

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

Art-Invest Real Estate are bringing forward exciting proposals at Docksider 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.

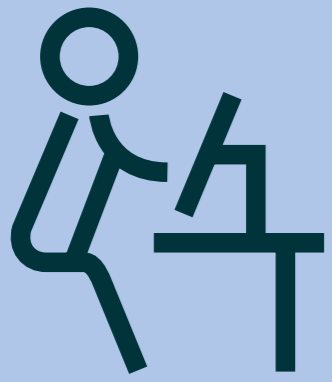
Over the coming months, we want to work closely with local residents to develop **proposals for Plot B**, located on the corner of Surrey Quays Road and Canada Street, as well as a **replacement to the Albion Bridge**.

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



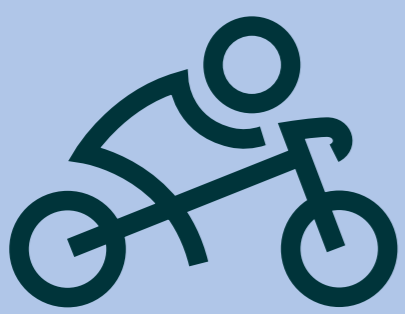
New community spaces



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



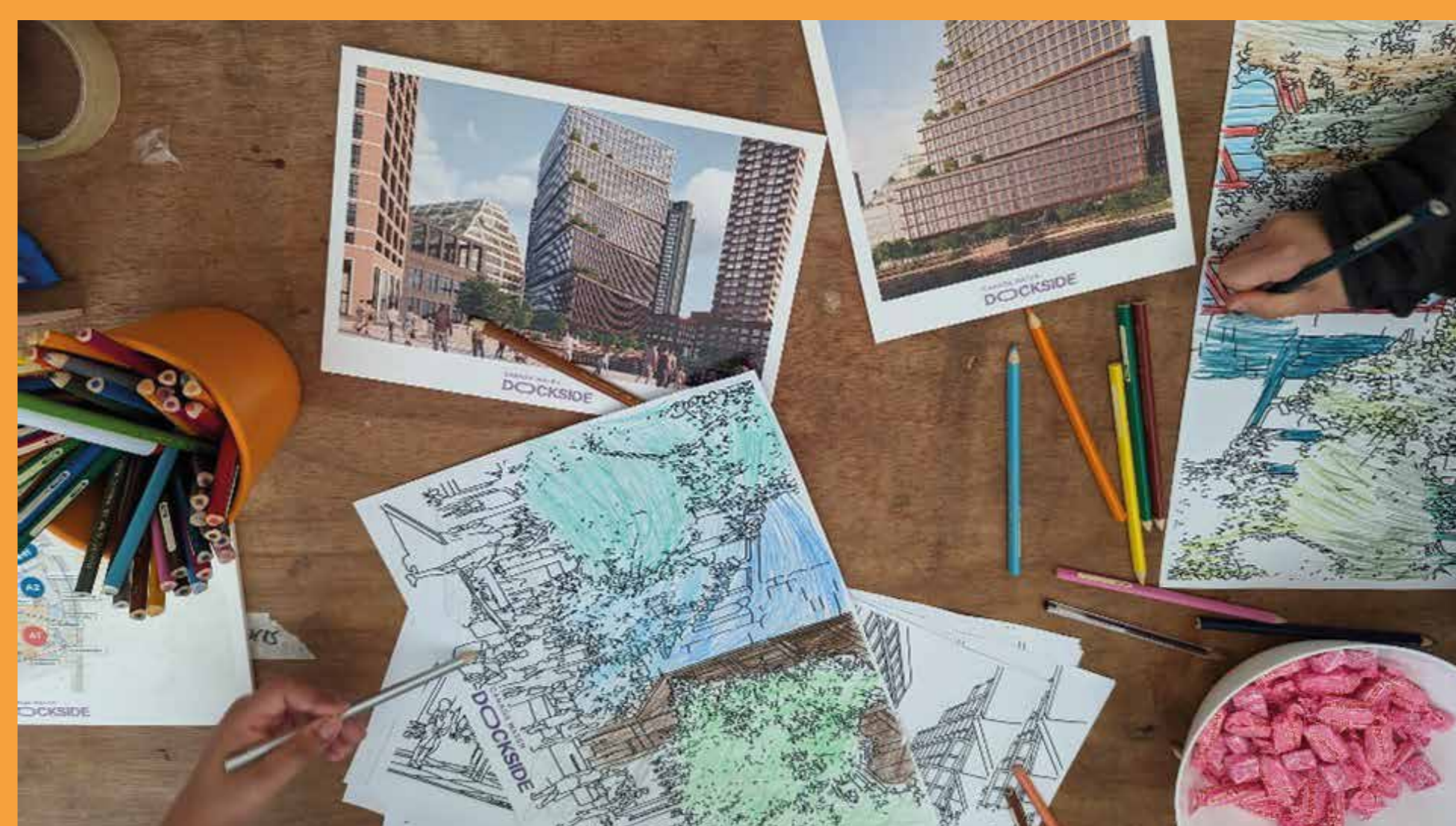
Public Exhibition - January 2023



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.

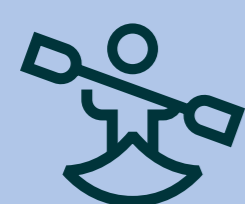
Some of the community's aspirations included:



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.

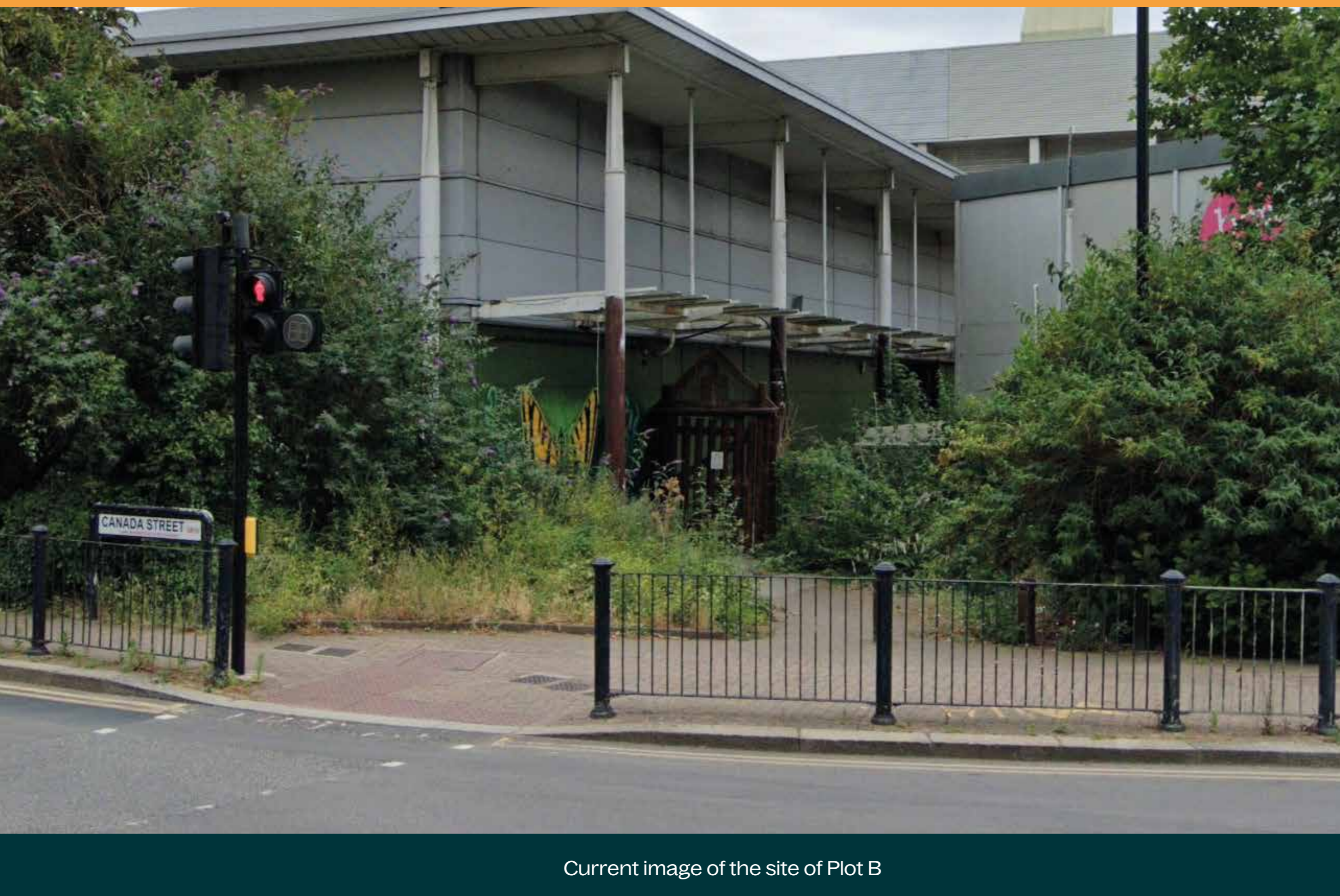


Nearby stakeholder presentation - October 2022



Public exhibition - October 2022

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.

Architects tp bennett have been exploring an early vision for the new Plot B. Therefore, we want to share our principles with you, before we continue to progress the design.

Community space

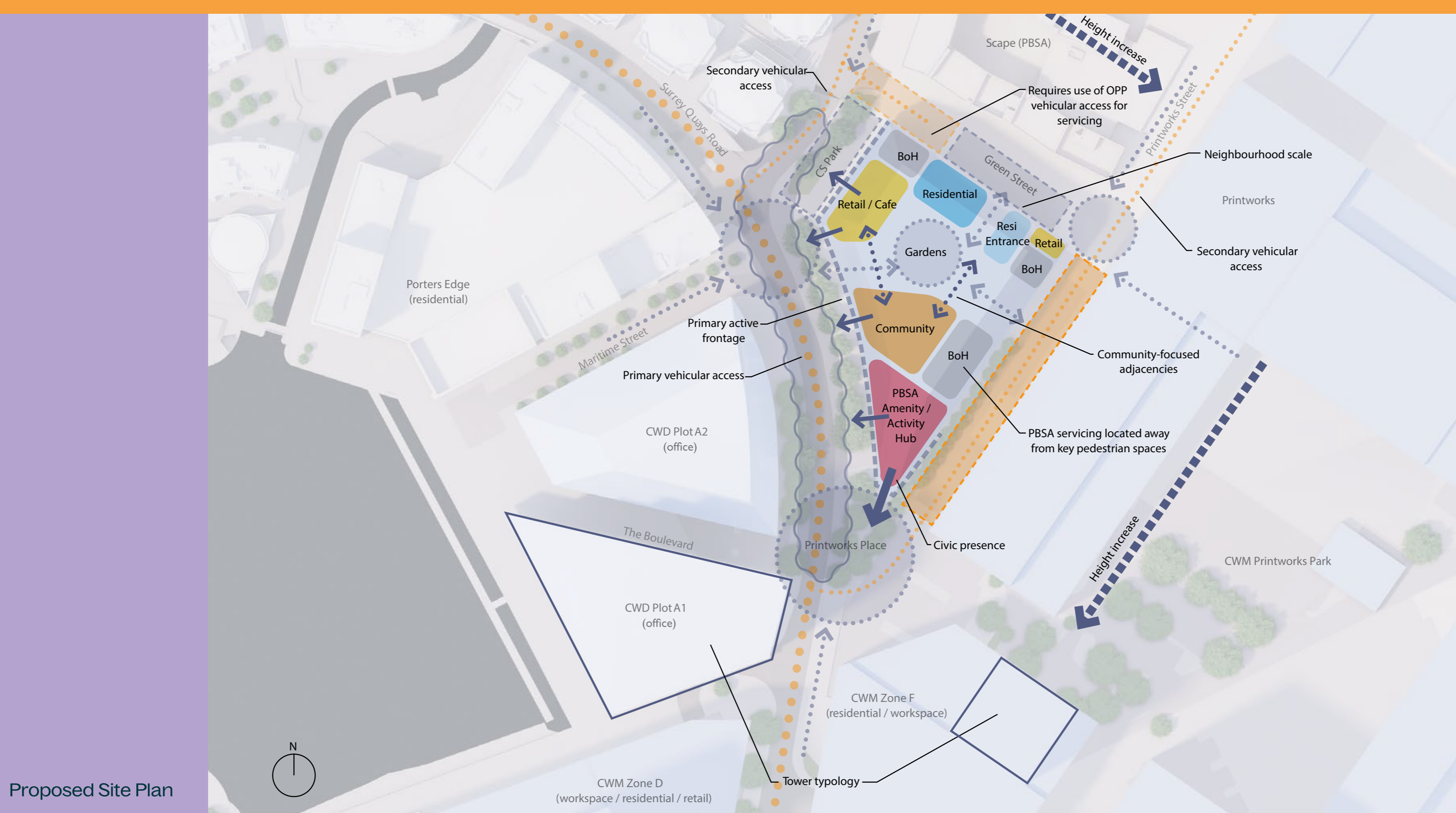
Creating a space that attracts a diverse mix of local people, as well as hosts our new communities of residents, workers and students, is core to our ambitions. Through our ground floor community and retail spaces on Plot B - in addition to the restaurant, retail and market hall spaces in Plot A – we want to create an active town centre and a sense of community. Early ideas include a multi-use community space that welcomes local groups of all ages, blending the community with our new residents, students and workers.

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.

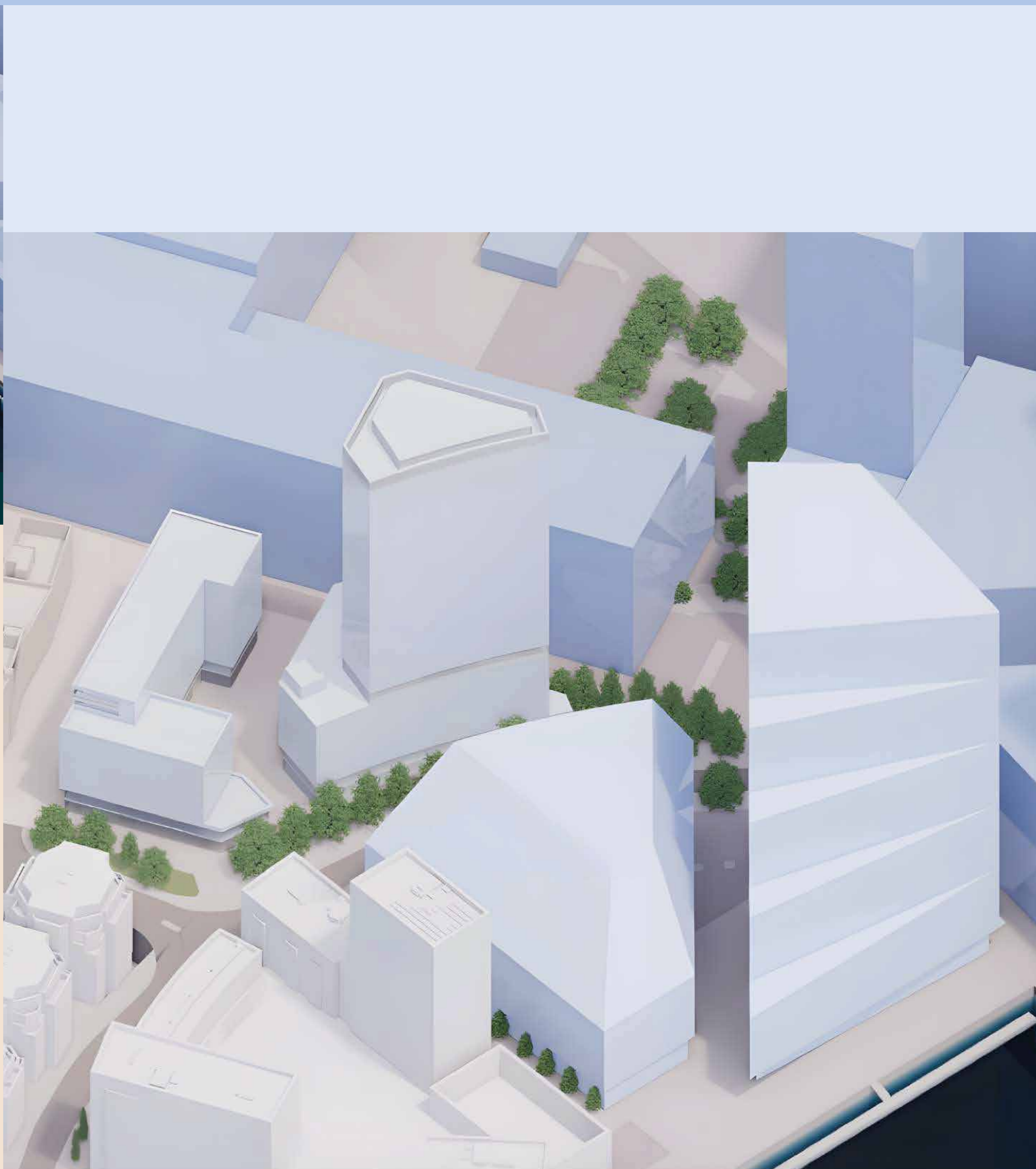


Key elements of the emerging design approach for Plot B include:

- 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:

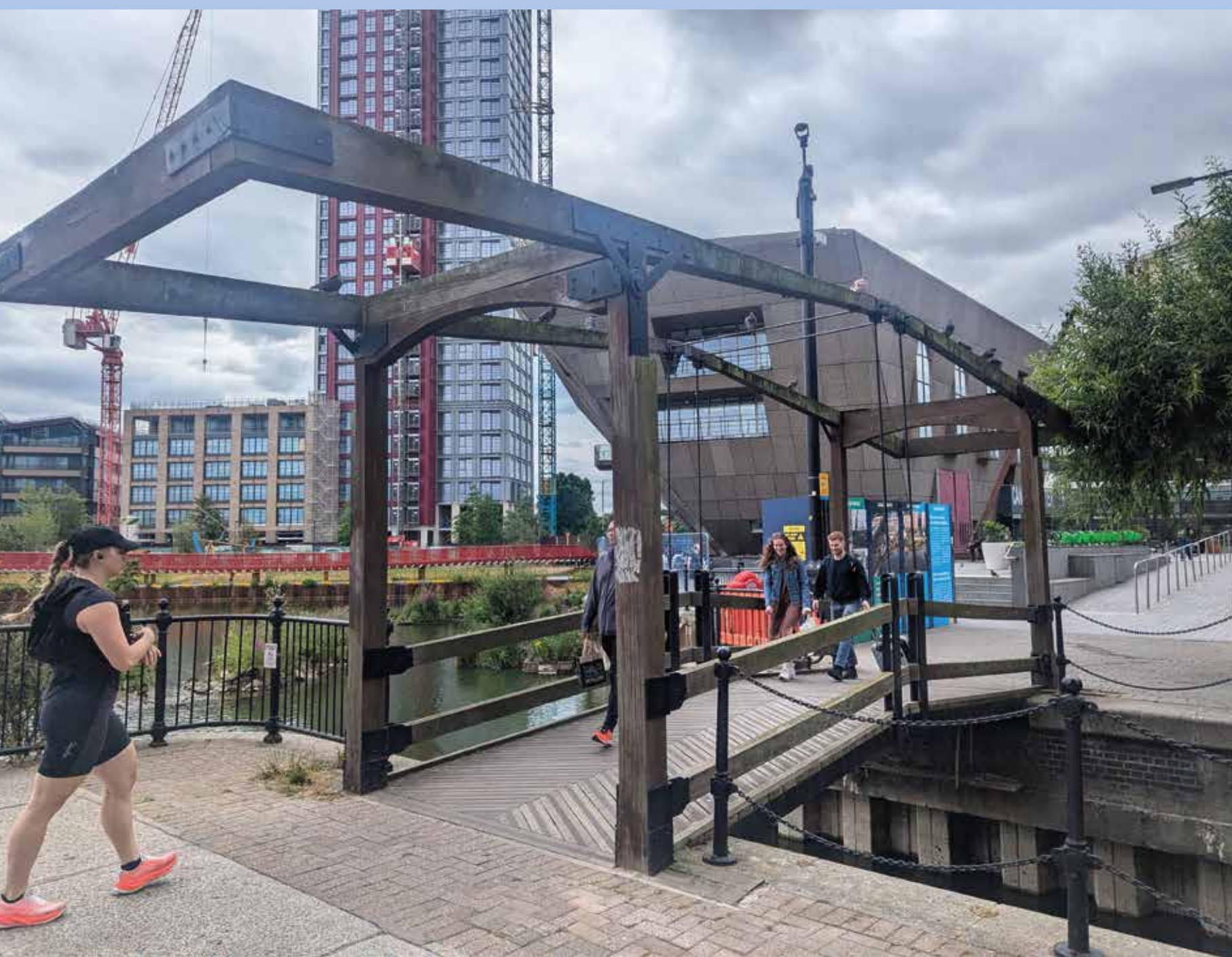
- Enhancing the connection with the dock and water
- Accessibility
- Safety
- Ensuring pedestrian priority
- Managing cycle travel
- History of the docks

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.

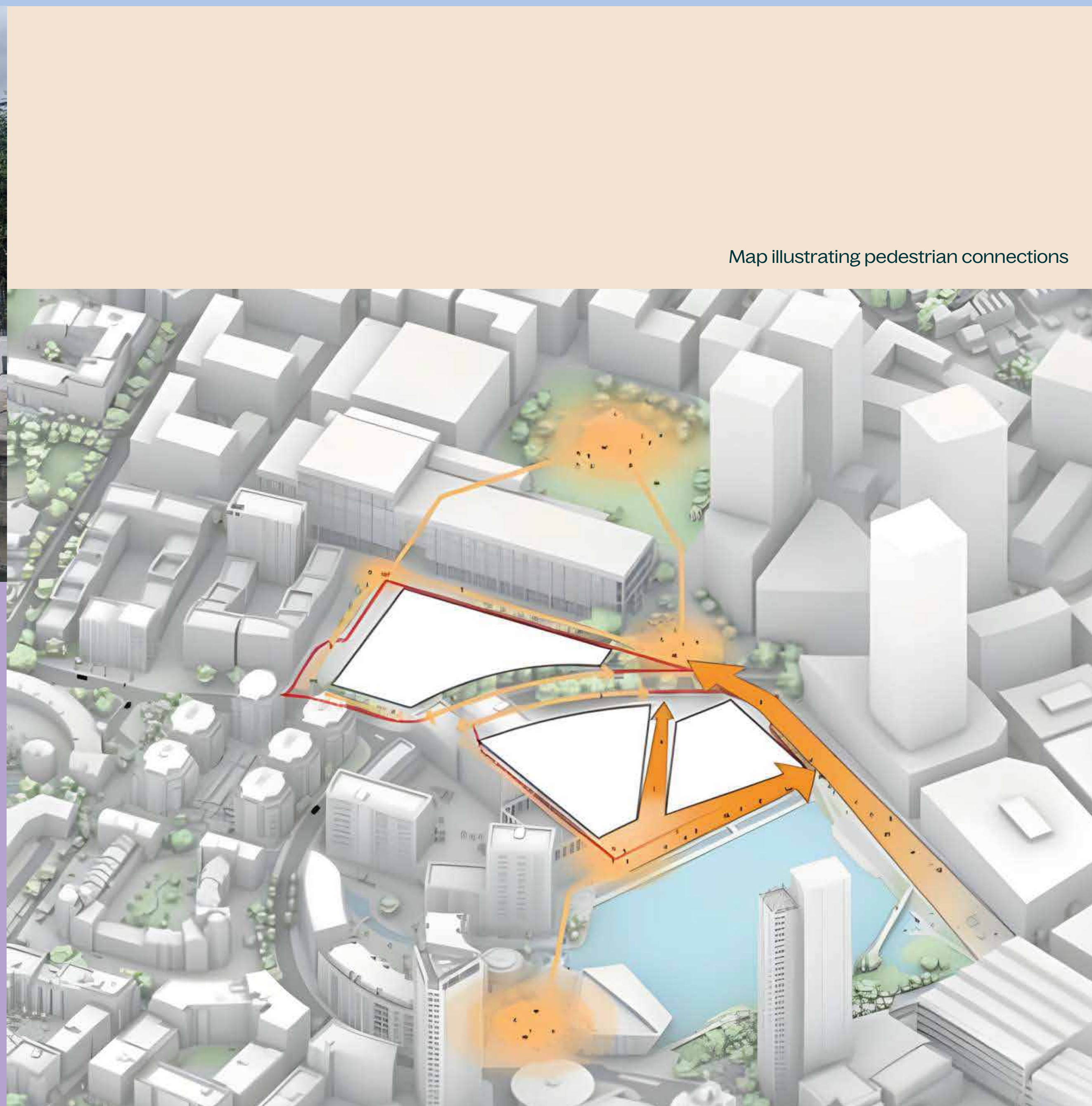
Place your post-it notes here:

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

Scan this
QR code to
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CGI view of the proposed Canada Dock edge