



CANADA WATER

Issue 01 | Spring 2016

Canada Water Masterplan

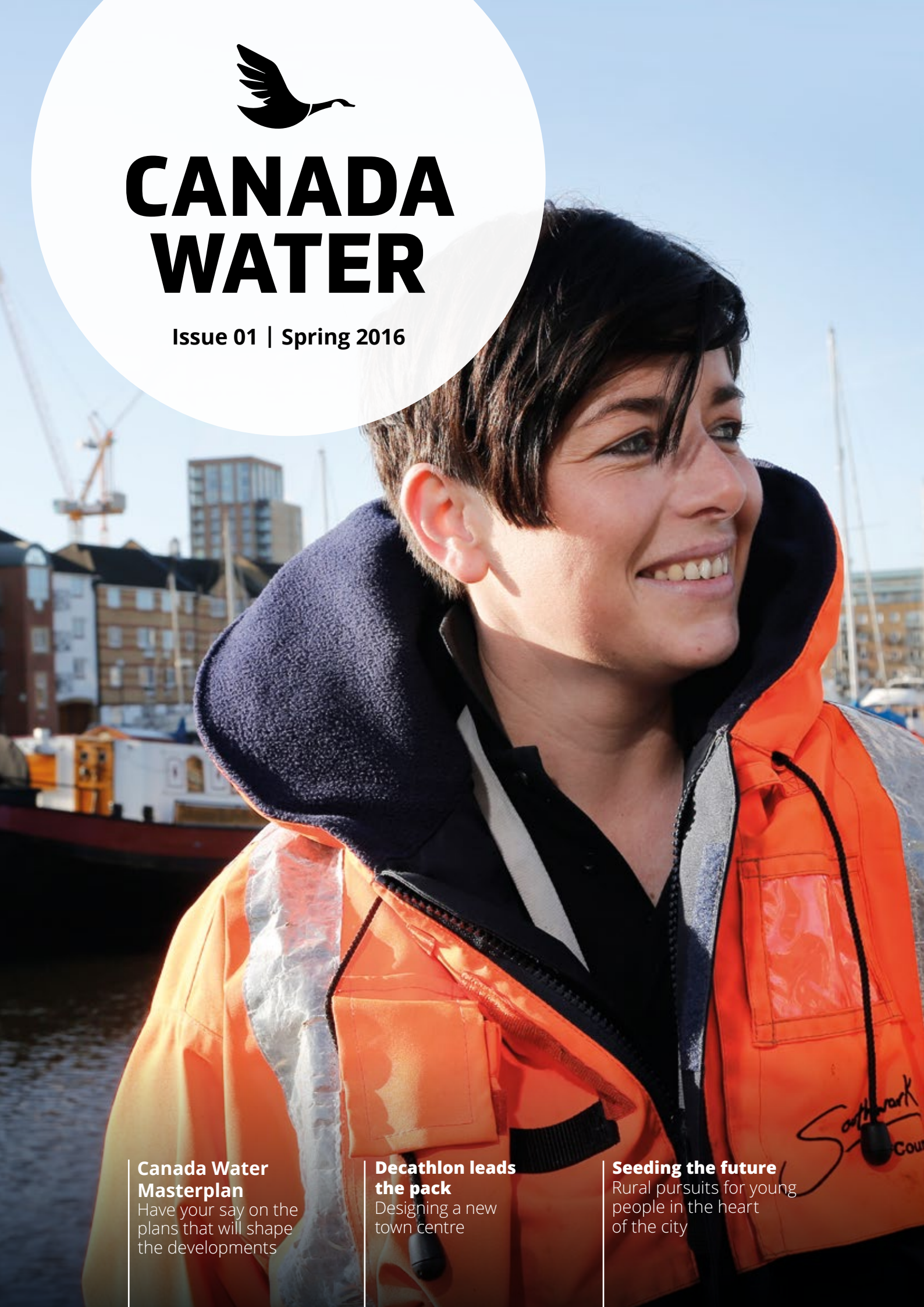
Have your say on the plans that will shape the developments

Decathlon leads the pack

Designing a new town centre

Seeding the future

Rural pursuits for young people in the heart of the city



MY CANADA WATER

Locals tell us what they love about Canada Water

Dominika

I love this area as you are in a city but it doesn't feel like a city. I grew up in the countryside in Poland so I like to be near nature and here there are so many lovely green spaces. I like photography and take photos of the birds and flowers and trees.

It's also nice living so close to the river. It is very relaxing and it's great to be able to get the boat to Canary Wharf.



Sander

I have just moved flat but decided to stay in the area as I like it so much and it's so easy to get everywhere as it's on the Jubilee line. I like the parks and the docks and all the quieter places you can go for a walk. The old Mayflower pub is a good place on the river and I love the views of London with all the skyscrapers. I also like Mama Pho, the Vietnamese café near McDonalds.



Josue

Over the years I have seen lots of changes and it has created a different and better vibe. More communities are exposed to each other and are learning to live with each other in a positive way. It's good that there are new shops and places to go. It used to be just the Surrey Quays Shopping Centre, but now there's so much more.

Anne - Marie

My son is seven and there is just so much for him to do here. He enjoys riding his bike around Russia Dock Woodland and along the river, and the library has lots of good children's events including performances and art and craft stuff.

My husband and I went to Street Feast's Hawker House a while ago which was great. I love my food and the choice was really good, so was the music and there was a lovely mix of people.



Phaik

The library is my favourite place. I was eager to see how they were going to do it and it's excellent. The shape is unique and the interior is good as well. I bring my children here and they borrow DVDs and books. There's also a very nice space for skateboarding outside and food stalls so you can sit outside and eat. We especially like the pancakes from the crepe stall. It's all changing for the better although we could do with a few more shops.



Norma

My daughter lives here and I come here every week to look after my grandson.

It's a great area for families as there's so much to do. The library facilities are particularly good with lots of activities and we also go to the Ecological Park, Southwark Park and City Hope Church Fab Friday playgroup.

Canada Water is published by Southwark Council. We welcome your ideas, comments and contributions, so please get in touch. Editor: Meredith Tucker-Evans.

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Cllr Mark Williams

Cabinet member for regeneration and new homes

Welcome to the first edition of the Canada Water magazine which celebrates the rich history and hidden treasures of the local area, while also looking at the opportunities the future holds.

Canada Water has been designated as an 'Opportunity Area' which means it has the potential to deliver new homes and jobs. Southwark Council is working with several developers such as British Land to deliver thousands of much-needed new and affordable homes. We are also clear that we want to deliver real benefits for existing residents from all the development taking place in the area.

In addition to the new affordable and council homes, this will include a brand new leisure centre, expanded school places, improvements to local parks and green spaces, a greater range of shops, job opportunities for local residents in both construction and in the completed schemes, and better transport links to the rest of Southwark and beyond.

We will explore this further in this edition and aim to keep you updated on all the various developments taking place on your doorstep in

the future. It is crucial that we hear your thoughts as local residents on the emerging plans and there is information on how you can get involved in the discussions and plans as we create and deliver the overall plan for the area.

Finally, we don't want to lose sight of the amazing community groups and organisations that already call Canada Water and Rotherhithe home, which is why we will also be paying homage to the incredible attractions, charities, open spaces and – most importantly – people who make Canada Water such an incredible part of our borough.

I hope you find this publication useful and look forward to hearing your thoughts on how we can deliver real benefits for local residents through this time of change.

Keep in touch

If you would like to be kept up to date about developments in Canada Water, please email your details to councilnews@southwark.gov.uk

Tweet us your thoughts or ideas on the magazine to [@lb_southwark](https://twitter.com/lb_southwark) using [#CanadaWaterMag](https://twitter.com/CanadaWaterMag)



THE FUTURE OF CANADA WATER

The Canada Water Masterplan is an opportunity to transform Surrey Quays Shopping Centre, Surrey Quays Leisure Park and the Harmsworth Quays Printworks to bring a new town centre to the area. This will generate thousands of jobs and bring new homes, including affordable housing, to Canada Water.

Canada Water sits at the heart of one of the most significant opportunities in London to deliver much needed new workspace and homes. Southwark Council's Area Action Plan 2015 states the area has opportunity for a major new town centre and the Greater London Authority also identifies it as an Opportunity Area.

British Land, the owner and developer of the 46 acre Masterplan site, shared their evolving plans in Surrey Quays Shopping Centre and at local mini-exhibitions over six days in February 2016. These latest consultation events showed the current development proposals, which have been informed by nearly two years of consultation with the local community.



The Masterplan will see the phased redevelopment of existing buildings and car parks over a period of approximately 15 years to create a unique place to live, work, study, shop and play, taking inspiration from the existing character of the area.

Creating enjoyable, accessible and green public spaces in a network of pedestrian and cycle friendly streets are key elements of the plans, with a new town square, a 3.5 acre public park and a green link between Russia Dock Woodland and Southwark Park proposed.

Emma Cariaga, Project Director for the Canada Water Masterplan, said "We are delighted that so many people have taken the time to get involved in our consultation events since 2014. The feedback we have received is vital as we bring forward our exciting plans for Canada Water that will deliver jobs, new homes and a new town centre for the area."

As a long-term investor in Canada Water, British Land has worked with local groups, charities, businesses and schools to provide funding and support over a number of years and has helped support a range of

initiatives including Time & Talents, Bermondsey Community Kitchen, Docklands JFC and the annual Rotherhithe Festival.

British Land is also looking to utilise space in the area that won't be needed immediately for things such as Secret Cinema at the Harmsworth Quays Printworks site (extending their stay from summer 2015) and a new Pizza 1889 restaurant outside Surrey Quays Shopping Centre.

Further consultation will follow throughout 2016 before the submission of a planning application later this year. It is anticipated that the Masterplan will be built in phases over the next 15 years.

Get involved

For more information about the Masterplan visit www.canadawatermasterplan.com

You can follow the Masterplan on Twitter at [@CWMasterplan](https://twitter.com/CWMasterplan) and on Instagram [@CanadaWaterMasterplan](https://www.instagram.com/CanadaWaterMasterplan) to keep up to date on the proposals.

"The feedback we receive is vital as we bring forward our exciting plans for Canada Water that will deliver jobs, new homes and a new town centre for the area."



To register your interest for future consultation sessions, please email team@canadawatermasterplan.com or call: 020 7729 1705



PLANNING FOR THE FUTURE

Getting ready to welcome our new residents

Proposed Albion Primary School

Even while the Canada Water Masterplan consultation is in full flow, Southwark is already putting measures in place to make sure there are extra open spaces, school and GP places in the surrounding area ready to take on hundreds of new pupils and patients. Here are a few examples of work happening right now.

Southwark Park athletics track

The council is continuing its work on Southwark Park's athletics track. The £3m project will reinstate the track, create a new central sports pitch for other events such as high jump and javelin, and refurbish the changing rooms.

Former Albion Street library

This will be developed by the council for new housing. As part of the scheme the council is in negotiation to create a new surgery to allow the Albion Street Practice to expand and take on new patients.



Planned Albion Street development

Albion Primary School, Albion Street

We are now on site constructing a brand new school building, twice the size of the original. It is being paid for in part out of the council's capital programme and in part by the release of a section of the site that will be developed for housing (subject to Secretary of State consent).

Fairview Homes, Anchor Point development on Salter Road

This development will include 34 Affordable Housing units, made up of 24 social rent homes and 10 for part rent/part buy or shared equity. Benefits negotiated by the council in the planning agreement for this development include a new community stadium at St Paul's on Salter Road that will become the home for Fisher Athletic FC. The former stadium will be converted to a public park.

Barratt Homes, Redwood Park development at Downtown

The planning agreement for this development included the new premises for the Surrey Docks Health Centre with GP and dental services.

A PRINCE IN ROTHERHITHE

In each issue of Canada Water we'll take a look at the area's rich and fascinating history. We start with the tale of Prince Lee Boo.



Wreck of the Antelope

"It is a very foolish thing for man to ride in the air like a bird when a man could travel so much more pleasantly on horseback."

He was also amongst the audience for the first manned balloon flight in England, undertaken at Moorfields by the Italian, Vincenzo Lunardi. Apparently one of the least impressed of the 200,000 or so spectators, Boo apparently said, "It is a very foolish thing for man to ride in the air like a bird when a man could travel so much more pleasantly on horseback."

Sadly, the young prince died of smallpox just five months after his arrival.

His tomb, erected in St Mary's graveyard, bears the inscription "Stop, reader stop! Let nature claim a tear - A prince of mine, Lee Boo lies buried here".

Find out more about Prince Lee Boo at the Southwark Local History Library or at Canada Water Library. For details see www.southwark.gov.uk/libraries

From the Pilgrim Fathers to the Surrey Docks, Canada Water's history is lashed to the great adventure of Britain's maritime past. With that legacy comes a cast of extraordinary characters, many of whose stories span the globe. Prince Lee Boo is one such figure.

On 9 August 1783, a storm wrecked the Antelope just off the coast of the Palau islands. The East India Company ship was lost but the crew survived, including its commander, the Rotherhithe sailor Captain Henry Wilson.

The crew found the islands to be inhabited and formed a friendship with one of the most important islanders, the Ibedul, who became known to the British as 'King' Abba Thulle. In return for their assistance in subduing rival islanders, Abba Thulle took the sailors under his wing. Over the next three months, he supported the crew providing food, timber and

other provisions as they set about building a new ship.

When they were finally able to set sail, Abba Thulle asked that the crew take his second son, 20 year-old Lee Boo, back to England. According to the author Keate, the king instructed Lee Boo to consider Captain Wilson as "another father" and asked Wilson to "inform Lee Boo of all things which he ought to know, and make him an Englishman". And so the young 'prince' came to live in London as one of the Wilson family at Paradise Row (roughly where Jamaica Street meets Lower Road today).

Lee Boo learnt English and was introduced to many facets of European life, hitherto unknown to him. He described his first coach ride as being carried in "a little house, which was run away with by horses". He attended school for a short time in Rotherhithe and joined the Wilson family at St Mary's Church on Sundays.



WHAT'S HAPPENING IN CANADA WATER

A basic guide to what is happening on the various development sites across the area.

1 Decathlon Site

This mixed-use development will include 1,030 homes (with 231 Affordable units), retail outlets, leisure (including a cinema), health centre and a community sports facility. Developer: Sellar Development Ltd and Notting Hill Housing



5 Mulberry Business Park

Plans for this site include 770 student homes, 33 Affordable residential units, 610 sqm retail space, 322 sqm health centre, and 4,490 sqm office space. Developer: King's College London

6 24-28 Quebec Way

This development will be mixed-use residential and commercial, including 94 residential units and 566 sqm of flexible commercial space. Developer: London Square

7 Quebec Quarter

Due for completion in early 2017, Quebec Quarter will have 368 homes, 1600 sqm of commercial space including a food store, café, gym and nursery. Developer: L&Q



Canada Water Masterplan area

- 2 Surrey Quays Shopping Centre
- 3 Surrey Quays Leisure Park
- 4 Harmsworth Quays Printworks

This area includes the Surrey Quays Shopping Centre, Surrey Quays Leisure Park and the Harmsworth Quays Printworks. Public consultations on these sites will have will take place throughout 2016 before a planning application is submitted to Southwark Council later this year. See page 5 for further details.



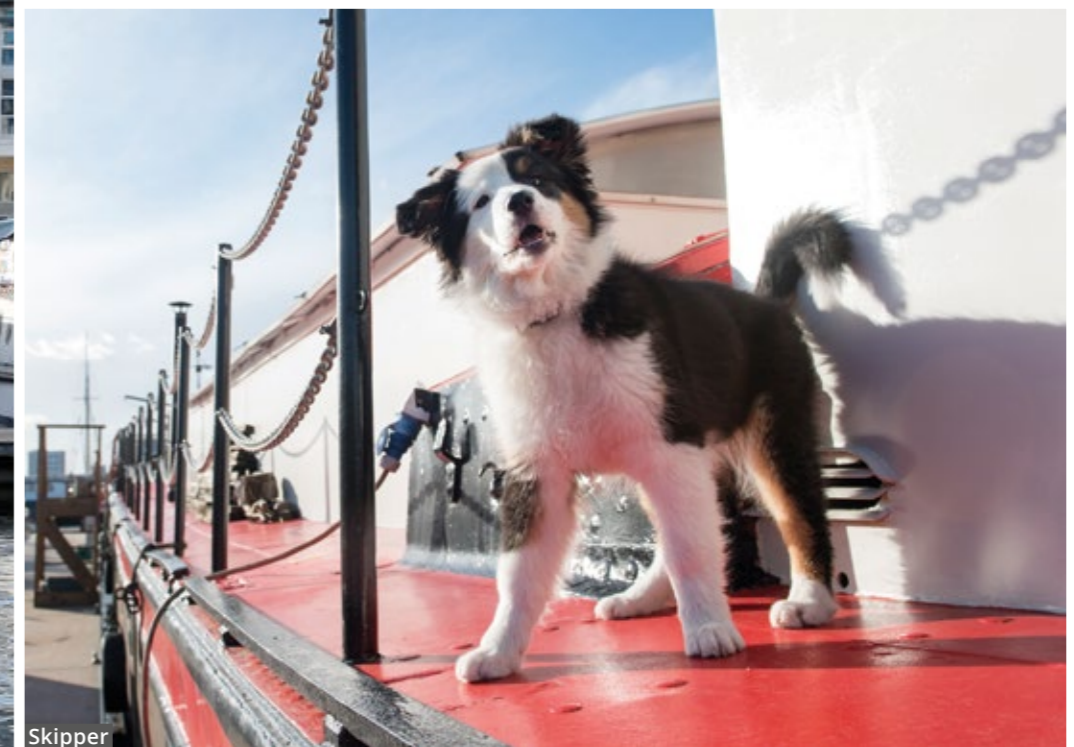
ON THE WATER

Nestled on the north-eastern edge of Southwark, South Dock Marina is the oldest marina in London and provides a range of leisure and residential berths for visitors and long-term residents.

The marina was originally built between 1807 and 1811 as an extension of Greenland Dock, which had been in operation since 1695. Both docks were bombed extensively during the second world war and were eventually redeveloped during the 80s and 90s by the London Docks Development.



Charlotte



Skipper

Master of the docks

There are some weird and wonderful jobs around Canada Water, but Charlotte Dawson reckons she's got one of the best. One of three dock masters (and the first and only female) working at the marina, Charlotte spends the majority of her days doing maintenance around the docks, lifting boats from the dock edge into the water with the 20 tonne crane or letting boats into or out of the Thames through the lock.

"I've always worked on the water - in the navy, for the coastguard and then to Southwark via the Brighton Marina," says Charlotte. "It's a great job if you like being outside - sometimes I'm outdoors for the whole day except to grab a quick cuppa."

Charlotte's favourite thing about her job is the feeling of community on the docks, although she admits to excitement at the odd celebrity sighting. "We've seen all sorts of filming down here, including Luther, Lucky Man and even a bit of the last James Bond. But my favourite day was spotting Cara Delevingne in the local pub."

In the past few years the council has invested in a range of new and improved infrastructure around the docks including high speed internet connections to all berths, new jetties, upgraded power and water connections and a new toilet and shower block.



TRANSPORT IN SE16

A critical part of the regeneration happening throughout Canada Water is ensuring that local transport options will be up to the challenge of moving a larger community from point A to point B.

Tube and Overground

TfL increased Jubilee line trains to 30 per hour at peak times in 2015 and have committed to 36 trains per hour serving Canada Water station during the busiest periods by 2019. That's more than one train every two minutes and means local residents will have the benefit of the most frequent rail service anywhere in Britain. Before that, the new Crossrail service opening in 2018 and improved services on the Overground will also help to relieve congestion.

Lower Road and the Rotherhithe roundabout

Traffic congestion around Lower Road and Jamaica Road is a problem. The Rotherhithe roundabout is included in TfL's Better Junctions programme to transform the most unsafe and unwelcoming junctions and gyratories across London. The council is working with TfL on a number of improvements for this area and will be consulting with key stakeholders and residents in autumn this year.

Buses

TfL are looking to improve bus routes - both to better meet the current needs of residents and to improve capacity for the future. The plans will be set out in full in a 'bus network plan' to be published later this summer. It is expected to focus on better services for Canada Water station and local shops. The plans will include improvements to roads and infrastructure, and measures to improve bus routes such as the 188.

Cycling

For anyone keeping fit or for those who just prefer the view, cycling is an increasingly attractive option in Canada Water. The council is currently working with TfL on their proposals for a new Cycle Superhighway running from Tower Bridge to Greenwich via Surrey Quays, and on extending the Santander Cycle Hire scheme through Bermondsey and Rotherhithe.

Have your say

Southwark consultations can be found at www.southwark.gov.uk/consultations



Proposed view of Decathlon site

DECATHLON SITE LEADS THE PACK

British Land's Masterplan promises to transform Canada Water over the next 15 years. But the next significant project to complete at Canada Water will be Sellar's redevelopment of the Decathlon site.



Sellar Development Ltd and Notting Hill Housing are jointly redeveloping the current site of the Decathlon sports store. The aim is to create a new town centre next to Canada Water basin.

This mixed-use development will include new housing, offices and retail. While Decathlon itself will be relocated to new premises as part of the first phase of the scheme, the emphasis in the future will be to attract independent, neighbourhood shops rather than big-name brands or chains.

Sellar and Notting Hill will build more than 1,000 new homes (with 231 Affordable units), a new arts cinema, health centre and community sports facility. The development also includes almost 30,000 sq metres of new open space and promises to make the area both more accessible and more inviting to pedestrians.

Sellar and Notting Hill expect the first 234 apartments, all for rent rather than sale, to become available in autumn 2017, with the new Decathlon store opening later the same year.



OFF THE BEATEN TRACK - THE SHIP & WHALE

Tucked away behind Greenland Dock and just a stone's throw from the Thames, this 19th century pub is a hidden gem that's steeped in history.

"People love the history of this place," says manager Basia Kowalczyk as she points out old black and white photographs on the walls in this traditional wood panelled pub, including pictures of the dockyards in their heyday and street parties that were held on nearby Rotherhithe Street for George V's coronation.

Rotherhithe has an impressive maritime history, operating as a port since the 12th century and a shipyard since Elizabethan times when the Mayflower set sail carrying the Pilgrim Fathers to America.

The Ship and Whale is one of the oldest original buildings in the area, first appearing in records in 1767, although the present building is thought to have been rebuilt around 1880.

Landlord John Barkus took over The Ship and Whale six years ago and he and Basia have turned what was a rather run-down hostelry into a warm and friendly local, serving up freshly made gourmet meals (from 6pm weekdays, 1pm weekends) ranging from two for one deals on burgers on a Monday, hearty pie and mash on a Tuesday, ribs on a Wednesday and succulent steak on Thursdays. "People come here for the food and the atmosphere,"

"People come here for the food and the atmosphere,"

says Basia. "Some visit from nearby flats while others live on boats at Greenland Dock. We even have regulars who come every Friday from Vauxhall for our fish and chips." There's also a lovely walled garden that comes into its own in the summer when they have barbecues at weekends.

Their Sunday roast is so good it has a regular following - in fact Basia says, "If you want to eat on Friday or Saturday night or have Sunday lunch, it's always better to book to make sure you get a table."



The Ship & Whale
2 Gulliver Street | SE16 7LT

020 7237 7072
www.shipandwhale.co.uk

SOWING THE SEEDS FOR THE FUTURE

First established in 1975, Surrey Docks Farm is a working city farm located ten minutes from Canada Water Station.

2016 marks the farm's sixth year of its Young Farmers Club, an initiative which is targeted at young people aged 8 - 13 who live or go to school in the SE16 area, to work and look after the farm's animals. The club has had the support of British Land since 2010, and focuses on education and healthy living. Currently, there are 45 members of the Young Farmers Club and it's free to all its members.

Aside from learning general husbandry and caring for the farm's animals, the young farmers also have the opportunity to tend to their own allotments, encouraging sustainable growing practices. Using their home-grown produce, the young farmers take part in projects and experiments using the farm's bio-digester - linking the growing of produce with food production.



Throughout the year, Surrey Docks Farm also offers a range of activities for young farmers including themed trips which focus on environmental and horticultural activities.

As part of its broader educational offer, all young farmers have the opportunity to gain their Explore or Discover Accreditation from the John Muir Trust - a conservation charity. Since setting up

six years ago, 64 young farmers have gained their accreditation. The farm also has a jam-packed calendar full of activities for young people, including bush-craft and cooking lessons.

To find out more about Surrey Docks Farm and the Young Farmers Club, visit www.surreydocksfarm.org.uk

MAKING THE MOST OF LOCAL BUSINESS

Creating the right environment for local businesses to thrive is one of the aims of I Live in SE16.

Alongside publishing their local quarterly magazine, running the recent arts festival SEE16 in February and developing a website about all things SE16, this group of volunteers links together a wide range of local businesses.

"We are really about creating a still more prosperous area, attractive to new firms and capable of employing more local people," said Mark Parker, one of the team. "Our links with local enterprises makes it possible for us to remain independent and to develop a broad understanding of local life."

I Live in SE16 has worked with shops and local services from across the area, giving them a way to reach their customers by advertising in the magazine and getting a profile on the website and Facebook page.

Since the beginning, Love2Laundry in Albion Street has been a strong supporter of the idea.

"We believe in working with the community and have helped I Live in SE16 store their magazine stock," says Nadeem Abbas, the owner. "Linking up with other local businesses helps us make the best of shared opportunities."

"We've helped several businesses become better known to their SE16 customers and we want more people to deliberately shop with small, local businesses. It helps us all to keep our money local and to create more local jobs. "We also want local residents to make better use of local shops and services," says Mark.

Simon Bell, an independent butcher in Market Square SE16, agrees. "It makes a real difference when we know our customers in person. We can give them a better service that way. And it's all about building a better SE16 after all."



I Live in SE16

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