

Welcome to Southwark Planning Committee 18 January 2022

MAIN ITEMS OF BUSINESS

**6.0 – NOTE OF AWARDS FROM THE ELEPHANT & CASTLE
RELOCATION FUND – COUNCILLOR SEATON TO DEFER
WHICH MEMBERS WILL AGREE**

**6.1 –
ARTICLE 4 DIRECTIONS RELATING TO DEMOLITION AND
CHANGE OF USE COMMERCIAL BUILDINGS TO
RESIDENTIAL (VERBAL)**

**8.1 – 21/AP/3784
41-55 ROTHERHITHE OLD ROAD , SE16 – VARIATION OF
SECTION 106 AGREEMENT, 11TH AUGUST 2011 RELATING TO
11/AP/0963 AND 11/AP/3147 – PAYMENT OF LIEU OF SIX
SHARED OWNERSHIP DWELLINGS**

**8.2 – 21/AP/3794
THE DOCK AND LAND ADJACENT TO ZONE D, CANADA
WATER MASTERPLAN SITE, LONDON, SE16 7LL**



Southwark Free Wi-Fi
Password
Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Bill Williams



Councillor James Coldwell



Councillor Dan Whitehead



Councillor Richard Livingstone

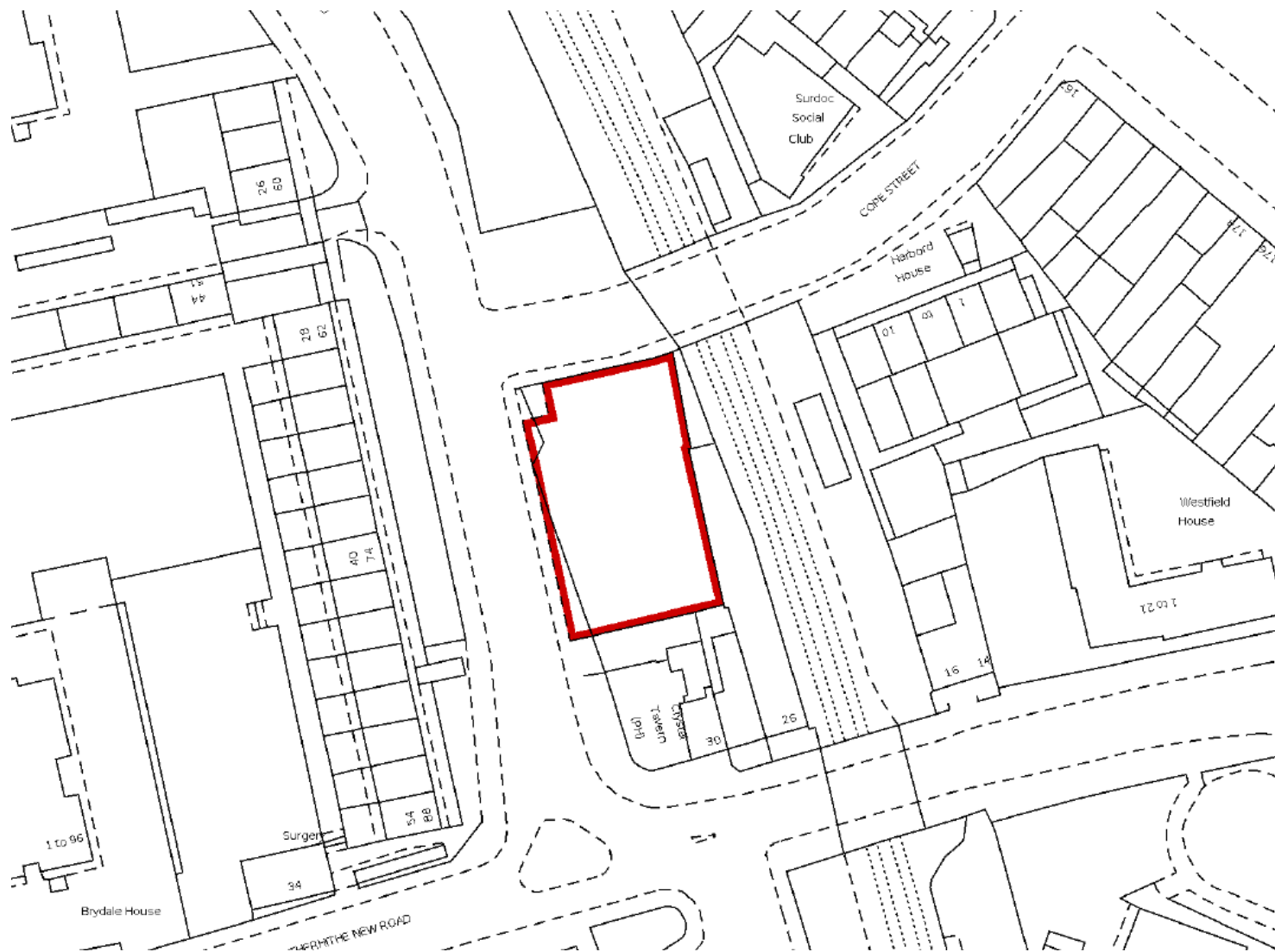


Councillor Damian O'Brien

21/AP/3784 – 41-55 ROTHERHITHE OLD ROAD, LONDON

- Variation of Section 106 Agreement dated 11th August 2011 relating to 11/AP/0963 and 11/AP/3147- payment in lieu of six shared ownership dwellings revisions

Site Plan



Building Entrance



Aerial View



Viability comparison

	Savills (for the developer)	Strettons (for the council)
Uplift looking only in value from changing 6 intermediate to market	£859,950	£1,060,000
Financial performance of the whole development changing 6 intermediate to market	£900,000	£1,200,000

21/AP/3794

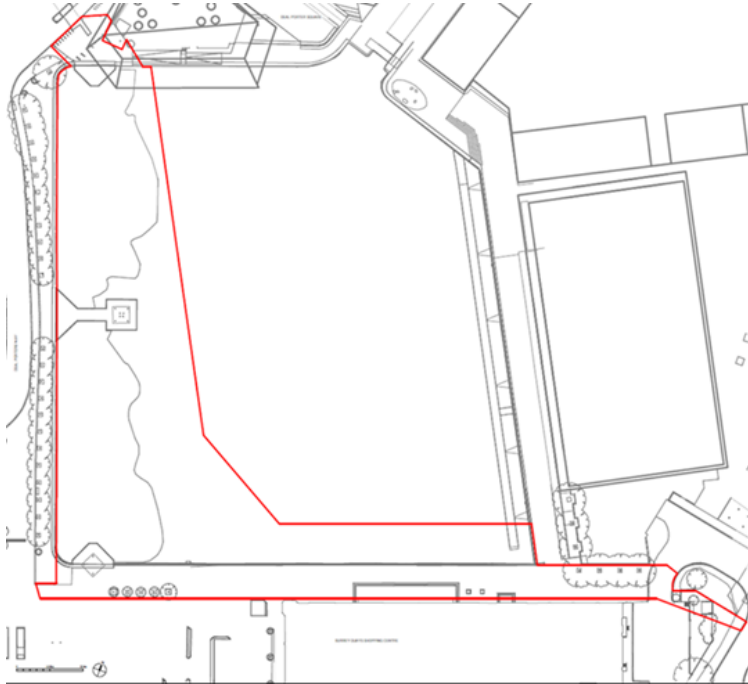
THE DOCK AND LAND ADJACENT TO ZONE D, CANADA WATER MASTERPLAN SITE, LONDON, SE16 7LL

Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to Canada Dock and land adjacent to Zone D pursuant to outline planning permission ref. 18/AP/1604 dated 29th May 2020, relating to the re-development of Canada Dock, including the re-grading and re-planting of the SINC, construction of a new boardwalk, construction of steps and accessible slopes along the southern edge and associated public realm, play space and landscape improvements.

MASTERPLAN ZONES



MASTERPLAN BOUNDARY & SITE BOUNDARY



CURRENT SITE



Figure 10- Canada Water Dock Existing Uses

- Extent of Dry Land
- Floating Islands
- Reedbeds/ Wetland Habitat
- Other Vegetation
- Existing Structure/Jetty
- Dead Porters Statue
- Paving Portion
- Area where Casting is Permitted
- Existing Roadside
- Photo Locations



CURRENT SITE



Proposed Works

- Re-grading and re-planting of the SINC along the western edge and enhancement of the Dock habitats.
- Existing vegetation will be removed from the Dock and soils will be re-profiled to create three zones of wetland habitats characterised by reedbeds, wet woodland and wet meadow and pond.
- The water level of the Dock will be raised and a sustainable urban drainage system will be installed to improve water quality of the Dock.
- Construction of a new red timber boardwalk running north to south with an additional western access point.
- The boardwalk would provide pedestrian access from the southern edge of the Dock to Deal Porters Square or towards the new leisure centre, but would not permit cyclists.
- Creation of public realm on the southern Dock edge as part of the public realm design for Zone D, comprising the water's steps, wetland steps, dipping pond, pergola and Dock Edge Walk

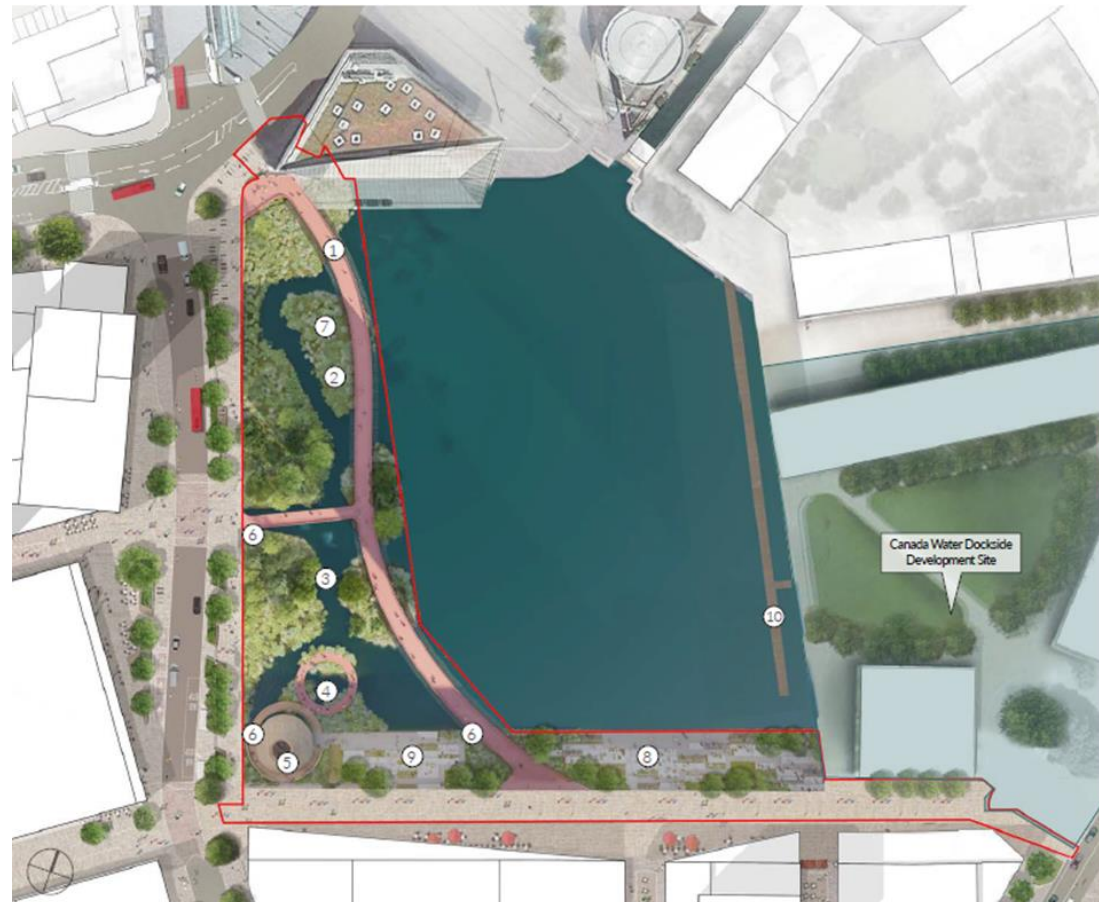


Figure 26: Illustrative public realm plan showing the scheme submitted as part of this RMA

- | | | | | | | |
|------------------|---------------------------|----------------------------|----------------|-----------|-----------------|----------------------------------|
| ① Boardwalk | ② Islands | ③ Internal channel | ④ Dipping pond | ⑤ Pergola | ⑥ Water outfall | ⑦ Deal Porters Statue (existing) |
| ⑧ Southern Steps | ⑨ Children's Amptitheatre | ⑩ Existing fishing pontoon | — RMA Boundary | | | |

Boardwalk



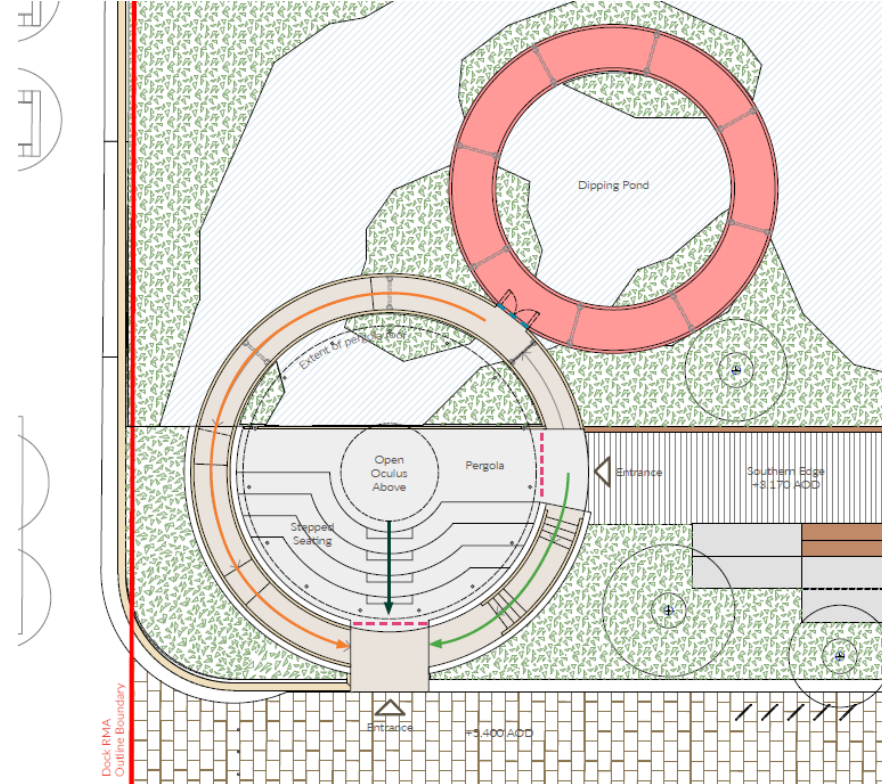
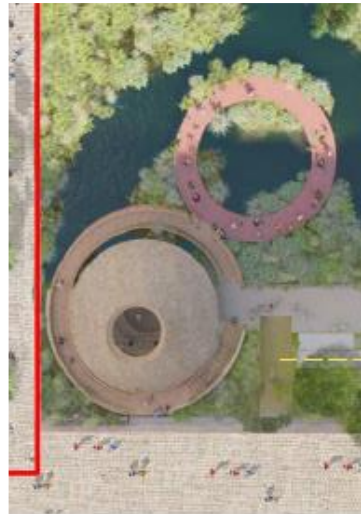
CGI: The Dock with Blocks A1, A2 and Zone D



PERGOLA



DIPPING POND



SOUTHERN DOCK EDGE

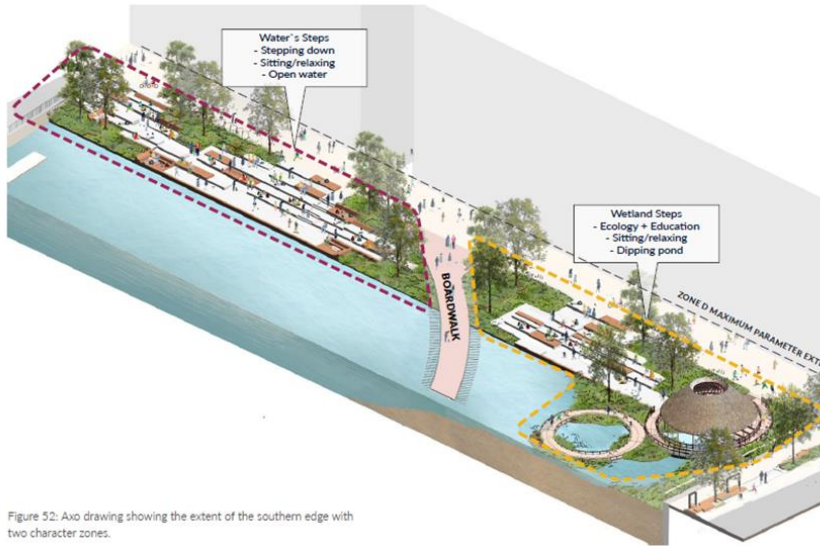


Figure 52: Axo drawing showing the extent of the southern edge with two character zones.



An Estate Management Plan will include the detailed security strategy for the public realm setting out measures to manage pedestrian movement and control, wayfinding, crowded spaces, vehicle access, signage, lighting and safety and security.

PROPOSED HABITATS



Wetland Mix 1
90% *Phragmites australis*
10% Standard mix



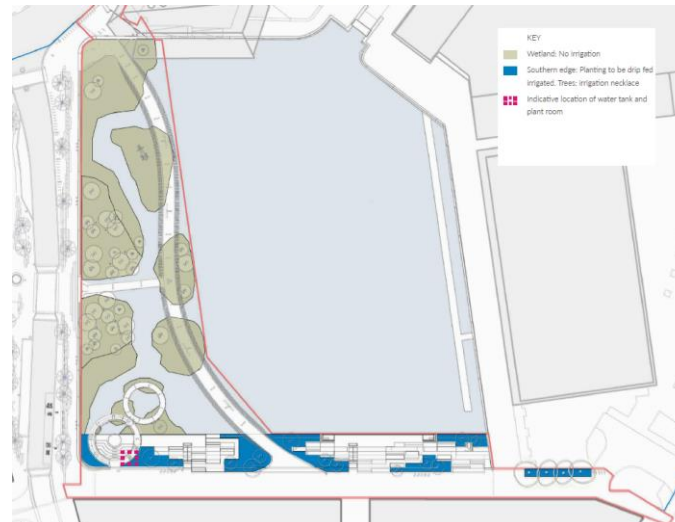
Wetland Mix 2
70% *Carex acutiformis*
20% *Schoenoplectus lacustris*
10% Standard mix



Wetland Mix 3
50% *Glyceria maxima*
50% Standard mix



Southern edge Planting Mix 1
70% Herbaceous plants
30% Shrubs



- **Complies with Outline Planning Permission**
- **Distinctive and high quality public realm provision within the town centre**
- **Enhanced pedestrian north-south route**
- **Significant long term enhancements to ecology and biodiversity net gain**
- **Enhanced opportunities for interaction with the waterbody and nature**
- **Dipping pond and pergola will be publically accessible and available for local schools and community groups**
- **To be delivered as part of the early phases of the Masterplan redevelopment**

