maritime Street and improvements to the Eastern Edge of Canada Dock.

Thank you to everyone that has engaged with and influenced our designs since we started consultation on proposals for Dockside in 2021.

Meanwhile uses

We are committed to ensuring that Dockside benefits everyone by providing meanwhile space to local organisations, such as:

- Construction Skills Centre, in partnership with British Land and Southwark Council
- Phantom Peak, an immersive experience, at the former-Hawker House
- Art and immersive exhibitions at Dock X (Titanic, Frida Kahlo, Shakespeare, Rumble in the Jungle, Taskmaster)
- Bow Arts, affordable workspace

Health & Wellbeing Fund

In partnership with Decathlon, we are also investing £200,000 over five years into local organisations through our Health & Wellbeing Fund.

We have supported a number of organisations to date, including:

- Alfred Salter School playground
- Restorative Justice for All (RJ4All) community gym
- Southwark Park Cricket
- Roosters Boxing Club
- Southwark Park Association 1869 Youth Tennis Club
- London Youth Rowing Club
- The Dockland Settlements
- Millwall Community Trust

We will continue work with local organisations to deliver benefits to the local community, and welcome your thoughts on local organisations we should be considering.



Southwark Construction Skills Centre



London Youth Rowing Club

Since first sharing our proposals for Dockside in March 2021, we've spoken to hundreds of people about their aspirations for the area. We've worked closely with key local stakeholders and we are grateful for the input and support they have provided to date.

Some of the community's aspirations included:

	Places to eat and drink		Outdoor space
	Waterfront relaxing		Improvements to landscaping, greening and biodiversity

In response to this, so far we have included:

	A new pedestrian route through the centre of the development called The Boulevard. It will be lined with green planting and water features, and incorporate places to sit, enjoy, shop, eat and drink.
	Spaces for socialising and relaxing at a waterside location known as The Waterfront Square.
	Maritime Street – which borders Decathlon and will provide a trail of activities and greenery.

We are grateful for all the time and insight to date. We want to continue to develop our insights to help progress the scheme for Plot B and the Albion Bridge.



Outline Planning Permission was secured for Plot B as part of the wider Dockside masterplan. This established the principles for a commercial building. At the time, our vision focused on with workspace at the upper floors.



Current image of the site of Plot B

We remain committed to delivering key community benefits, notably a community hub and new public spaces.

We are now considering options for a residential-led scheme on Plot B. Our early plans propose the delivery of two buildings including student accommodation and affordable homes.

Plot B will include:

- Affordable housing for local people on-site.
- New student accommodation which will help relieve pressure on the housing market and is being designed to promote wellbeing and encourage interaction and cohesion with the wider community.
- A community hub at the ground floor which will be rooted in the community it serves.
- Welcoming playspace for future families to enjoy.
- New connections through Plot B, complementing existing connections through Plot A and the wider town centre.



We are grateful for all the time and insight to date. We want to continue to develop our insights to help progress the scheme for Plot B and the Albion Bridge.

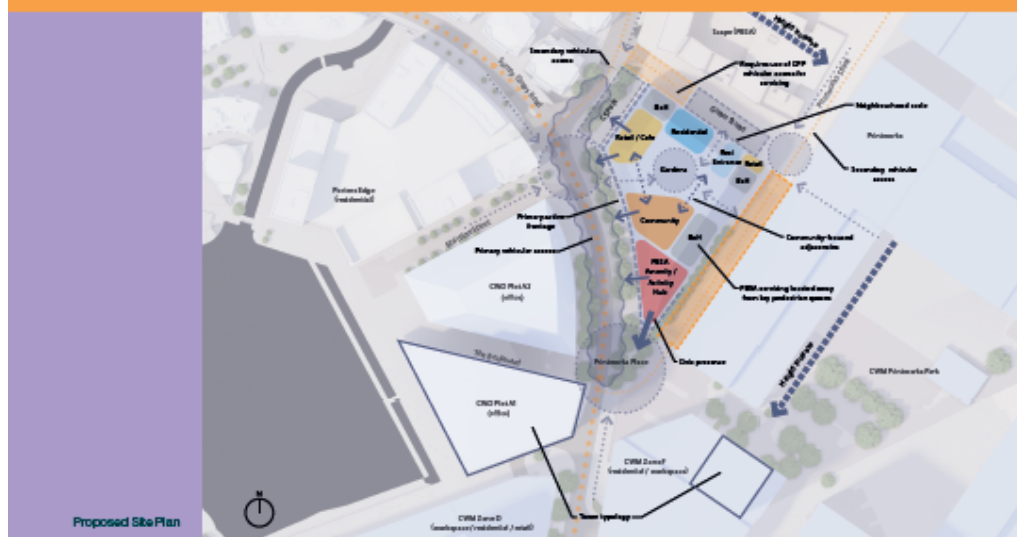
Community space

This space could host a range of meetings, community organisations and voluntary initiatives, whether that be homework clubs, Chess clubs or older people's social clubs.

As we develop these spaces in more detail, we'd love to hear your thoughts.

Public spaces and connections

The layout of the buildings have been designed to provide new routes through Plot B, as well as the creation of a community courtyard for amenity and play space. The new connections and routes are aimed to complement the new routes and public spaces that will already be created in Plot A, and connect to wider routes and spaces in the surrounding area.

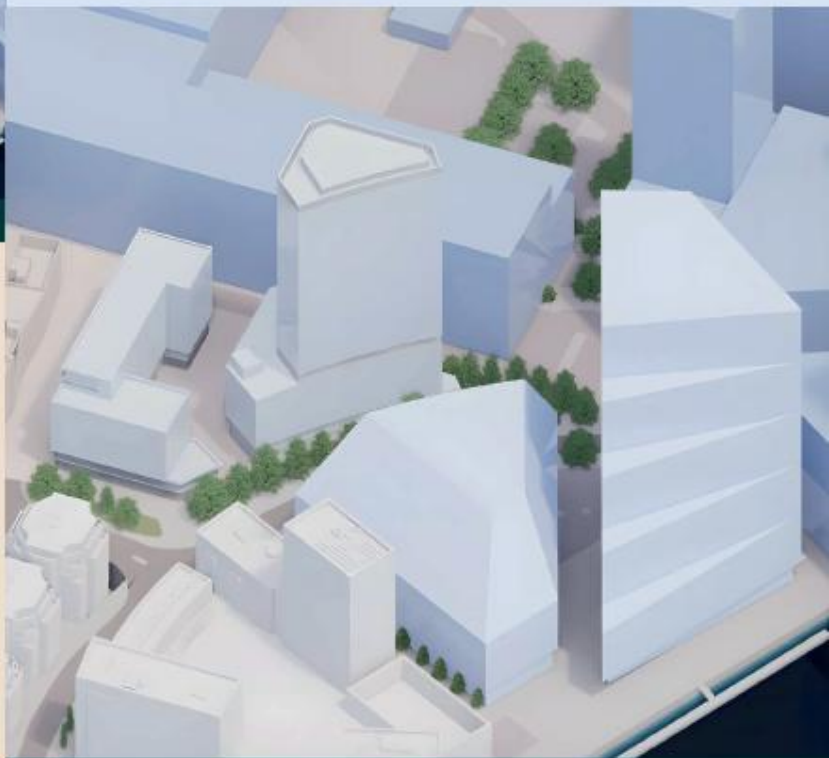


Key elements of the emerging design approach for Plot B include:

- Smaller building footprints to suit residential uses and that are sensitive to our neighbours.
- An increase in the amount of public realm which will help open up the ground floor, improving safety whilst creating a vibrant pedestrian experience. This will also promote and encourage interaction between the students and the wider community.
- Dual aspect homes to maximise sunlight for future residents, which will include corner balconies and masionettes with front gardens.
- Communal roof terrace and garden for the student accommodation which will promote health and wellbeing.



Plot B: Approved Outline Massing



Plot B: Emerging Proposed Massing

We have appointed Carter Gregson Gray to deliver a design for an improved crossing at Albion Bridge.

In line with our commitments in the outline permission, we want to improve the pedestrian experience and respond to local priorities and lived experiences.

Some of our key considerations include:

- Enhancing the connection with the dock and water
- Accessibility
- Safety
- Ensuring pedestrian priority
- Managing cycle travel
- History of the docks

As we continue to progress our early design ideas, we want to hear from you on what is most important to you in the local area and your journey there. We would also be grateful for any aspirations you have for the future crossing.

Place your post-it notes here:

We would also be grateful for any aspirations you have for the future crossing. Some suggestions:

- Which station do you use the most?
- What green spaces do you visit?
- Where do you go to grab a bite to eat?
- Where do you go when you want to sit and relax?
- Do you take in the view from the bridge?
- Do you visit Canada Water Market?



Albion Bridge - July 2024



Map illustrating pedestrian connections

Thank you for taking the time to read about our emerging vision. We hope you found this helpful.

We would be grateful if you could take a few minutes to fill out a feedback form to share your thoughts with us. After considering your feedback, we are aiming to share more developed proposals for Plot B and Albion Bridge for feedback in the autumn.

Get In touch

It is important that we are able to engage with all neighbours, local groups and businesses. If you need help accessing information, please contact us on:

 www.docksidecanadawater.co.uk

 Contact@CanadaWaterDockside.co.uk

 020 3900 3676

 FAO: Floor 5, 10 Chiswell Street, London EC1Y 4UQ

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QR code to
view website



CANADA WATER
DOCKSIDE

Welcome

A map of the Dockside area in London. It shows the Albion Bridge crossing the River Thames. To the east of the bridge is Maritime Street, and further east is the Eastern Dock Edge. Three specific areas are highlighted: Plot A1 (a red-outlined triangular area), Plot A2 (a blue-outlined area), and Plot B (a yellow-outlined area). The map also shows surrounding streets and green spaces.

Welcome to our drop-in session on our emerging design proposals for Plot B and developing vision for Albion Bridge at Dockside Canada Water.

Art-Invest Real Estate are bringing forward exciting proposals at Dockside to deliver an area that local residents will be proud of, with safe and attractive public spaces and uses that meet the needs of the community.

This summer, we shared our vision for Plot B and Albion Bridge, which includes the delivery of two buildings including student accommodation and affordable homes at Plot B. The plans also include a replacement to the Albion Bridge which will help improve the pedestrian experience along Maritime Street. Thank you to everyone who has shared their feedback so far. We are now pleased to be able to share our progress with you. We strongly welcome your feedback as we work towards finalising our proposals.

Timeline:

- July-August 2024:**
Consultation on emerging proposals
- September 2024:** **We are here**
Consultation on developing designs
- October 2024:**
Consultation on finalised plans ahead of submission
- Late 2024:**
Target submission of applications to the London Borough of Southwark

Canada Water Dockside, Albion Footbridge – Statement of Community Involvement

67

Dockside, Canada Water will deliver:



Long-term job opportunities



New much needed homes for Southwark



New community spaces



New places to sit and relax by the waterfront and in nature



New landscaping and greenery supporting the peninsula's existing biodiversity



New cycle parking spaces with blue badge only car parking provision



Activation of the ground floor with places to shop, eat and drink



New sporting activities up and down Maritime Street with our neighbours Decathlon



New connections through the site, including improvements to the existing Albion Bridge

Planning and engagement so far

Ever since arriving in the Canada Water, Rotherhithe and Surrey Docks area, it's been our ambition to understand all we can about the local area and to give back to the community that has warmly welcomed us.

We have worked closely with community stakeholders since the outline planning permission stage, to deliver a vibrant new town centre that is bustling, safe, and enjoyable day and night, all year round.

The Outline Planning Application for Dockside was approved in March 2022, and in September 2023 Southwark Council approved detailed planning permission for Plots A1 and A2, as well as public realm improvements along Maritime Street and improvements to the Eastern Edge of Canada Dock.



Summer 2024

During July and August of this year we held our first phase of public consultation on the proposals for Plot B and Albion Bridge. This included a series of pop-ups around Dockside, two public exhibition events presenting the emerging proposals, and an online consultation.

Thank you to all those who took part in our consultation. We have been reviewing the feedback received during our first phase of engagement, which has helped shape the proposals presented here today.

Meanwhile uses

We are committed to ensuring that Dockside benefits everyone by providing meanwhile space to local organisations, such as:

- Construction Skills Centre, in partnership with British Land and Southwark Council
- Phantom Peak, an immersive experience, at the former Hawker House
- Art and immersive exhibitions at Dock X (Titanic, Frida Kahlo, Shakespeare, Rumble in the Jungle, Taskmaster)
- Bow Arts, affordable workspace

Health & Wellbeing Fund

In partnership with Decathlon, we are also investing £200,000 over five years into local organisations through our Health & Wellbeing Fund.

We have supported a number of organisations to date, including:

- Alfred Salter School playground
- Restorative Justice for All (RJ4All) community gym
- Southwark Park Cricket
- Roosters Boxing Club
- Southwark Park Association 1869 Youth Tennis Club
- London Youth Rowing Club
- The Dockland Settlements
- Millwall Community Trust

We will continue work with local organisations to deliver benefits to the local community, and welcome your thoughts on local organisations we should be considering.



Alfred Salter School Playground



London Youth Rowing Club

During July and August of this year we held our first phase of public consultation on the proposals for Plot B and Albion Bridge.

Thank you to all those who provided invaluable feedback in our first phase of public consultation. We have summarised the key themes of feedback below.

Plot B

- Support for the provision of affordable housing on site.
- Support for our approach to the design of Plot B, particularly splitting up the buildings to create more routes through the site.
- Suggestions for the ground floor uses, including retail and food and beverage units.



Public Consultation Events: July 2024

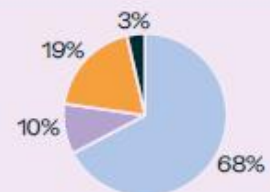
Albion Bridge

There was general agreement that the existing Albion Bridge was in need of improvement, with an emphasis on widening the bridge to allow for a safer crossing for both cyclists and pedestrians.

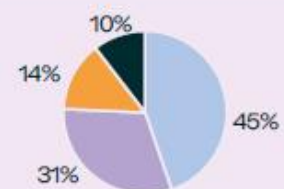
Further priorities for the improvement of the bridge include:

- Enhancing the connection with the dock
- Accessibility
- Safety
- Preserving the history of the docks
- Managing conflict between pedestrians and cyclists

How often do you travel across the footbridges in the local area?



Do you take in the view from the bridge?



■ Frequently ■ Sometimes ■ Rarely ■ Never



Proposed CGI view of Plot B

Following approval of the outline planning permission for the Canada Water Dockside masterplan, we have since reviewed the proposed use and decided to bring forward a residential use on Plot B, in response to the clear need for additional residential accommodation in Southwark.

This will provide both affordable housing and Purpose-Built Student Accommodation (PBSA). In Southwark there is a shortfall of PBSA which our proposals will help to tackle, freeing up much-needed family homes on the private market currently occupied by students, providing high standards of accommodation for them to live and study in.

We also remain committed to delivering key community benefits, notably a community hub and new public spaces.

Our developing proposals for Plot B include:



c. 70 new affordable homes.



c. 730 new student rooms for the borough, helping to ease pressure on traditional housing in Southwark.



A new **community hub** at the ground floor level, available to local community groups on a scheduled basis.



Significant improvements to the local public realm and pedestrian connectivity, including **additional greenery** to the surrounding area and **new connecting routes** through the site.

New community space

Through our ground floor community and retail spaces on Plot B – in addition to the restaurant, retail and market hall spaces in Plot A – we want to contribute to an active town centre and a sense of community. A multi-use community space will welcome people of all ages and backgrounds and encourage interaction between residents, students and workers.

The community space – which will be c.326 sqm in size – could host a range of meetings, community organisations and voluntary initiatives, whether that be homework clubs, chess clubs or older people's social clubs. We welcome any and all feedback on potential uses you would like to see and/or groups to whom we should reach out to on this.

We are continuing to develop our strategy for the management of the community space and will provide an update on this before the plans are submitted to Southwark Council.



Precedent imagery of the proposed community space



Outline of Plot B, showing new routes through the site

Improved pedestrian connections

The layout of the buildings allows us to provide new routes through the site. A new courtyard will also provide an opportunity to introduce new amenity and play spaces to the site.

The new routes through the site, will also provide an opportunity to significantly improve the greening around Plot B, which will not only significantly improve its appearance, but also provide sustainability benefits, including increasing local biodiversity.

Key elements of the emerging design approach for Plot B include:

- Smaller building footprints to suit residential uses and that are sensitive to our neighbours.
- An increase in the amount of public realm, which will help open up the ground floor, improving safety whilst creating a vibrant pedestrian experience. This will also promote and encourage interaction between the students and the wider community.
- A carefully considered approach to massing that seeks to minimise impacts on neighbouring buildings.
- Dual aspect homes to maximise sunlight for future residents, which will include corner balconies and masonryettes with front gardens.

Design and Materiality

Taking inspiration from the surrounding context, we have sought to ensure that our design proposals allow the site to remain in-keeping with its surrounding context, preserving the character of the local area and providing near neighbours with an attractive building.

This has included tonal studies of prominent nearby sites, including The Printworks, Eden House, as well as Plot A of our masterplan scheme. Our design and materiality proposals include:

- A PBSA building that responds to the emerging character of the surrounding Dockside area, incorporating the use of lighter toned materials.
- Façade designs incorporating passive sustainability measures, including minimising overheating and impacts from daylight and wind.
- A residential building that recognises the industrial history of the local neighbourhood, including the use of red brick and gridded windows.
- The introduction of new green spaces off Surrey Quays Road, including children's play space and new biodiverse planting.

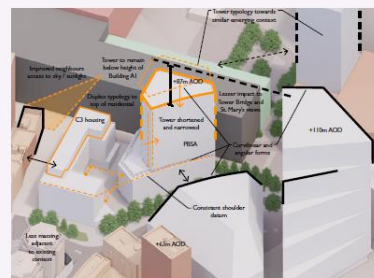


Height and Massing

The design and massing of our proposals has been carefully considered to respect neighbouring buildings.

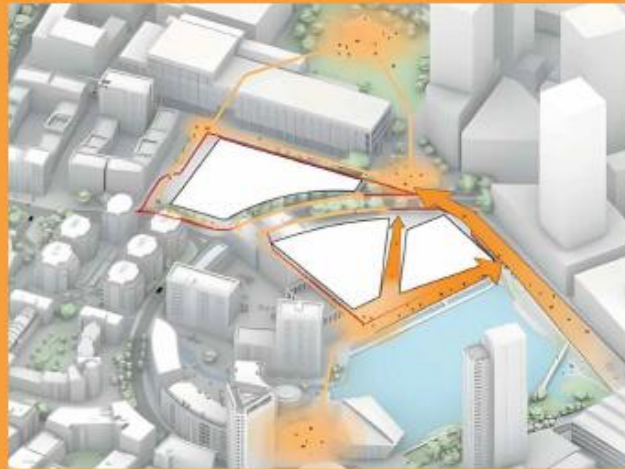
The height of the PBSA building is to remain below the height of building A1 on Plot A. The PBSA building is currently proposed to reach a maximum height of 82.5 metres (25 storeys), whilst the affordable housing building is currently designed at 35.1 metres in height (8 storeys).

Since our last round of consultation, our design and massing proposals have been refined to provide a smoother transition between the site and its neighbouring context. This takes into account both the scale of the local neighbourhood and the emerging scale of developments in the area.





Existing view of Albion Bridge



Map illustrating pedestrian connections

We are proposing to replace the existing Albion footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience.

Our architects Carter Gregson Gray are continuing to progress designs for a high quality crossing, in line with our S106 commitments from the outline planning permission.

A key priority will be referencing local history, as well as supporting the vibrancy of the emerging town centre.

We will share our designs for the bridge at the next stage of public consultation later this autumn.

Key emerging themes from round one of consultation:



Responding to existing and emerging uses of the dock



Enhancing the connection with the dock and water



Accessibility



Safety



History of the docks



Ensuring pedestrian priority



Managing cycle travel

Thank you for taking the time to read about our emerging designs. We hope you found this helpful.

We would be grateful if you could take a few minutes to fill out a feedback form to share your thoughts with us. These will be considered by the design team, and we will share a further update on our plans with the community before submitting applications to Southwark Council later this year.

If you have any questions, or require physical copies of this information, please do get in touch with the project team using the details below.

Contact Details:

-  www.docksidecanadawater.co.uk
-  KAN0664, Floor 5, 10 Chiswell Street, EC1Y 4UQ
-  contact@canadwaterdockside.co.uk
-  020 3900 3676

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CANADA WATER
DOCKSIDE

Welcome



Illustrative map indicating the location of Albion Bridge

Welcome to our drop-in session on our developed design proposals for the Albion Bridge at Canada Water Dockside.

As one of our commitments to supporting the local area in the masterplan for Canada Water Dockside, we agreed to provide a new and improved crossing at the Albion Channel – to better meet the needs of the additional people that will be living and working in the area in the future.

Further to initial consultation in July and September 2024, we have developed our design approach for a replacement to the Albion Bridge, and we are now pleased to present our proposals to you for feedback.

We are proposing a wider new crossing that allows for an improved experience for pedestrians, as well as providing a unique place to take in the views of Canada Dock and supporting the vibrancy of the emerging town centre. We welcome your feedback which will be considered before we submit our proposals to Southwark Council.

Timeline:

- July-September 2024:**
Early engagement on priorities for the Albion Bridge.
- October 2024 – February 2025:**
Refinement of design proposals for the Albion Bridge, informed by engagement with key stakeholders.
- February – March 2025:** **We are here**
Consultation on developing designs for Albion Bridge.
- May 2025:**
Target submission of application to the London Borough of Southwark.

Canada Water Dockside, Albion Footbridge – Statement of Community Involvement

77

The Outline Planning Application for Dockside was approved in March 2022, and in September 2023 Southwark Council approved detailed planning permission for Plots A1 and A2, as well as public realm improvements along Maritime Street and improvements to the Eastern Edge of Canada Dock.

Following consultation over 6 months in 2024, our planning application for Plot B at Canada Water Dockside has now been validated by the planning officers at Southwark Borough Council. Ask a member of the team for further information if you are interested in viewing the proposals!



Long-term job opportunities



New cycle parking spaces with blue badge only car parking provision



New much-needed homes for Southwark



Activation of the ground floor with places to shop, eat and drink



New community spaces



New sporting activities up and down Maritime Street



New places to sit and relax by the waterfront and in nature



New connections through the site, including improvements to the existing Albion Bridge



New landscaping and greenery supporting the peninsula's existing biodiversity



A temporary bridge during construction to maintain access over the Albion Channel

Last summer, we consulted on the early vision for Albion Bridge, in conjunction with consultation for the proposals at Plot B of Canada Water Dockside.

Thank you to all those who provided invaluable feedback in our first phase of public consultation. We have summarised the key themes of feedback below.

We have since reviewed the feedback from both our surveys, conversations at our in-person events, and meetings with local community groups.

Feedback

There was general agreement that the existing Albion Bridge was in need of improvement, with an emphasis on widening the bridge to allow for a safer crossing for both cyclists and pedestrians.

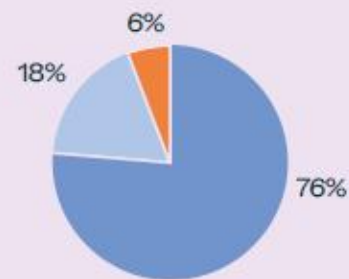
Further priorities for the improvement of the bridge include:

- Enhancing the connection with the dock
- Managing conflict between pedestrians and cyclists
- Accessibility
- Safety
- Preserving the history of the docks
- Sensitivity to local wildlife
- Enabling the continuation of angling in the dock



Construction of the original Albion Bridge, 1875

We are proposing to replace the existing footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience. To what extent do you agree it is necessary to increase the width of the Albion Bridge crossing?



■ Generally agree ■ Somewhat disagree
■ Somewhat agree ■ Generally disagree

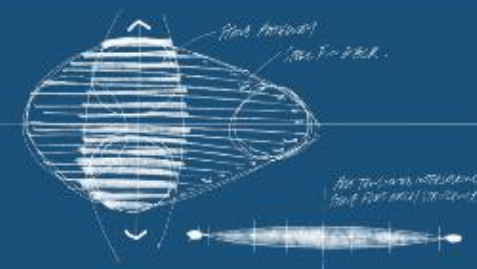
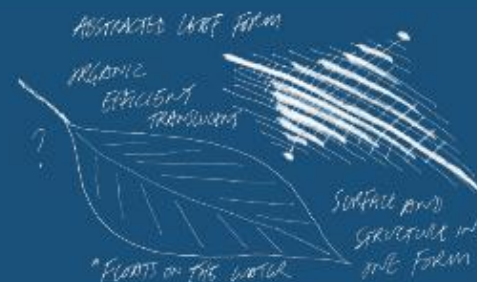


Existing Bridge looking west

Concept Designs

Our concept seeks to respond to two important characteristics of the local history and environment. Firstly, we aim for the bridge to celebrate the original late 20th Century Albion Channel. Secondly, the bridge's composition will adopt a 'lightness of touch', allowing you to experience the water beneath your feet.

We have also drawn inspiration from Canada Water's past (timber and shipping), the historic channels, and the existing wetland wildlife of the Albion Channel, a now defining feature which connects Canada Water to Surrey Water and the Thames beyond.



Early concept sketches for the Albion Bridge Replacement



Proposed aerial view of the new Albion Bridge

Proposed Design

The design celebrates the original 1875 dock edge, by removing a local section of the 1980's dock infill to reveal and reinstate the original Albion Channel dock edge, from which the new crossing will spring.

Conscientiously organic in form, the bridge design has evolved such that an elegant gently arched vault traverses the waterway, whilst transparent amenity decks extend into and from Albion Channel to provide playful decks on which you may dwell.

So that we do not cause undue disruption to existing activities currently operating in this part of the Dock, we have engaged with local groups and taken care to ensure that the scale of the lookout area is designed appropriately.

A temporary bridge will be installed during construction of the new bridge, in order to maintain access over Albion Channel.

Our proposals will replace the existing footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience, as well as introducing a space for people to pause and enjoy views of the dockside, whilst supporting the vibrancy of the emerging town centre.

Key Features:



Enhancing the connection with the dock and water



Ensuring pedestrian priority



Accessibility



Managing cycle travel



Safety



History of the docks

Material Treatment

The bridge's materials will be selected for low maintenance and elegance. The central deck will comprise non-slip and durable textured granite or reconstituted stone. The amenity decks will feature stainless steel fins, between which fine stainless steel grillage will allow views of the water beneath your feet.

Measures to manage cycle flow/speed

We recognise the current narrow footbridge is shared by cyclists, posing a risk to pedestrians. The new bridge will be significantly wider (5.5m at its narrowest), providing ample space for all users. The textured surface will deter cyclists, and if further speed reduction is needed, landscaping will be added to the bridge approaches.

Local considerations

To avoid causing disruption to the existing activities in this part of the Dock, we have engaged with local stakeholders and taken care to ensure the form and scale of the bridge is designed appropriately.



Proposed aerial view of the new Albion Bridge

Thank you for taking the time to read about our developed designs for Albion Bridge at Canada Water Dockside.

We would be grateful if you could take a few minutes to fill out a feedback form to share your thoughts with us. These will be considered by the design team before submitting an application to Southwark Council later this year.

If you have any questions, or require physical copies of this information, please do get in touch with the project team using the details below.

Contact Details:



www.docksidecanadawater.co.uk



KAN0664, Floor 5, 10 Chiswell Street, EC1Y 4UQ



contact@canadawaterdockside.co.uk

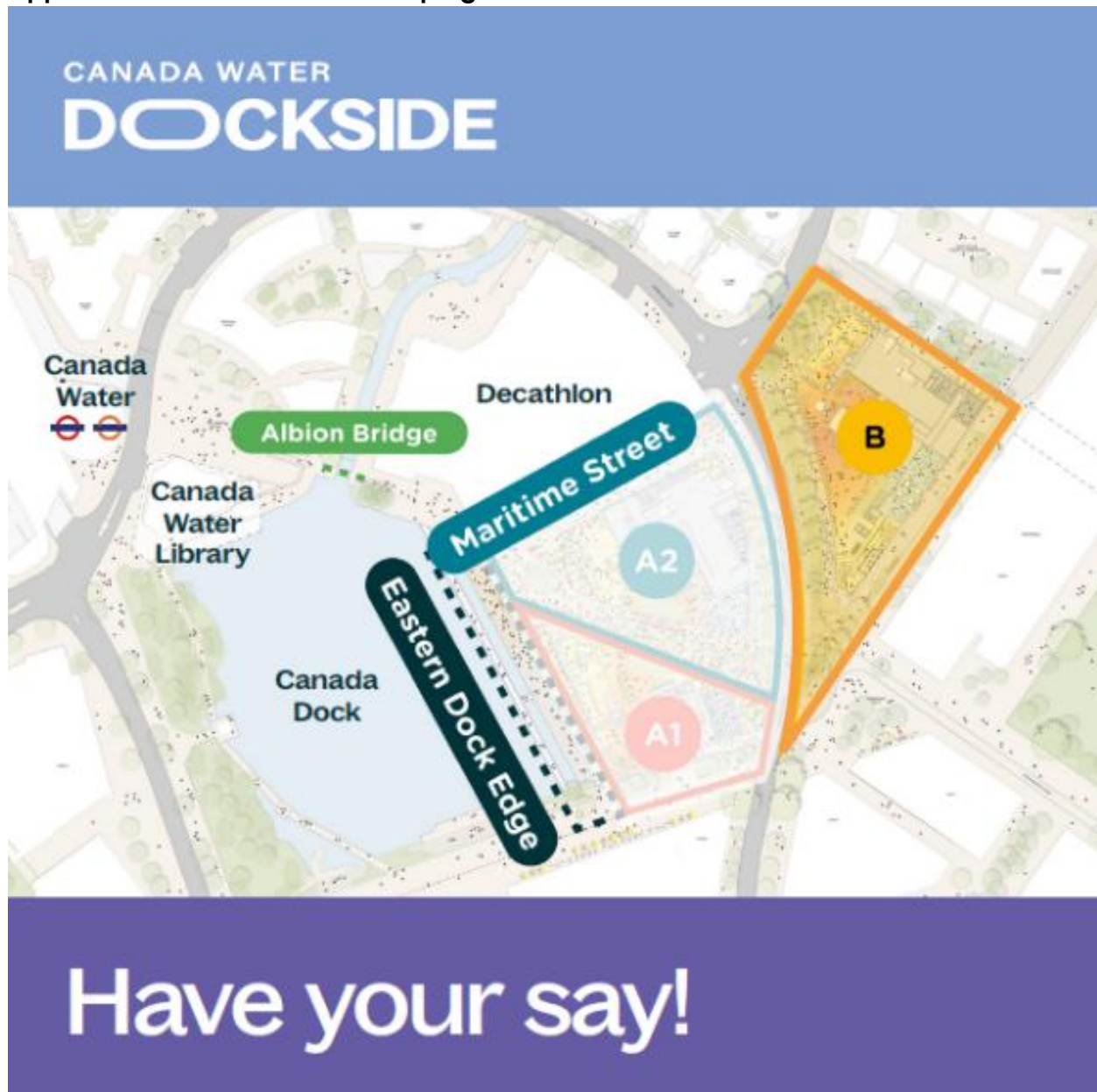


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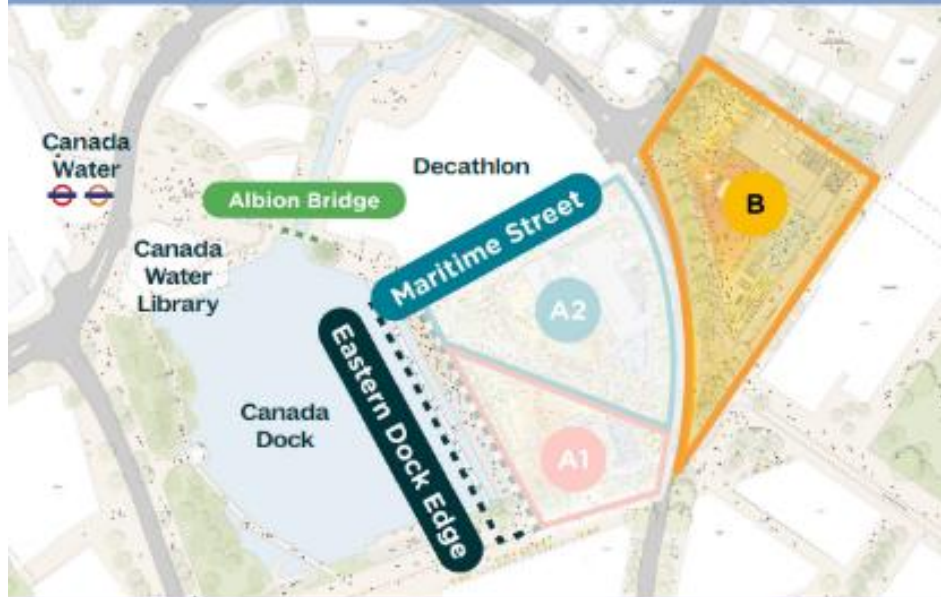


Proposed perspective view of the new Albion Bridge



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CANADA WATER DOCKSIDE



Have your say!

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Appendix XII – Stakeholder Letters



Art-Invest Real Estate Management UK Ltd
1 Red Place
Mayfair
London
W1K 6PL

12 June 2024

Dear Cllr Whittam,

Re: Canada Water Dockside – Plot B and Albion Bridge

On behalf of Art-Invest Real Estate, we are getting in touch to invite you to meet with us to discuss the next steps for our exciting proposals for the future of Dockside, Canada Water – which will deliver a new town centre that local residents will be proud of, with safe and attractive public spaces and a vibrant mix of uses.

Following outline planning permission for the masterplan in 2022 and detailed planning permission for Plot A last year, Art-Invest is currently reviewing proposals for Plot B. The priority is to ensure that the development meets the needs of established and future communities at Canada Water and supports the wider Canada Water Masterplan's aim to provide a vibrant and sustainable town centre.

In order to progress the delivery of a vibrant town centre, we are considering options for a residential-led scheme on Plot B. We are at the early stages of progressing plans for a detailed design for Plot B, which would consist of two buildings including student accommodation and affordable homes. In line with the 2022 masterplan proposals, we remain committed to delivering a community hub at the ground floor, as well as significant improvements to the local public realm.

Separately – and in line with our commitment within the Section 106 for the outline permission – we are considering proposals for a replacement to Albion Bridge and reviewing how this may best align with the wider public realm offer across the masterplan. Over the coming months, Art-Invest will work closely with the Council and the community in Canada Water to further develop the proposals for Plot B and Albion Bridge, to maximise the benefits for local residents and Southwark as a whole.

Ahead of our wider public engagement, we would welcome the opportunity to meet with you to discuss the aspirations for Plot B and the Albion Bridge and hear your views. Please do let my colleagues at Kanda Consulting know if and when this would be of interest, and they will be happy to arrange for a meeting. They may be reached at contact@canadawaterdockside.co.uk or 020 3900 3676. We thank you for your time and look forward to hearing from you.

Yours sincerely,

Luka Vukotic
Partner | Head of Development
Art-Invest Real Estate

www.art-invest.com | london@art-invest.uk | P +44 20 3883 2178
Art-Invest Real Estate Management UK Ltd: Registered Office: 1 Red Place, Mayfair, London W1K 6PL
Directors: Ali Abbas | Dr. Markus Wiedenmann | Dr. Ferdinand Spies | Registered in England: Company number: 12471412

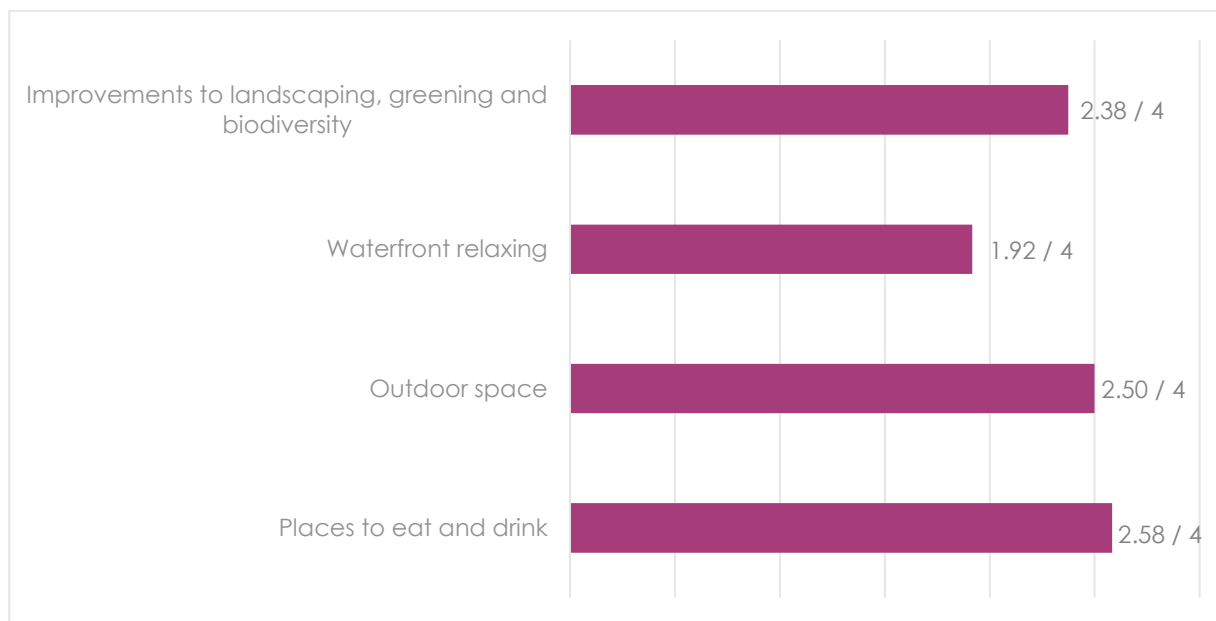
Appendix XIII – Phase 1 Feedback Survey Feedback (Full Survey)

The survey sought to understand respondents' opinions on the emerging vision for Albion Footbridge and Plot B, as both were being consulted on in tandem at this time.

There were **26** responses to the feedback survey. The survey allowed for qualitative and quantitative responses, and an overview of the results can be found below:

Quantitative feedback from Stage 1 is outlined below:

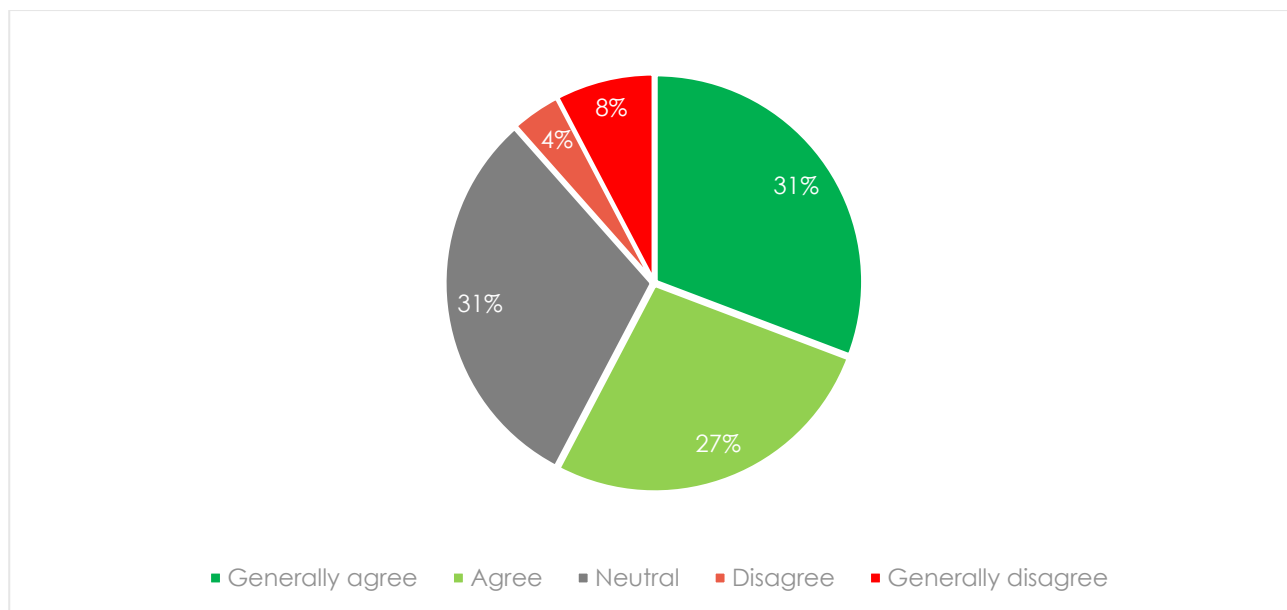
1) In consultation to date, the community have identified a number of aspirations for the area. Which of these are most important to you? (25 answered)



Respondents were asked to rank the importance of the four identified aspirations from 1 to 4 (with 4 being most important and 1 being the least important). The graph shows the average level of importance of each aspiration across the responses.

Feedback shows that places to eat and drink were the most important to respondents, whereas waterfront relaxing was the least important.

2) Do you agree with the provision of affordable housing on the site? (26 answered)



These results indicate broad support for the delivery of affordable housing, with a significant proportion expressing a neutral view in the absence of further detail at this stage on the quantum and tenure mix etc.

Qualitative feedback

3) What are your thoughts on the provision of purpose-built student accommodation on the site? (25 answered)

There were mixed views in response to this question, with some residents suggesting that there was a significant amount of PBSA already in the area. Some noted concerns about the integration of students within the community, as well as potential anti-social behaviour. One resident noted that they were keen to ensure that the accommodation was genuinely affordable for students.

Others noted that they were happy with the quality of the student accommodation, as well as the rationale of providing PBSA in order to free up traditional housing on the market.

4) Do you have any comments on our emerging design approach? (20 answered)

There was broad support for the emerging approach for Plot B in terms of design, with one resident noting that they felt it was more sympathetic to neighbours. They also noted that they felt the new design integrated better with the rest of the masterplan.

Another resident noted they were supportive of the new routes which would be created through Plot B. The success of the previous Hawker House Market was referenced and there was support for the inclusion of a similar concept within Plot B.

5) Do you have any suggestions in terms of local groups we should be talking to regarding the proposed community space? (21 answered)

Suggestions included:

- Friends of Southwark Park
- The Arch
- Community run workshops
- South London Maker Space
- Friends of Russia Dock Woodlands
- Time & Talents and / or an older people's service provider

6) Please share any further comments you have about the emerging proposals at this stage (20 answered) (16 answered)

Comments included:

- "Preserve the sense of community"
- "Keep it as green and attractive as possible. I think there should be some upmarket shops, restaurants and cafes"
- "It would be ideal if we could keep the faux bascule mechanism detail within the new design to maintain the quaint little wood bridge aesthetic"
- "Will residents know/expect late and rowdy crowds from the Printworks?"

7) Which station do you use the most? (25 answered)

The overwhelming majority of respondents (**86%**) stated that they used Canada Water, whilst two residents stated they used Rotherhithe, and two residents stated that they use Surrey Quays.

8) Which green spaces in the area do you visit? (25 answered)

Residents shared that they visited the following places:

- Russia Dock Woodlands
- Southwark Park
- Stave Hill Ecological Park
- Albion Channel
- Rotherhithe's Thames Walk
- King George's Field

9) How often do you travel across the footbridges in the local area? (25 answered)

76% of residents stated that they frequently use the footbridges in the local area. **24%** of residents stated that they sometimes use the footbridges.

10) If you use the footbridges, which ones do you travel across? (25 answered)

Responses included:

- Albion Footbridge
- Norway Cut
- Greenland Dock
- South Dock
- Russian Dock

11) Where do you go to eat in the area? (25 answered)

There was a mix of responses, with some residents suggesting that they find some of the existing options in the area too expensive, whilst others desire a wider variety of places to eat and drink in the area. Some respondents noted that they do not eat in the local area, preferring to travel to do so.

Responses included:

- Lower Road
- Mayflower Pub
- Surrey Quays Shopping Centre
- Wetherspoons
- Canada Water Café
- Leadbelly's
- Canada Water Library Café
- Pacific Tavern
- Ship and Whale
- The Pear Tree
- Mousetail Coffee

12) Where do you go when you want to sit and relax? (24 answered)

Several visitors identified Canada Dock and the local parks as key places where they like to relax. One resident noted that they enjoyed relaxing in any space within view of the dock.

- Local parks – King George's, Southwark, Russia Dock Woodland
- Woodland
- Along the river
- Own garden / balcony
- Durand's Wharf
- King's Stairs Gardens
- Ada Salter Garden in Southwark Park

Appendix XIV – Phase 2 Feedback Survey Feedback (Full Survey)

A second dedicated consultation survey was live during this period. This sought feedback on the developing proposals for Albion Footbridge and B, as both were being consulted on in tandem at this time.

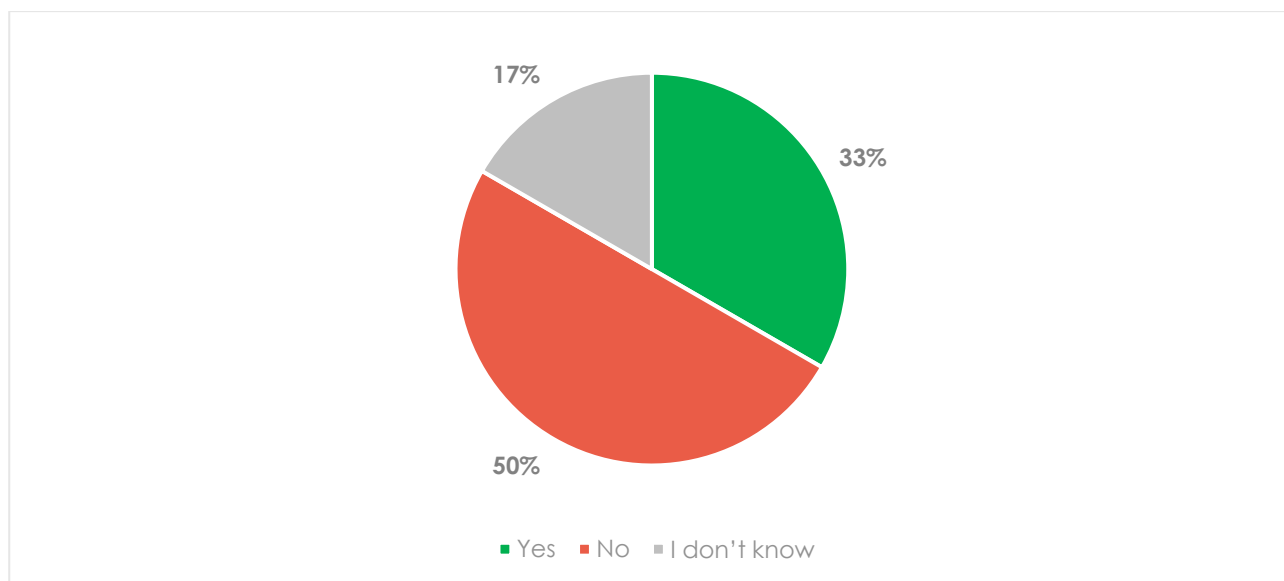
During the second stage of consultation, **18** survey responses were received.

Respondents were able to skip through each of the questions asked in the survey, so the number of responses to each question varied.

The survey sought to understand respondents' opinions on the developing proposals for Plot B and Albion Footbridge, as both were being consulted on in tandem at this time.

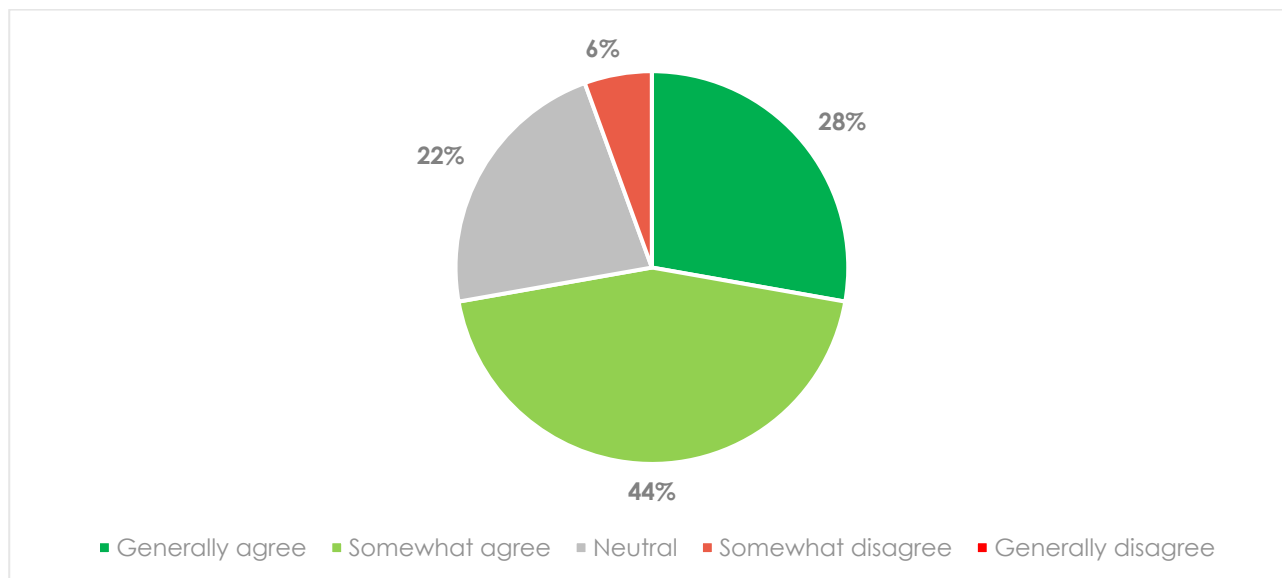
A breakdown of responses received per question is provided in the section below:

1) Did you take part in our previous round of consultation for Plot B and Albion Footbridge? (18 answered)



50% of respondents noted that they had **not** yet taken part in the consultation for Plot B and Albion Footbridge.

2) As part of our proposals for Plot B, we will be providing c.70 affordable homes. Do you agree with the provision of affordable housing on the site? (18 answered)



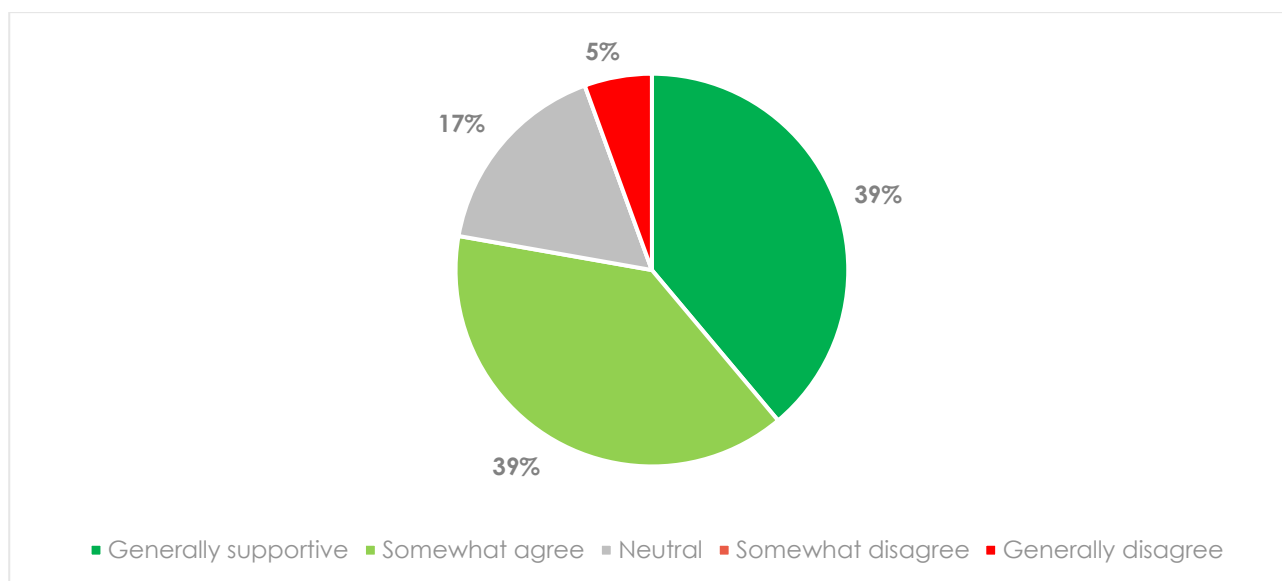
72% of respondents **generally or somewhat agreed** with the provision of affordable housing on Plot B.

3) We will also be providing c.730 new student rooms for the borough helping to ease pressure on traditional housing in Southwark. What are your thoughts on the provision of purpose-built student accommodation on the site? (17 answered)

Answers to this question are summarised below:

- "Positive contribution of student population to the area."
- "Questions regarding which university the students will be attending."
- "Concerns regarding noise/overcrowding in the area, given the number of students. Some argued that it was not in-keeping with the quiet residential area around the site."
- "Concerns regarding waste disposal and the need for increased servicing."
- "Concerns regarding the impact of increased users of public transport in the local area."
- "Interested to see the management plan for the building."
- "The need for PBSA to release traditional housing."
- "The need to provide additional amenities to the area e.g. coffee shops, gyms, food shops, restaurants."

4) We will be providing a new Community Hub at the ground floor level, available to community groups on a scheduled basis. To what extent do you support the provision of a new community hub? (18 answered)



78% of respondents were **generally or somewhat supportive** of the provision of a new community hub on Plot B.

5) Do you have any suggestions in terms of local groups we should be talking to regarding the proposed community space? (16 answered)

Suggestions included:

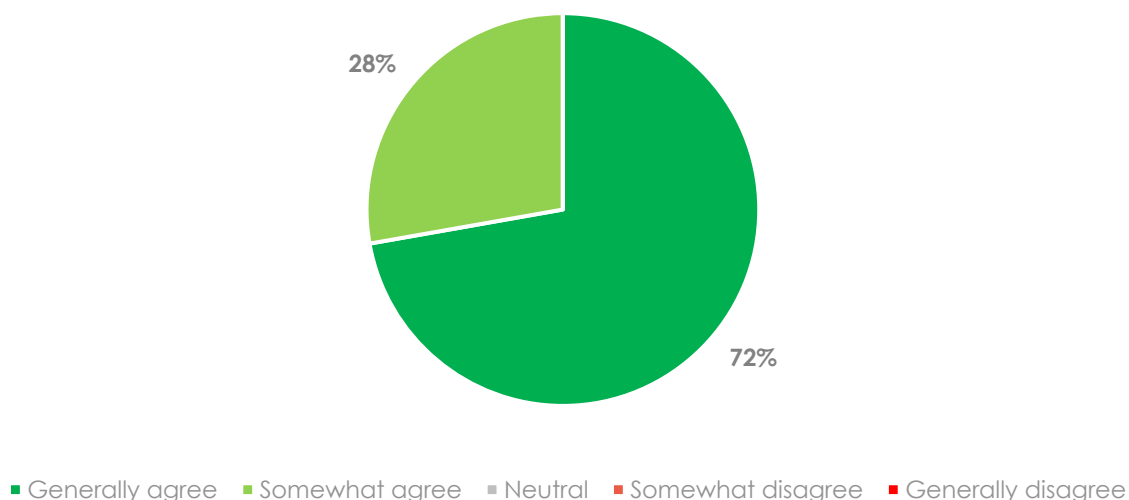
- Bizzie Bodies
- Ballers Academy
- Rotherhithe History Society
- What's on Rotherhithe
- Mother & Baby Yoga
- St Mary's Church
- Local free teaching and wellbeing groups

6) Do you have any comments on our developing design approach? (14 answered)

Comments included:

- "Make sure there are plenty of well-designed street lights, path lights, seat lighting, tree lighting in the area."
- "The tall buildings will obstruct sunlight for existing residential buildings. Already, the new tall buildings in other areas of Canada Water are blocking my sunlight in the winter"
- "Not so comfortable with very high building but if the trade-off is more green open space it is OK."
- "Improvement on initial idea - connections much better. Student block feels too high for the plot and will overshadow print works and local park areas."
- "Looks great - keep it sustainable and pretty".
- "Use your development for cafes and restaurants; you have the best position towards the water. Shops can go to the new high street and other parts of the Canada water master plan."
- "Take more into account people wanting to cycle and people wanting some shops like cafes, coffee shops."
- "Wondering how time and talents and the soft play (and any other things for young families) will be incorporated into plans."

7) We are proposing new pedestrian connections through the site, including additional greening to the site. What are your thoughts on the introduction of new public walkways? (18 answered)



There was **unanimous support** for the introduction of new public walkways around Plot B.

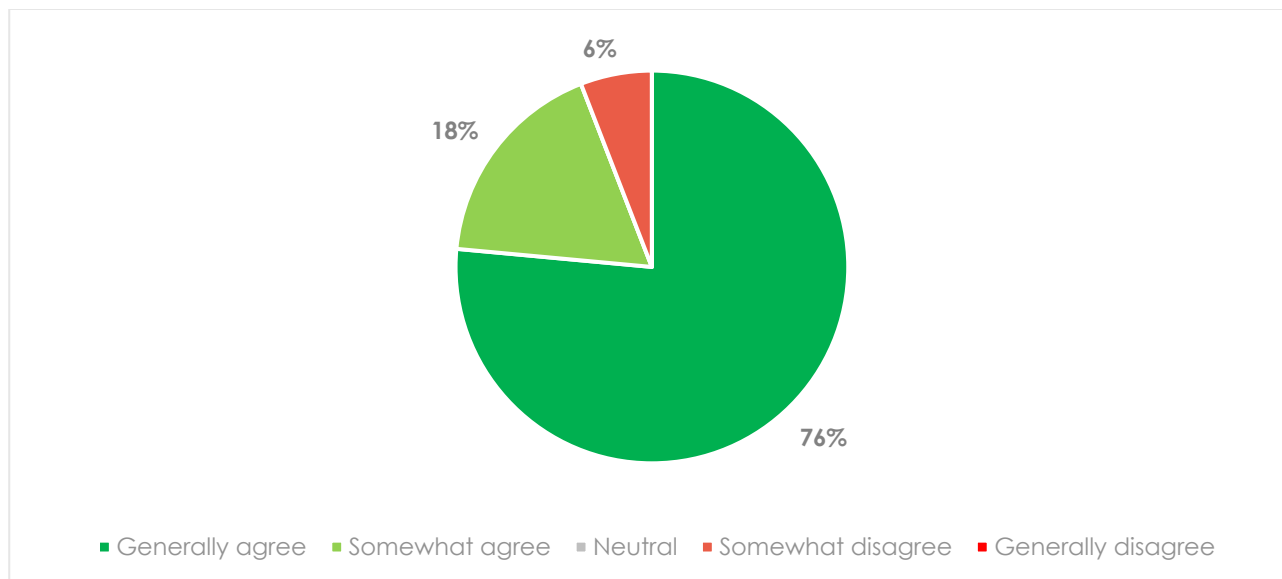
8) Please share any further comments you have about the emerging proposals at this stage. (12 answered)

Comments included:

- "From what I can see it looks good. Good to know there will be lots of greenery."
- "Sensible for the spaces overlooking nature and greenery to have very large windows to capitalise on the rather unique central London view."
- "Make sure you manage the affordable housing provider, as the existing provider nearby, Wandle, is doing an awful job of managing the Water Gardens building"
- "My one concern is the way rubbish bins, and recycling bins are such an eye sore. I have mentioned this before that on such a new town approach you should be looking at underground bins which are now common in all new developments in France. They are good looking, and people do use them."
- "Would be ideal to lift number of units in affordable. Glad these are family sized and not just single units."
- "Cycle lanes are vital."
- "As long as the walk ways are well lit at night, I don't see a problem."
- "Mainly concerned over tube capacity and maybe a boat stop on the river by the Brunel museum would help ease congestion to/from Canary Wharf."
- "Important to ensure sufficient use of ground level for public space and facilities."
- "Green public spaces are brilliant."

Albion Footbridge

- 9) We are proposing to replace the existing footbridge with a wider crossing to allow for a more convenient and safer pedestrian experience. To what extent do you agree it is necessary to increase the width of the Albion Footbridge crossing? (18 answered)



89% of respondents **generally or somewhat agreed** with our proposals to widen the Albion Footbridge.

- 10) What are your priorities for the design of the replacement Albion Footbridge? (15 answered)

Comments included:

- "The plan is fine but concerned about disruptions to the route while the bridge is being renovated".
- "I have lived here since 1988 when the area was just developing and I liked the way in which it was laid out (roads, greenery, trees etc.) Almost like a Dutch village. So the existing bridges with their Dutch design really fitted the area, looked great. So I would like to see a strong design statement bridge, not necessarily the same but maybe a designed metal and wood combined structure. The new bridges in Russia Dock woods are quite nice but I think we can do better, maybe metal filigree, art nouveau influenced sides with a wood and metal arch. A grand entrance to all that is new".
- "Anything as long as it is safe".
- "Please keep the canopy that matches other bridges in the area along the canal, so that it feels like part of the area and not a whole new place".
- "Better use for cyclists, anti-sleating" [sic].
- "Cyclists, also when they are not speeding, are the main problem. Ideally, you provide a separate lane for them and force them to slow down".
- "It needs to be designed with a reflection on the history of the area".
- "Need to capture the heritage look and story".
- "Width, to allow more capacity, plus levelling out the paving either side, as it currently floods when there is rain".

