



CANADA WATER

Issue 03 | Spring 2017



Surrey Docks Farm

A look at what's happening down on the farm

Masterplan Progress

News from British Land

Printworks London

A new entertainment venue in the heart of Canada Water

MY CANADA WATER

Locals tell us what they love about Canada Water



Marzena

I love Surrey Docks Farm. It's got a lovely community feel and you can get up close to the animals. My three year old son Max has his favourite horse that he has called Murphy and we always go and see him. The Piccalilli Caff is lovely as it's friendly and the food is so good. It's all freshly cooked and very reasonably priced too. You can have a hearty meal for £4. This area is really nice as it's quite quiet and you can slow down a bit here.



China

I grew up around here and there is a nice sense of community but I think we could do with more places where you can go that aren't pubs. I like seeing films at the Odeon cinema at Surrey Quays and I enjoy going bowling at the Hollywood Bowl – although I do get very competitive so no one wants to go with me anymore!



Matthew

I like that there are lots of independent food places around Canada Water station and the way that they use the public space. I've been running a coffee stall outside the library for about four months now and I like that there are food and drink stalls but that it's also a shared space.



David

I like the river. You can still see some old industrial architecture and there's still a sense of history. I love all the different views you get of the city and that there's always so much going on with all the boats and industrial and commuter traffic. People seem to be using the river more now which is good.



Sam

I'm working at Surrey Docks Farm on a gap year before going to do postgrad in Agriculture for Sustainable Development. It's great, like being part of a family. They do lots of projects with people with disabilities, which gives them new opportunities, and lots with children and families too. We went bowling for a work outing at The Hollywood Bowl and it was really good fun.



Beverley

It's quiet around here but I like it quiet. I have lived here for seven years and it's got all the things you need. There's shopping at Surrey Quays but it's also so easy to get to Canary Wharf and there are nice parks and woods and they put on lots of activities for families at half term.



Jess

Cafe East, the Vietnamese café near the shopping centre in Surrey Quays, is the best ever. I'm vegetarian and they have this great veggie dish which is spring rolls on a huge noodle salad and I like their homemade iced coffee too.

Canada Water is published by Southwark Council.

We welcome your ideas, comments and contributions, so please get in touch.

Editor: Meredith Tucker-Evans.

Additional copy: Richard Wells, Nikki Spencer.

Photography: Hannah Maule-ffinch, Jamie Simonds, Meredith Tucker-Evans.

Designed by Westco Design and printed by Swiss Post.

Enquiries: councilnews@southwark.gov.uk





WELCOME 03

Printworks
see page 04

FOREWORD

Welcome to our third edition of the Canada Water Magazine and I am pleased to say spring is definitely in the air. It's a busy time of year for some parts of Canada Water and Rotherhithe, especially Surrey Docks Farm who are welcoming new arrivals, and for Albion Primary School as their new building 'tops out' and they get ready to move into the excellent new school next year.

There is also lots of activity at the old Harmsworth Quays print works as it has launched as an exciting new entertainment venue and is putting Canada Water on the map.

Over the past few months British Land has been working through the thousands of comments from local residents on their proposals for the Canada Water Masterplan, and you can read more about the project and what is happening next, and when, in this edition.

Cllr Mark Williams
*Cabinet Member for
Regeneration
and New
Homes*

KEEP IN TOUCH

Send us your thoughts or ideas on the magazine to councilnews@southwark.gov.uk or on Twitter at [@lb_southwark](https://twitter.com/lb_southwark) using [#CanadaWaterMag](https://twitter.com/CanadaWaterMag)

Lower Road Shops

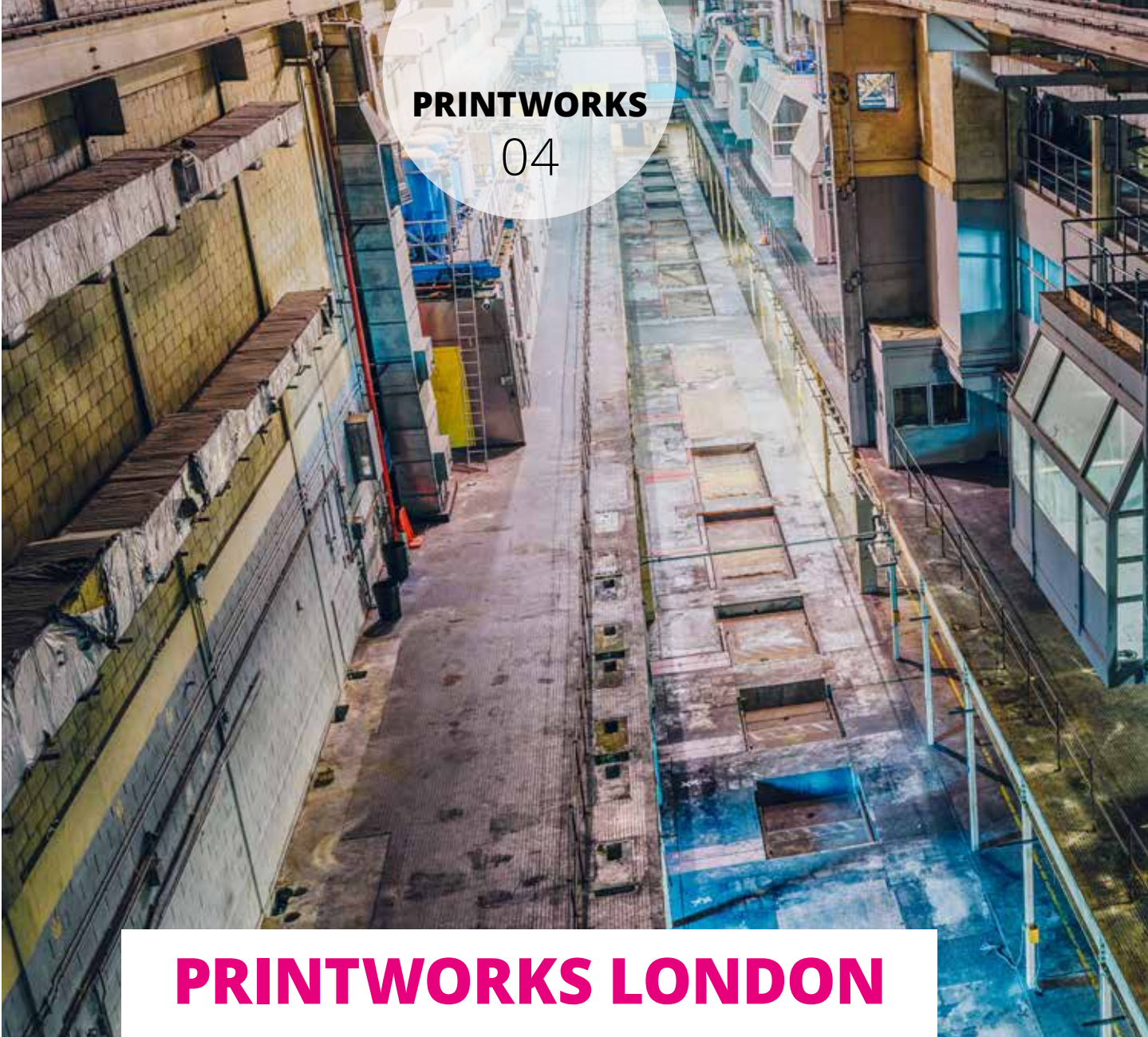
Southwark Council has £300,000 from the GLA's New Homes Bonus, to invest in public realm and shopping frontage along part of the Lower Road. The scope of works will be the footway and shopfronts on the northern side of Lower Road, along and below the Osprey Estate from Burwood Marsh (no.187) up to Raceways Motorcycles (no.201-203). A number of strands are proposed for the programme; refreshing the shopfronts, improving the footway, new seating and planting as well public art and cultural events to enliven the high street and foster a sense of local spirit. The traffic-dominated gyratory means the landscape is hard, not pleasant to walk or cycle in and suffers from a lack of identity. Celebrating the area's maritime history and supporting local enterprise by improving the local environment are a couple of examples of how we can start to reshape this north eastern corner of the borough, bringing back to life forgotten local gems and creating new ones. The Council intends to implement the works by the end of 2018 and will be consulting the local community at various stages of the programme. This New Homes Bonus programme will consider the changes happening in the wider area, and aims to ensure that the existing businesses can benefit from the regeneration of Canada Water. Specifically, we're coordinating/working with British Land to seek to align the works with the proposals for the Canada Water masterplan and their local business engagement.

Kerbside Strategy Consultation

The council is now consulting on the new draft Kerbside Strategy until 28 April 2017. This new strategy outlines the Council's approach to how we will manage the kerbside space on our streets and seeks to address issues including the need to prioritise highway safety and reduce traffic collisions, public health and air quality, managing parking stress and encouraging more walking and cycling. You can find out more, watch our animation that introduces the ideas in the strategy and submit your comments online at consultations.southwark.gov.uk/environment-leisure/kerbside-strategy/consult_view

Do you ever remember your dreams?

Join a free workshop on Saturday 6 May 11am-4pm at Tate Modern or Saturday 13 May 11.45am-4pm at Printworks, to explore your dreamlife and that of others as part of a project with artist Romain Mader. These narratives will act as inspiration for a graphic novel with photographs that will portray the neighbourhood in new and exciting ways. To RSVP email community@tate.org.



PRINTWORKS LONDON

Launched in February, the new 5,000-capacity Printworks London venue is set to change the capital's arts and entertainment scene.

Southwark Council and British Land have teamed-up with events specialists the Vibration Group to turn the redundant printing plant at Harmsworth Quays into a multi-purpose arts, music and culture venue. Where once the presses rolled day and night to feed the city's hunger for news, now Printworks will feed London's insatiable appetite for top quality music, events and exhibitions.

Much like Willy Wonka's chocolate factory, it was always there but nobody ever got to see inside

Eventually, the Printworks site will be redeveloped as part of the Canada Water Masterplan. But in the meantime, this vast

resource will be put to full use; attracting visitors to the area, generating income for local businesses and putting Canada Water firmly on the map as a destination.

For local residents, the plant has been an ever present hulk in their midst. Yet, much like Willy Wonka's chocolate factory, it was always there but nobody ever got to see inside. Now all that has changed. Whether it's at an event, a concert or just an open-day, everyone will have the chance to explore the huge, cavernous spaces within.

Following some events last year, Printworks launched properly in February with a successful ten week run of electronic music events featuring some of the biggest names in house and techno, and

even got the thumbs up from London superstars the Pet Shop Boys. The building is perfectly suited to this kind of event as it was already fully soundproofed to contain the cacophony of the giant printing presses (a couple of which are still on view).

However, with six huge events spaces (enough to rival the ExCel centre, across the water) Printworks is definitely a venue and not a nightclub. Promotional events, advertising shoots, TV and feature filming and other uses are all part of the mix but there will be also be plenty of public events and a regular lottery for free tickets to ticketed events.

Go to printworkslondon.co.uk for more information.



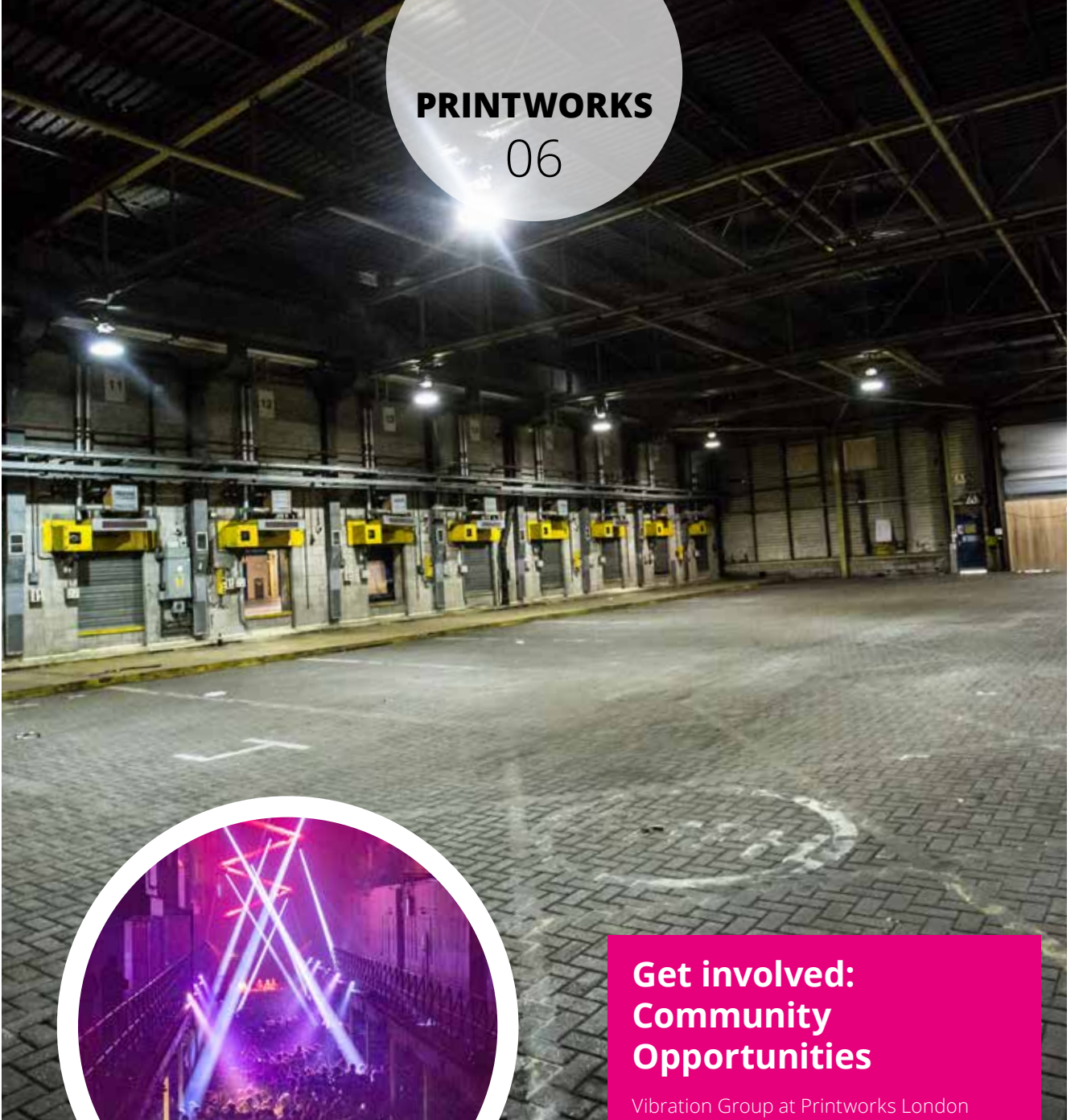
 **Pet Shop Boys** 
@petshopboys

Went to an amazing new club in SE London. Seth Trolexr + The Martinez Brothers djing. Just what London needs! Chris :) #PetText #Printworks



PRINTWORKS

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Get involved: Community Opportunities

Vibration Group at Printworks London will be working closely with the local community during their tenancy.

As well as events, Printworks will be home to a community space supported by British Land and curated by Global Generation. Global Generation is a charity that supports young people to make a social and environmental difference by involving them in the co-creation of public spaces where people of all ages and circumstances can work together to grow community and sustainability. They are setting up the Paper Garden community space in the Printworks and running design, making, gardening and storytelling workshops with local schools and community groups in Canada Water.

Vibration Group are also interested in working with other local organisations, and are in the planning stages of many exciting projects. For more information and how to get involved, please email alice@printworkslondon.co.uk

SURREY DOCKS FARM

There's no better time to visit a city farm than during the spring. The sun is out, the days are growing longer and the newborn lambs have just arrived.

Established in 1975, Surrey Docks Farm is one of the oldest in London. It moved to its present site, nestled next to the river, in 1986 and has gradually expanded the scope of its work, ever since.

As well as the usual farm animals you'd expect, such as cattle, pigs, ducks and sheep, Surrey Docks also has a few surprises including ferrets, rabbits and guinea pigs. And, while the animals will always be the main attraction, the farm also offers visitors a wide range of activities in which to get involved - physical, practical and cerebral.

This summer, you can try your hand at beekeeping (working with the farm's own apiary); take part in one of the free drop-in gardening sessions or (if you're a youngster) get involved in the British Land sponsored Young Farmers Club.

There's a new history trail to follow that tells the story of the site over three centuries, from its origins as a shipyard to its role in the river ambulance and ▶



Five Farm Favourites

- 1 Visit the newborn lambs throughout March and April
- 2 Learn what makes a busy hive hum with a beekeeping taster session
- 3 Learn the ancient art of blacksmithing at the forge
- 4 Get dirty on the foreshore and help piece together the farm's riverside history with a mud-larking session
- 5 Hold your own party in the River Room with spectacular views across the Thames



fire services, right up to the present day as a working farm. There are various educational workshops for adults and children and a number of specialist projects for people with learning disabilities. The farm even has its own forge and blacksmith - look out for examples of his handiwork around the farm (and throughout SE16).

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In 2010, the farm suffered an arson attack but has gradually built itself back to full capacity. Surrey Docks has also been one of the two beneficiaries of the Mayor's Charitable Appeal for 2016/17.

Having built a new pig house and improved the pathways last year, one of the main projects for 2017 is to secure funding and start work on restoring and extending the farm's Tower building. Badly damaged in the fire, this large river-facing building is used as a community space and venue to hold workshops and classes. Although partially restored and already back in use, the farm has plans to refurbish and extend the building further, so that it can be put to better, more flexible use in future. Partners who could make use of the building or help in its restoration should get in touch.

Odessa Street Plans

Southwark Council's Planning Committee has approved plans for Hollybrook Homes to develop a site at Odessa Street, close to Surrey Docks Farm.

This means 74 new homes will be built on the site of a former youth club and nightclub. The plans meet the council's target of 35% of all new housing to be affordable, and the development includes 19 new council homes. Hollybrook will also create a new stretch of Thames Path next to the river and the project is due to contribute to local improvements including the river walk.



Plan your visit to Surrey Docks Farm at:

surreydocksfarm.org.uk

Open daily 10am to 5pm (4pm during winter)

Surrey Docks Farm
Rotherhithe Street
SE16 5ET

020 7231 1010

PICCALLILI CAFF

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THE PICCALLILI CAFF

Canada Water visited the Piccalilli Caff to find out what's on offer to Surrey Docks Farm visitors and a growing band of fans.

"Most of my regulars are three feet tall," says Piccalilli proprietor, Scarlett Alexander, with a smile that quickly turns into a chuckle as she realises the penny hasn't dropped. "They're children you see. We're a caff on a city farm, so..."

While the customers are often young, the main menu at Piccalilli is anything but childish. Today's specials include 'Aubergine Eggs Purgatory' and a Jerusalem artichoke soup. The grown-up regulars also know that this is the place to come for anyone looking for a hearty brunch, and now the word is out that the Piccalilli just happens to serve some of the best coffee and homemade cakes in the neighbourhood, too.

There's been a cafe at Surrey Docks Farm for years, but this latest incarnation has been a labour of love for Scarlett who took on the lease three years ago and has steadily refurbished the place and burnished the caff's reputation for good food.

Scarlett is a ball of energy who would talk all day if she didn't have a caff full of hungry customers to feed. The Piccalilli is her first catering business, having previously worked at an old-time music hall and then at the circus (yep – she ran away from the circus to seek adventure). And now the hard work is paying off, with great reviews, loyal customers and a steady stream of farm visitors delighted to find such a lovely place to eat onsite.

The caff tries to be as green as possible, with seasonal menus and locally sourced ingredients all a big part of the plan

"It's a great location to be" she says, "we're right next to the Thames Path, which means we're a good lunch stop for all the riverside walkers, plus the farm setting is charming, especially when it's warm enough to eat outside."

The caff tries to be as green as possible, with seasonal menus and locally sourced ingredients all a big part of the plan. And, as part of a working farm, this means fresh herbs and produce – grown just a few feet away – add flavour to most of the dishes.

Now Scarlett has her sights set on extending the Piccalilli brand. She's bought a trailer to take her food on the road during the summer festival season and she's even got plans for an evening supper club – something she believes will appeal to a different kind of punter – the taller kind.

Open Tues–Sun, 10am–4pm

🏠 **Piccalilli Caff**
Surrey Docks Farm
Rotherhithe St
London SE16 5ET

💻 www.piccalillicaff.com

INVESTING THE PENNIES TO LOSE THE POUNDS

Whether you want to be a spectator at the grounds, pound the pedals in a spin cycle class or really get your feet wet with water sports, recent investments in leisure in the area are opening new opportunities for residents to be more healthy and active at any level.

Seven Islands Leisure Centre

Southwark Council has recently undertaken a £2m refurbishment programme of the current Seven Islands Leisure Centre. Although proposals have been put forward to build the area a brand new leisure centre as part of the Canada Water regeneration, this will not be for a few years and the current facilities needed improvements in the meantime. Refurbishment of pool and pool changing rooms have made the centre more accessible, and a new spin cycle studio, new reception area and various other improvements have been made to the centre. Work on the pool is near completion and we will shortly be able to announce when it will re-open. The centre is also included in the council's free swim and gym offer.



Southwark Park running track

This brilliantly refurbished athletics facility opened in October 2016 and is already very popular with the local athletics clubs. It is currently open for public use on Saturday mornings and the building of the new club house, which will include a brand new gym, is due to be completed Autumn 2017. Host club London City Athletics Club organise a fully inclusive athletics programme on Tuesdays, Thursdays and Saturdays, catering for children and adults of all abilities. For more information visit londoncityac.org



Surrey Docks Fitness and Watersports Centre

We argue that following a £240,000 investment by Everyone Active our refurbished gym has one of the best views in London. The centre is also included in the council's free swim and gym offer. There are also currently 48 group exercise classes on offer at Surrey Docks including a group cycling studio with brand new state of the art Keiser Bikes. If you like watersports you can see a full list of our Junior and adult activities and courses at everyoneactive.com/centre/surrey-docks-water-sports-centre/timetable

Also based here is the fully inclusive Tideway Sailing Club – tidewaysailability.org.uk

Football News

Fisher FC at new St Paul's ground

Fisher FC are an entirely supporter owned and run football club originating from Bermondsey. Fisher play in the Southern Counties East Football League Premier Division, which is Step 5 of the non-league pyramid. The club is focused on making a positive impact locally, with an expanding youth section, regular fundraising activities for local charities and actively building links with schools and community groups. Entry to Fisher home games is £7 for adults, £4 seniors, 16-21s and unwaged, and free for under 16s with a paying adult. Fisher FC Members enjoy a £1 discount on all matchday prices. For further details of upcoming matches and how to become a Member visit fisherfc.org, or follow the club on Twitter [@fisherfc](https://twitter.com/fisherfc)

Lionesses

The Millwall Lionesses are one of the oldest clubs and most recognisable names in women's football, Millwall Lionesses Football Club is fiercely proud of its richly deserved reputation as a pioneering force of the British Women's game. With the support of the Millwall Community Trust, the Lionesses quickly became a leading light in women's football. They were the first club in the country to open a Girls Centre of Excellence, allowing them to develop talented players from the age of eight, right through to senior level. Many graduates of the Lionesses' youth system have gone on to win honours, both on an international and domestic stage, including such legends of the women's game as Hope Powell, Pauline Cope, Mary Phillip and Katie Chapman. The Lionesses currently play in the FA WSL 2 League (The Football Association Women's Super League 2) and during the 2017/18 season the Millwall Lionesses will be playing their home games on Sundays at St Paul's with adult season tickets costing just £15. For more information please visit their website at millwall.faws1.com

Football Development

Millwall Premier League Kicks (Millwall PL Kicks) focuses on delivering FREE football sessions to individuals in the heart of local communities. The sessions aim at providing professional drills to increase skill with dedicated coaches overseeing each session. This Kicks programme doesn't stop there as it continues to provide a huge array of success stories from its influential and positive intervention. The success of Millwall PL Kicks is outstanding in providing individuals with key skills to succeed in their lives and at sport. Millwall Community Trust will be starting a new Kicks programme at St Paul's for 8-11 year olds starting after the Easter Holidays. For more information on all Millwall Community Trust activities, visit their website at millwallcommunity.org.uk

Don't forget!

Southwark residents can register to use the council's leisure centres for free swim and gym sessions on Fridays and weekends. Full details are available on the website at southwark.gov.uk/freeswimandgym



WHAT'S NEW WITH THE CANADA WATER MASTERPLAN?

The updated Canada Water Masterplan will be presented to the community in spring 2017

British Land will soon share the updated plans for a major new urban centre at Canada Water with the community for further comment and feedback, with exhibitions and workshops held in spring 2017.

The Canada Water Masterplan covers a 46-acre site incorporating Surrey Quays Shopping Centre, the SE16 Printworks and Surrey Quays Leisure Park. It is expected to deliver around 2 million sq ft of office and workspace, around 1 million sq ft of retail, leisure, entertainment and community space, plus new homes, a leisure centre and a potential higher education campus.

Since sharing the draft in February 2016 for community feedback, the

masterplan team has continued to host topic sessions in the dedicated Canada Water Masterplan consultation hub at Surrey Quays Shopping Centre, which was recently refurbished. In addition to this, numerous walk-arounds, presentations and meetings with community groups and local representatives have taken place.

The Masterplan covers a 46-acre site incorporating the Shopping Centre, the Printworks and the Leisure Park

The historic Grade II listed Dock Offices have also been acquired by British Land and will be incorporated into the

updated masterplan, although there are no plans to change the appearance of the buildings.

In December, two informal transport drop-in sessions were held to gather insight and a more detailed understanding of the local transport network from a community perspective. This followed requests at the July 2016 transport session for a clear opportunity to contribute local knowledge across all types of transport as part of the developing masterplan. The contributions from the local community will be used to inform the proposals and British Land would like to thank those who either attended the sessions or contributed online using the hashtag **#cwmtransport**.



The latest news on the Canada Water Masterplan and British Land's activity locally can be found at: canadawatermasterplan.com

Local investment

In addition to developing plans for the Canada Water Masterplan, British Land is a long term investor in the area. We were proud to be announced in January 2017 as Fisher FC's new main club sponsor. The sponsorship deal will see British Land featured on both the home and away kits until the end of 2017/18 season and we look forward to working with the supporter-owned club to help them achieve success both on the pitch and in the community.

As the owners and operators of Surrey Quays Shopping & Leisure, British Land are proud to work with a number of long-term community partners including Docklands Junior FC, Bermondsey Community Kitchen, Surrey Docks Young Farmers and the Rotherhithe Festival.

To get in touch with the team or sign-up to our regular newsletters, email:

✉ team@canadawatermasterplan.com

Or call Amanda or Lizzie at Soundings on:

☎ **020 7729 1705**



TIME, TALENT AND TOGETHERNESS

For more than a century, Time and Talents has brought the people of Rotherhithe, Bermondsey and the Surrey Docks together. This year, the charity celebrates its 130th anniversary.

'Togetherness' is a word that rolls readily off the tongue of Time and Talents director, Alex Evans. He runs the venerable charity that has helped to bind the local community together for more than a century. Covering an area that has long been in flux, and with plenty more change underway, Alex knows that his work is now more important than ever.

Time and Talents started life as part of the Victorian Settlement movement. The original idea was to settle prosperous women, who had spare time and talent on their hands, in poorer neighbourhoods where they could help to improve the literacy, health and living standards of their new neighbours. Today, that same spirit of neighbourliness and community support remains at the heart of T&T.

Alex explains, "It's not about people descending on the neighbourhood to 'do good' but rather about providing an opportunity for the people who are

already here to come together and share their talents, passions and enthusiasms. It's reciprocal. Everybody has something to offer as well as something to learn from spending time with other members of the community."

Everybody has something to offer as well as something to learn from spending time with the other members

By way of example, Alex points to how the T&T centre is used for photography classes, ukulele lessons and even an 'astronaut club' for children. "If you've got a good idea," he says, "we'd love to help you make it happen". With a wry smile he points out how surprisingly popular the recent life-drawing classes have been at T&T's HQ in what just happens to be an old mortuary.

The important thing is that these activities aren't business ventures (although the community centre is also available for private hire) but rather people sharing the benefits of their knowledge and skills with one another simply to enjoy the satisfaction of spending quality time with other people.

Alex notes that modern life has become more atomised and isolating for many people and not just the vulnerable groups in society who usually spring to mind. He points out that there are large numbers of young and middle-aged professionals living in the area who have stressful working lives and miss out on the kind of social engagement that we all need to feel good about ourselves and our place in the community.

This is where an organisation like T&T comes in. By providing the opportunity, space and support for people to come together in activities that are mutually beneficial.



Time and Talents

If you would like to get involved or just want to find out more about the activities on offer, visit the website at:

📄 timeandtalents.org.uk

Or contact us at:

☎ **020 7231 7845**

✉ info@timeandtalents.org.uk

🐦 [@Time_Talents](https://twitter.com/Time_Talents)

🏠 **The Old Mortuary
St Marychurch Street
SE16 4JE**



Take the 'Cycling without Age' scheme, for example. Time and Talents recently became the latest chapter in a Danish idea that has caught on around the world where younger people team up with older people for bike rides on specially designed trishaws. The scheme not only provides an opportunity for both parties to get out and have some fun but it's a great way of meeting new people and getting to know your neighbours.

It may be 130 years since Time and Talents first arrived in Southwark but it's clear that the charity is still full of verve and enthusiasm and open to innovation and fresh new ideas. The next step includes an expansion into Surrey Quays Shopping Centre with a spare unit provided by British Land. Alex beams as he explains "That means we're right in the midst of it, with a passing footfall of 20,000 people per week - each and every one of whom has their own talents to share."



Do you need to hire a room for a meeting, conference or any other event?



Southwark Libraries offer a number of rooms for hire throughout the borough, at the heart of Southwark's vibrant communities.

Whether you want space for 100 people or an interview room for two we have a range of rooms that can help. And with rooms at Camberwell, Canada Water, Dulwich, John Harvard and Peckham libraries we have Southwark covered.

Discounted rates are available for charities and community groups.

To book online, enquire or to see a full list of rooms, cost, capacities and facilities please visit www.southwark.gov.uk/libraryroomhire