

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

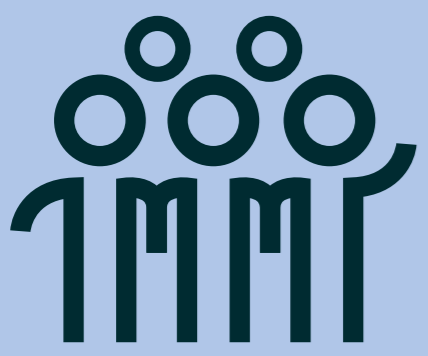
Dockside, Canada Water will deliver:



Long-term job opportunities



New much needed homes for Southwark



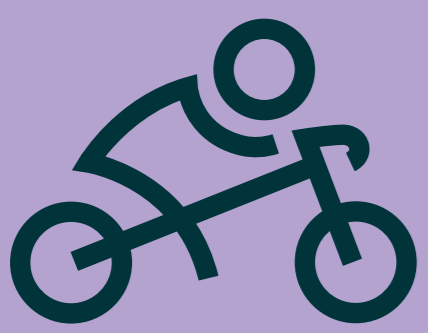
New community spaces



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



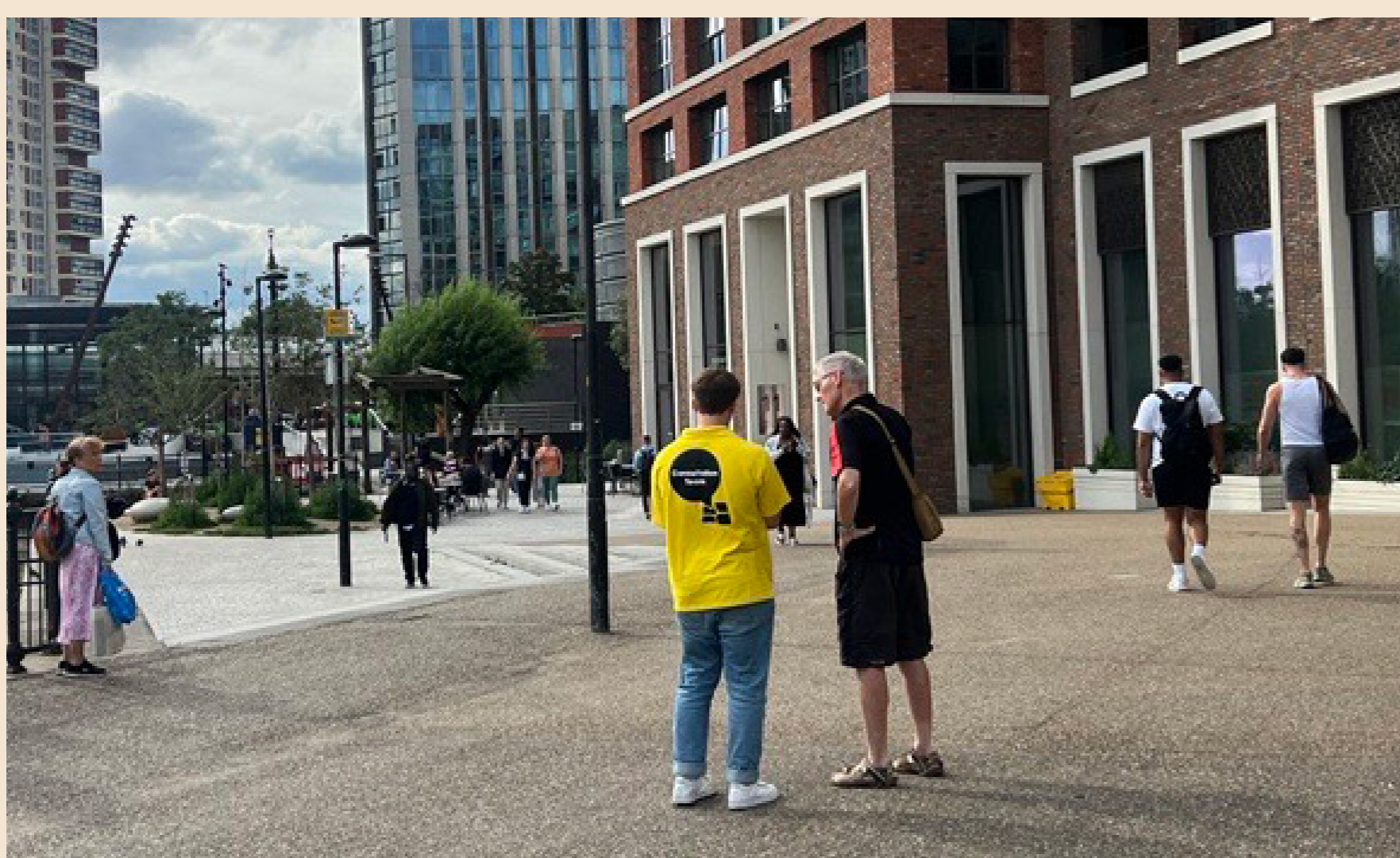
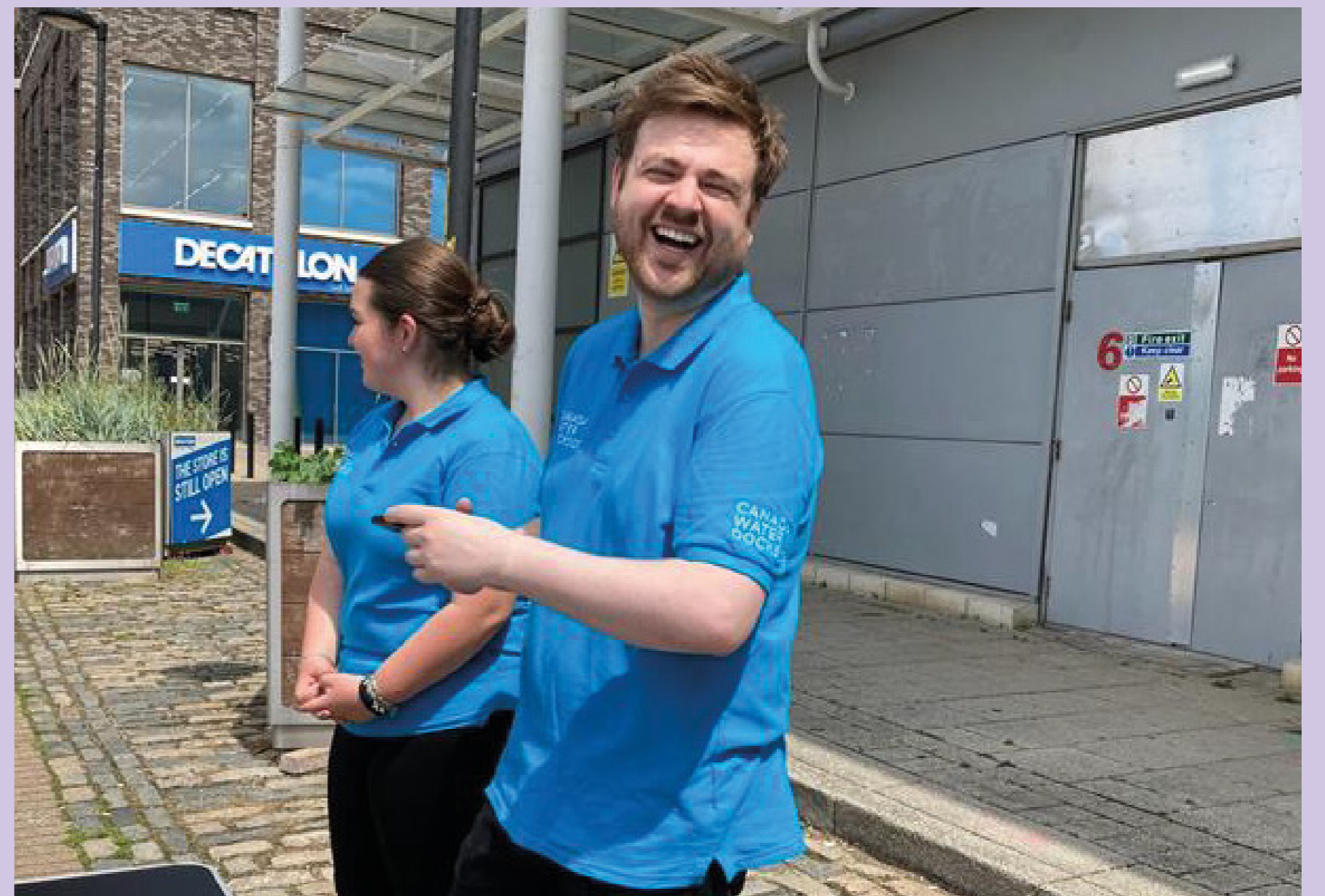
New connections through the site, including improvements to the existing Albion Bridge

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

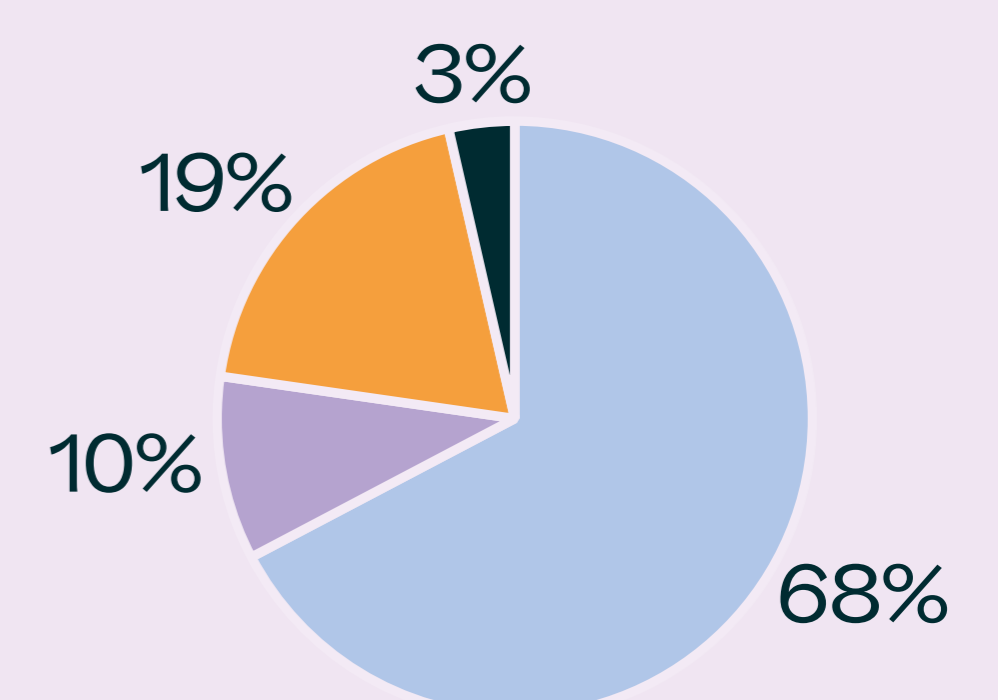
Albion Bridge

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.

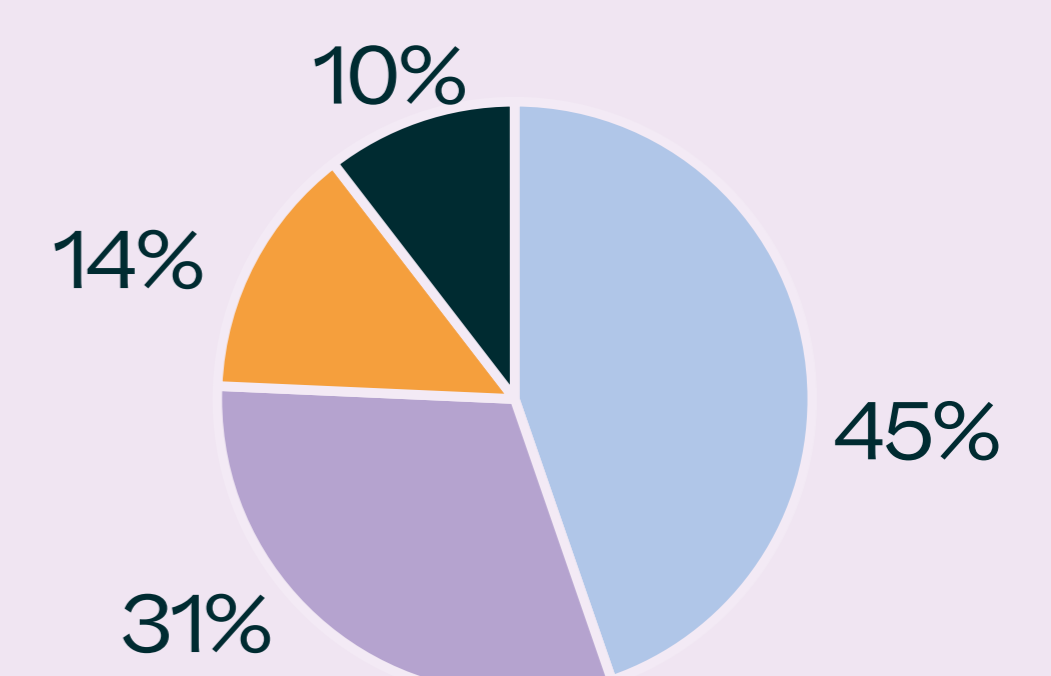
Further priorities for the improvement of the bridge include:

- 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?





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 greening** 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 masonettes 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.

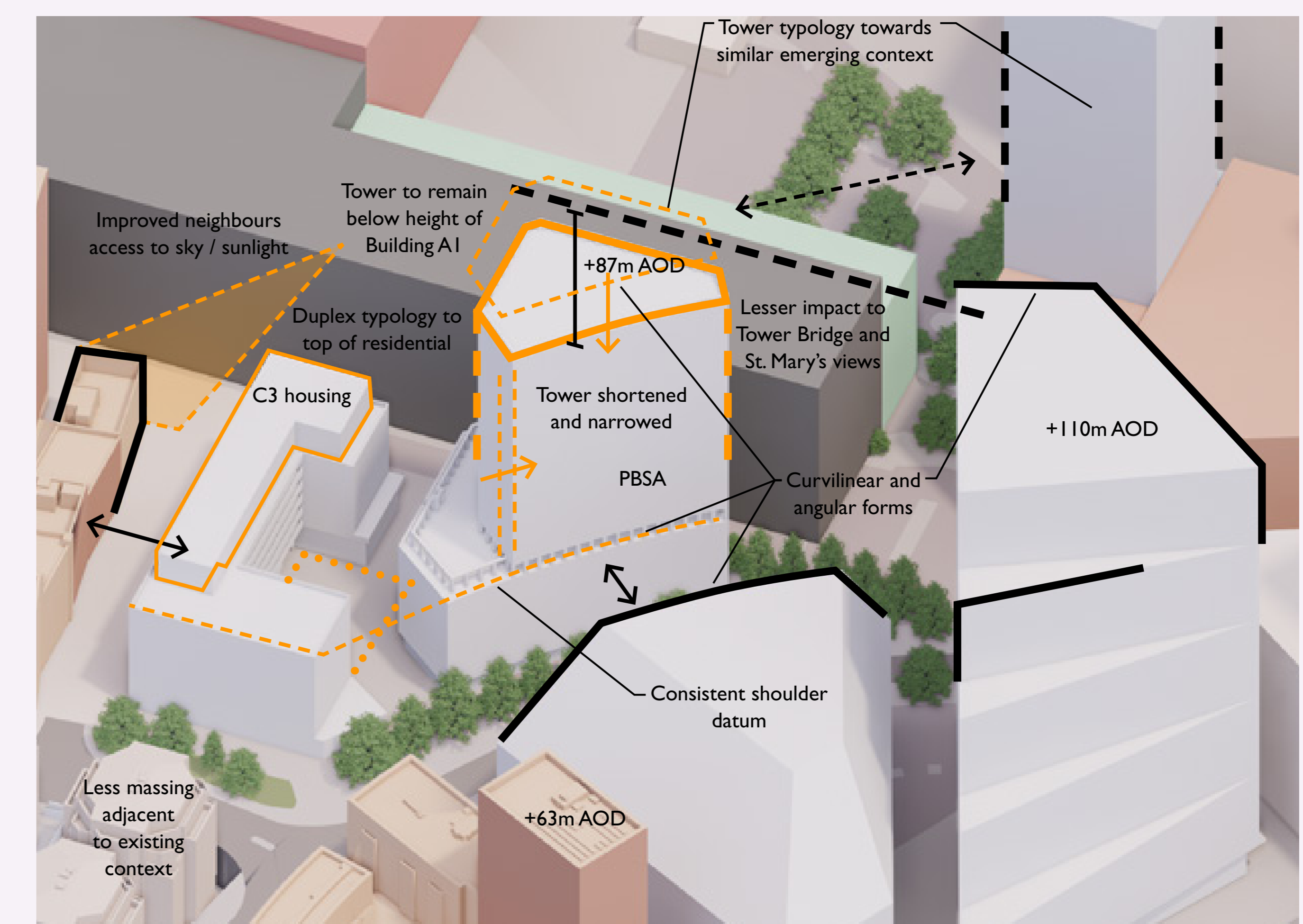


Height and Massing

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

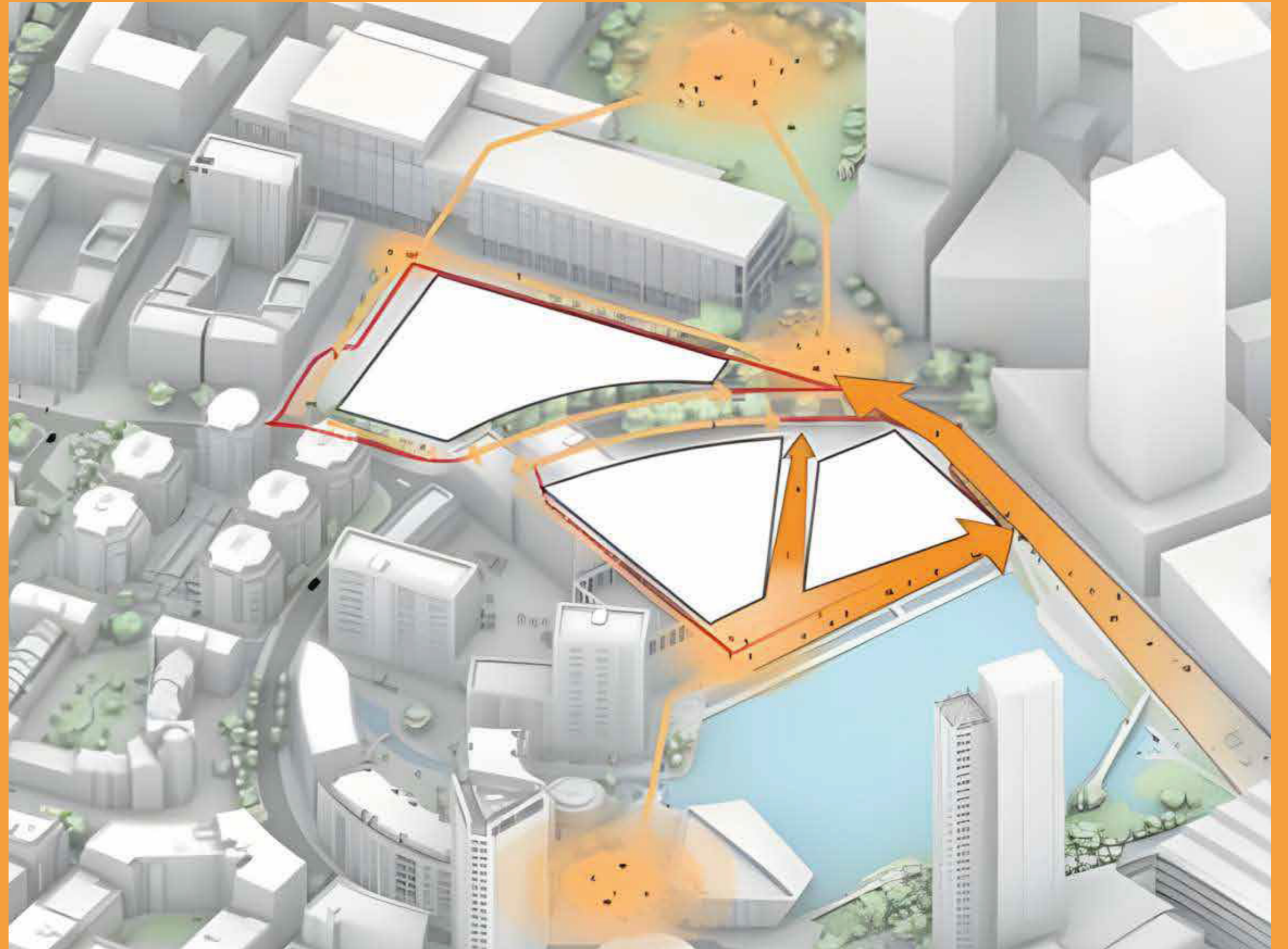
The height of the PBSA building is to remain below the height of building A1 on Plot A. The PBSA building is currently proposed to reach a maximum height of 82.5 metres (25 storeys), whilst the affordable housing building is currently designed at 35.1 metres in height (8 storeys).

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:

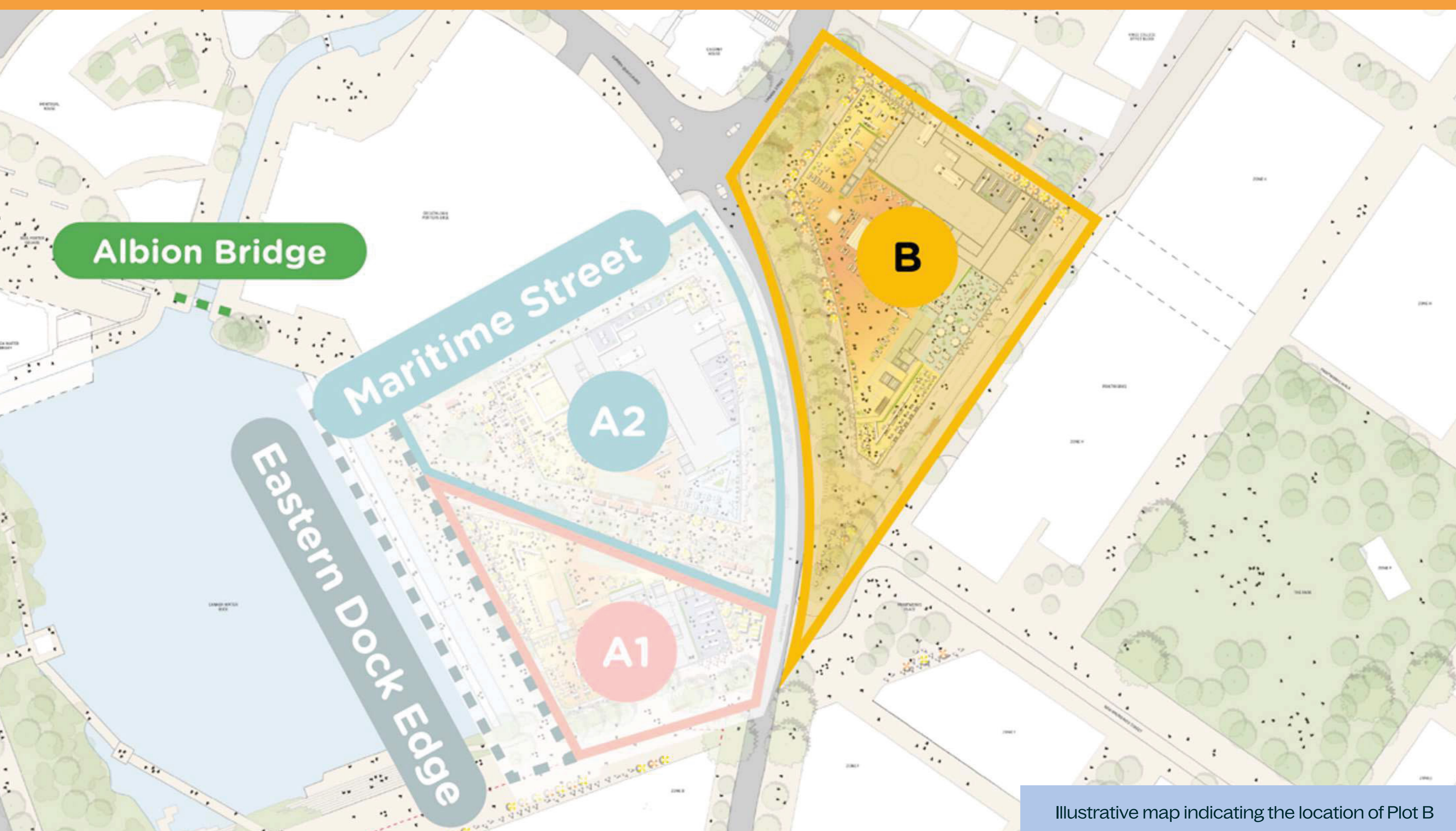
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Scan this QR code to view website



Illustrative map indicating the location of Plot B