

# Welcome to Southwark Planning Committee B Majors Applications

13 September 2023

## MAIN ITEMS OF BUSINESS

Item 5.1 - 21/AP/0562, 21/AP/0564, 21/AP/0565  
21/AP/0566

Canada Water Dockside Masterplan  
Units 1 and 4 Canada Water Retail Park & Maritime Street  
London SE16

Item 5.2 - 23/AP/0798  
Eastern Edge of Canada Dock Adjacent to Units 1 and 4  
Canada Water Retail Park, London SE16



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Emily Tester



Councillor Ellie Cumbo



Councillor Sam Foster



Councillor Jon Hartley



Councillor Portia Mwangangye

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AWARDS 2019  
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## Item 5.1

### 23/AP/0562, 23/AP/0564, 23/AP/0565 & 23/AP/0566

### Canada Water Dockside Masterplan

### Units 1 and 4 Canada Water Retail Park & Maritime Street

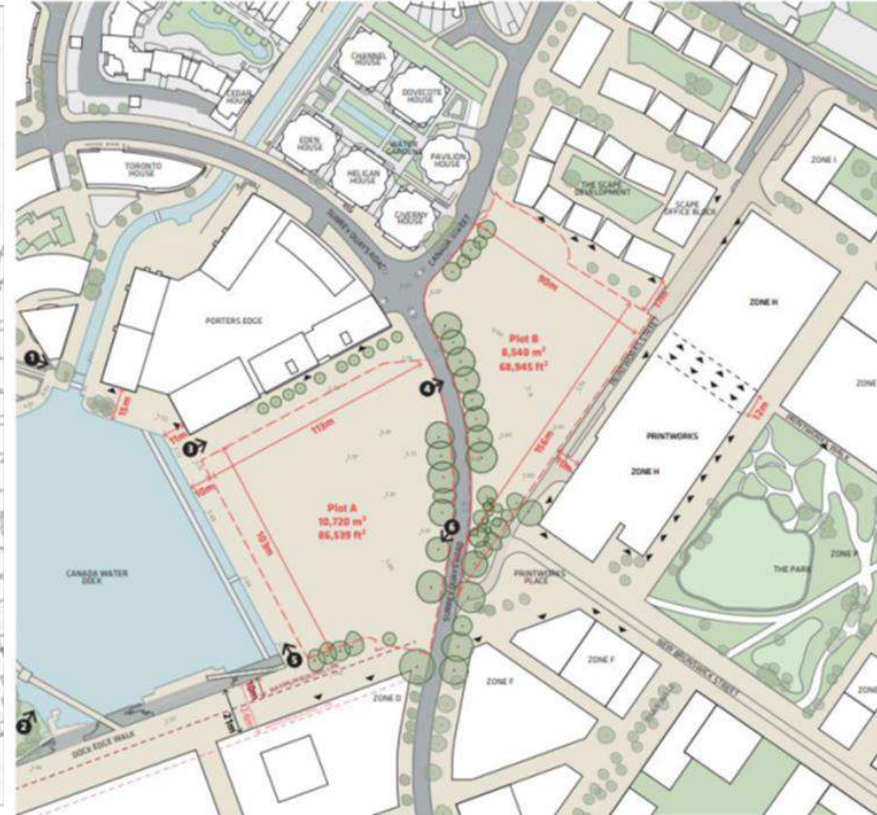
**23/AP/0562** - Reserved Matters Approval sought for construction of Building A1 (maximum height 110m AOD) comprising the following uses; offices (Class E), retail (E) and food and beverage (E), with landscaping, plant and associated works.

**23/AP/0564** - Reserved Matters Approval sought for construction of Building A2 (maximum height 55.2m AOD) comprising the following uses; offices (Class E), retail (E) and food and beverage (E), with cycle parking, landscaping, loading bay, plant and associated works.

**23/AP/0565** - Reserved Matters Approval sought for construction of a basement spanning Plots A1 and A2 comprising cycle parking, plant space and ancillary floorspace and associated works (all ancillary Class E) to support office and retail/food and beverage uses in Plots A1 and A2.

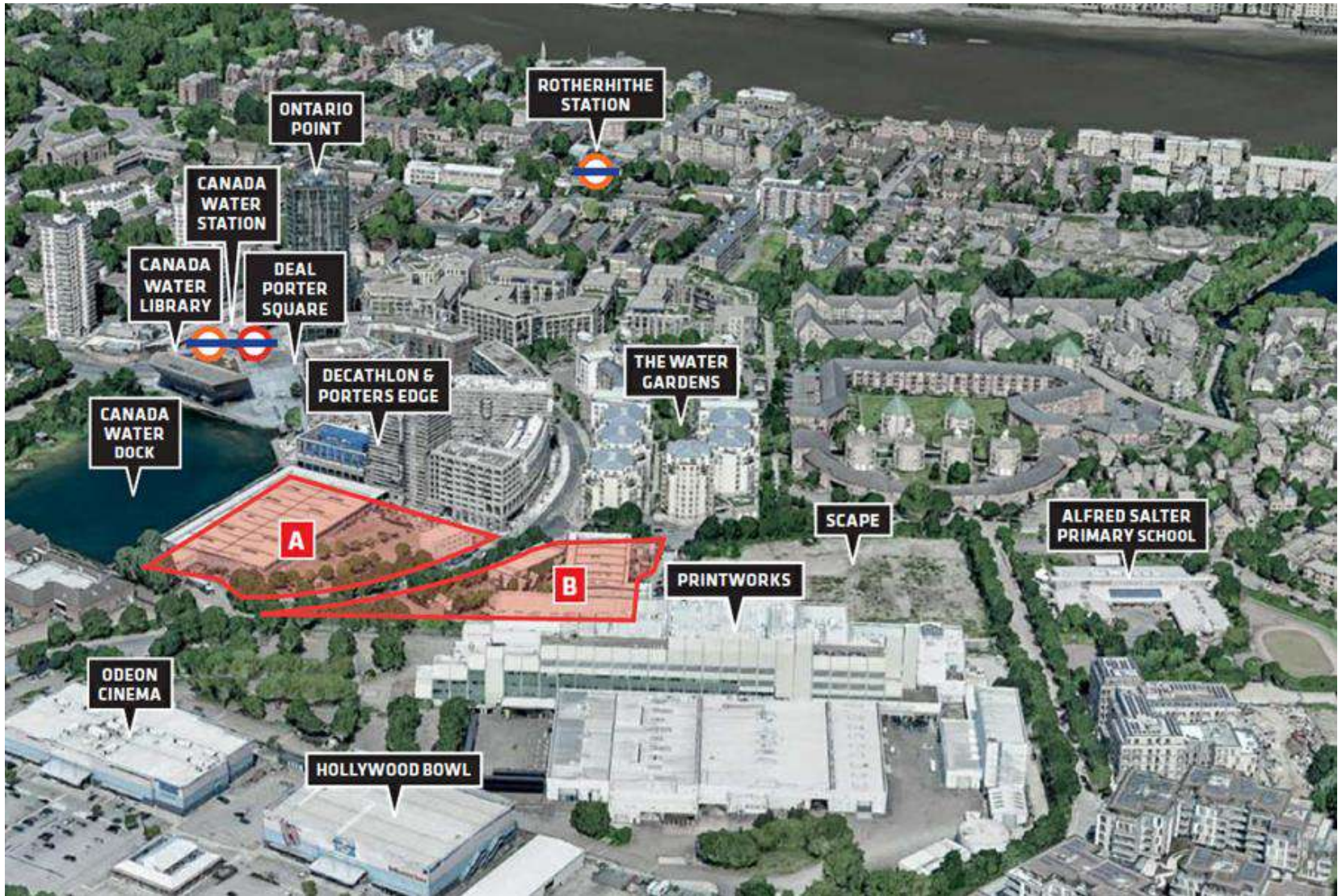
**23/AP/0566** - Approval of Reserved Matters (access, appearance, landscaping, layout and scale) in respect of hard and soft landscaping to create a shared public realm space for use by pedestrians and vehicles on Maritime Street.

# Site Boundary





# Existing Site Context





# Current Site and Surroundings



EXISTING BUILDING FROM DOCK EDGE



EXISTING SERVICING ACCESS



VEHICLE ACCESS POINT FROM SURREY QUAYS ROAD



VIEW FROM THE DOCK EDGE WALK



VIEW TO PORTERS EDGE FROM SOUTHWEST CORNER



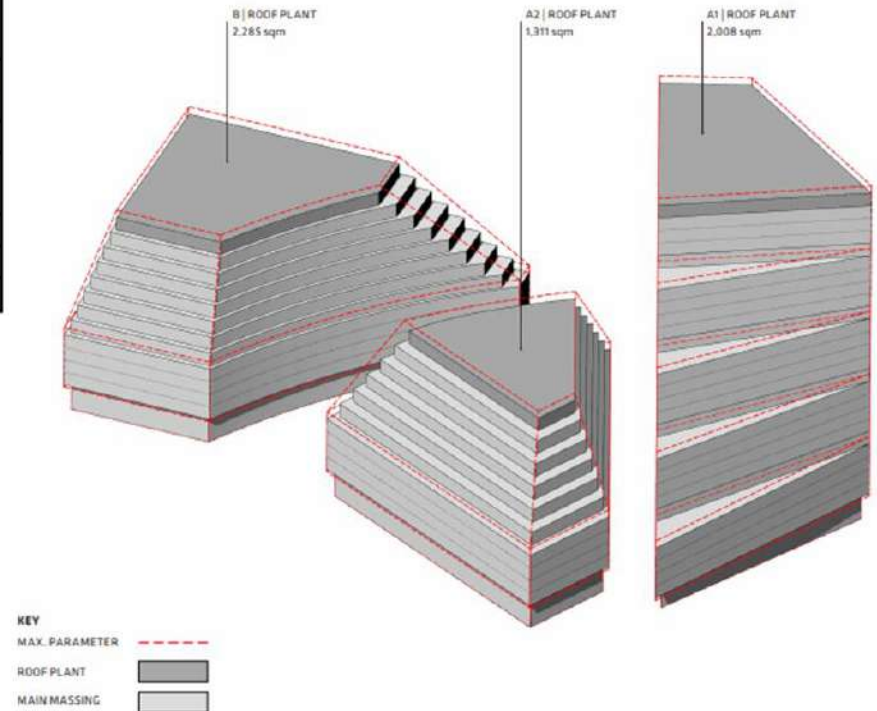
VIEW TO SURREY QUAYS ROAD FROM SOUTHWEST CORNER

# Outline Permission & Conformity

Land Use	Consented floorspace (sqm GEA)	Plot A1 RMA	Plot A2 RMA	Remaining floorspace (sqm GEA)
Retail/professional services/food and drink (E(a/b/c))	5,000	777	808	3,415
Learning and non-residential institutions/local community (F1/F2)	300 - 750	0	0	300 - 750
Medical or health (E(e))	3,000	0	0	3,000
Indoor sport, recreation or fitness (E(d))	1,500	0	0	1,500
<b>NON-WORKPLACE SUB-TOTAL</b>	<b>2,000 - 7,000</b>	<b>777</b>	<b>808</b>	<b>415 - 5,415</b>
Workplace (E(g)(i))	143,780	59,273	33,853	50,654
<b>ABOVE GROUND SUB-TOTAL</b>	<b>145,780</b>	<b>60,050</b>	<b>34,661</b>	<b>51,069</b>
Roof Plant	5,604	822	582	4,200
Basements	13,006	3,661	2,131	7,214
<b>TOTAL</b>	<b>164,390</b>	<b>64,533</b>	<b>37,374</b>	<b>62,898</b>

Approved range and quantum (sqm GEA) of development for the Masterplan site (this includes Plot B) together with confirmed proposals for Building A1 and A2

Building envelopes created by approved Outline Parameter Plans



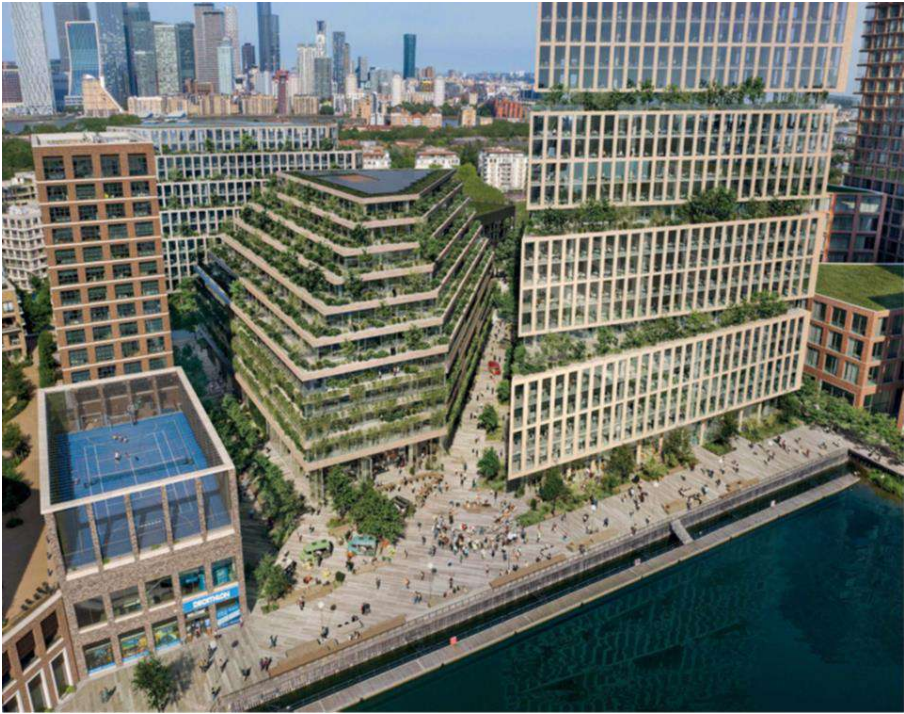


# CGIs – Outline proposals



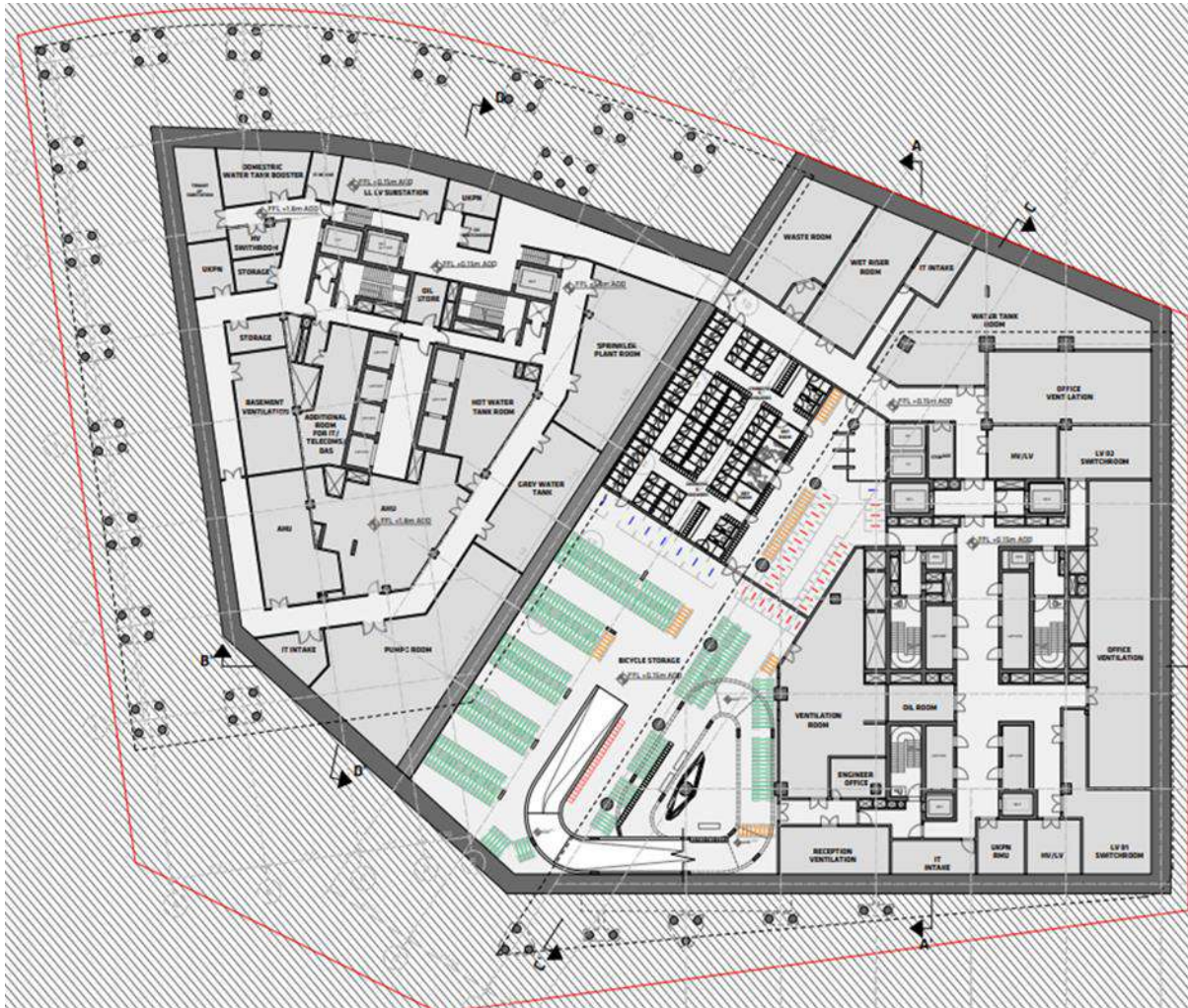
← View of Blocks A1 and A2 from Canada Water Dock

View of Waterfront Square →





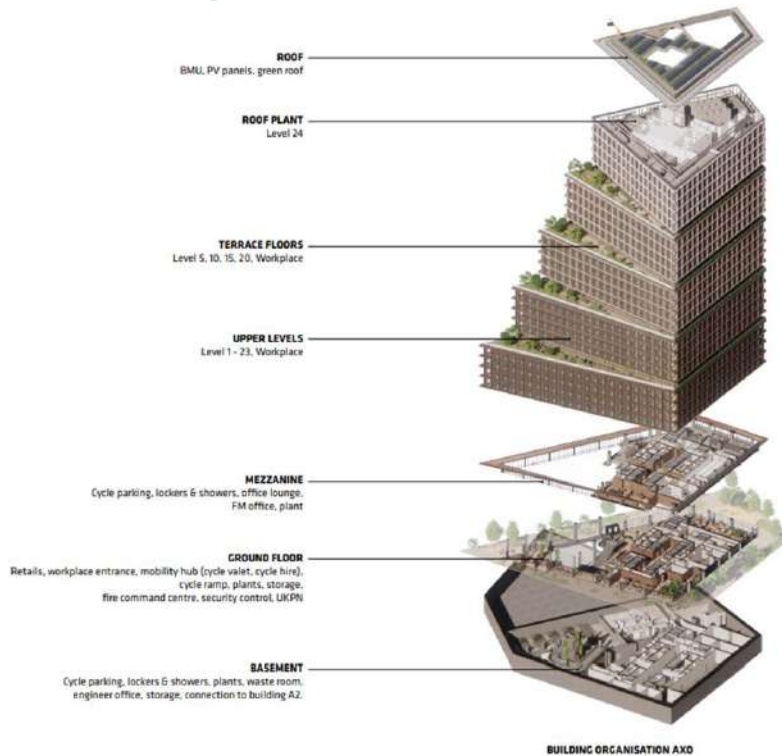
# Basement



- Combined basement for A1 and A2
- Basement will be accessed via a single point of access/egress from Surrey Quays Road adjacent to Maritime Street
- Will accommodate uses that are ancillary to the above ground uses, including plant, cycle parking, servicing and storage.

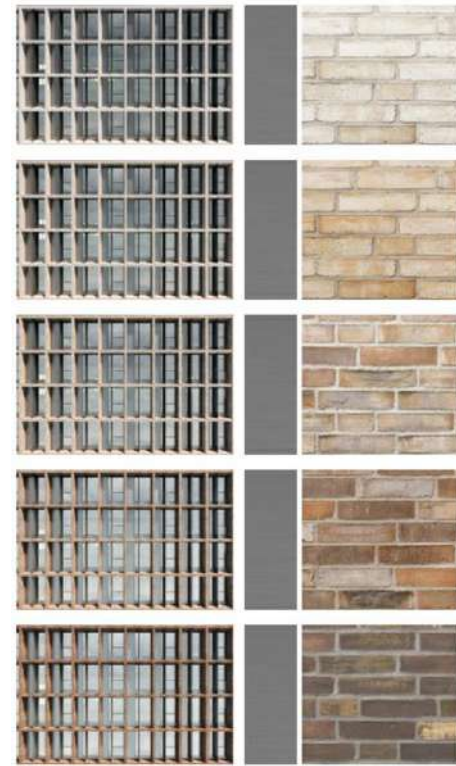
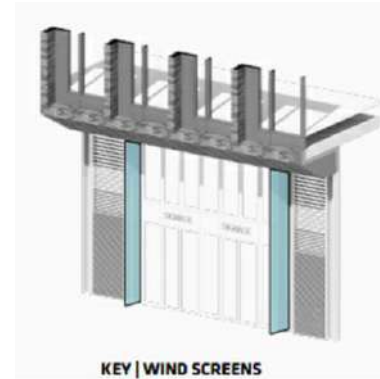


# Building A1



- 3,450 – 4,485 FTEs
- 59,273 sqm workspace
- 777 sqm retail/food & beverage on the ground floor
- 6,025 sqm affordable workspace (of which 486 sqm would be affordable retail)
- 1,446 cycle parking spaces

# Building A1



Approach to materiality

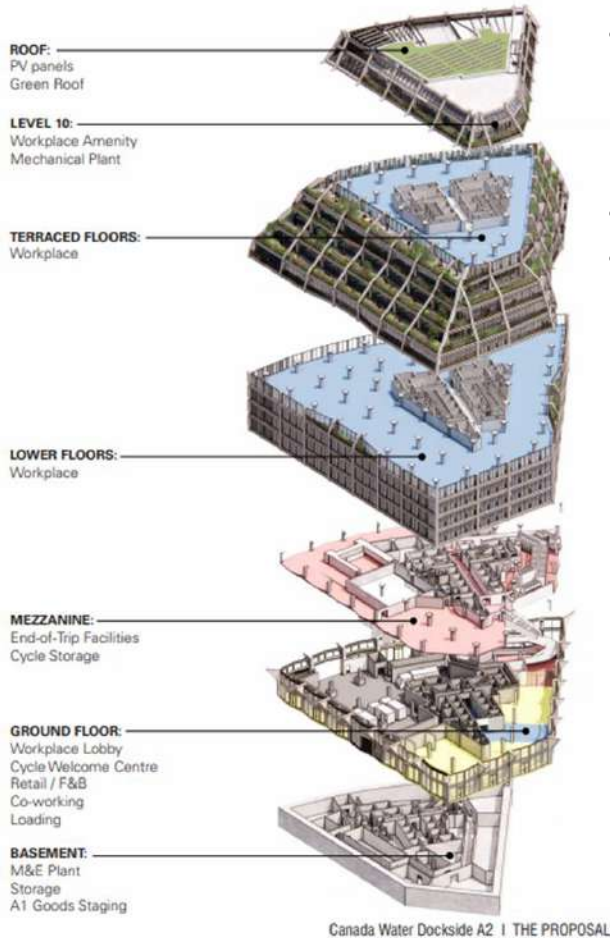


Approach to ground floor facade & elevation

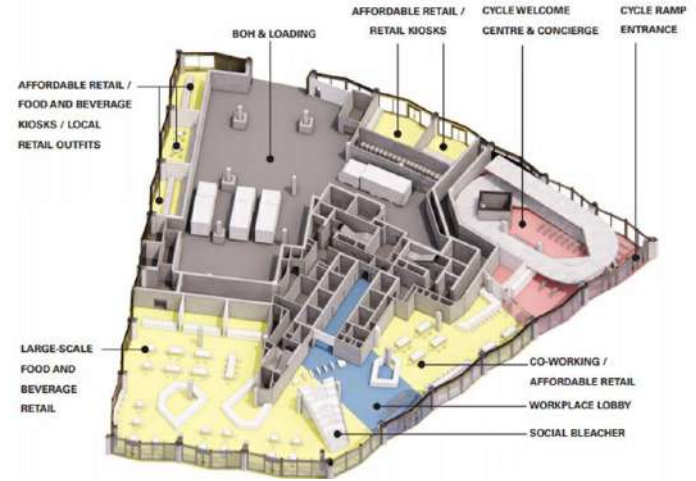




# Building A2

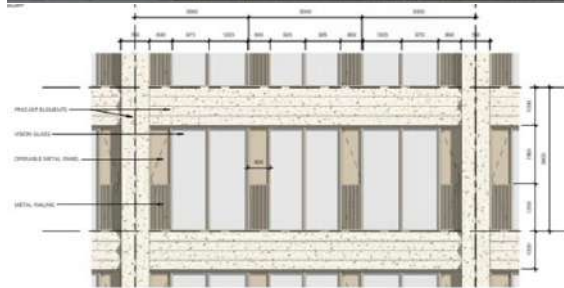
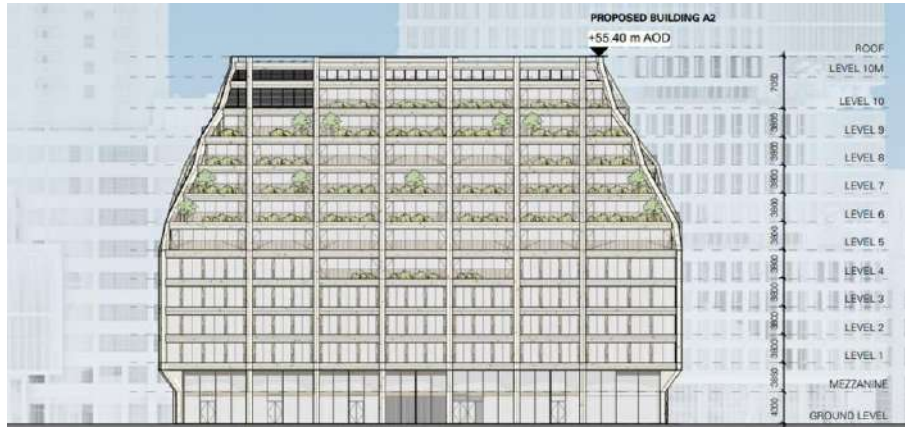


- 1,985 – 2,580 FTEs
- 33,853 sqm of workspace
- 808 sqm retail/food and beverage
- 959 sqm of affordable workspace of which 736 sqm would be affordable retail
- Public toilets
- 752 cycle parking spaces





# Building A2





# Building A1 and A2



## Wireline Views including emerging context (BL development shown in wire line)





## Wireline Views including emerging context (BL development shown in wire line)

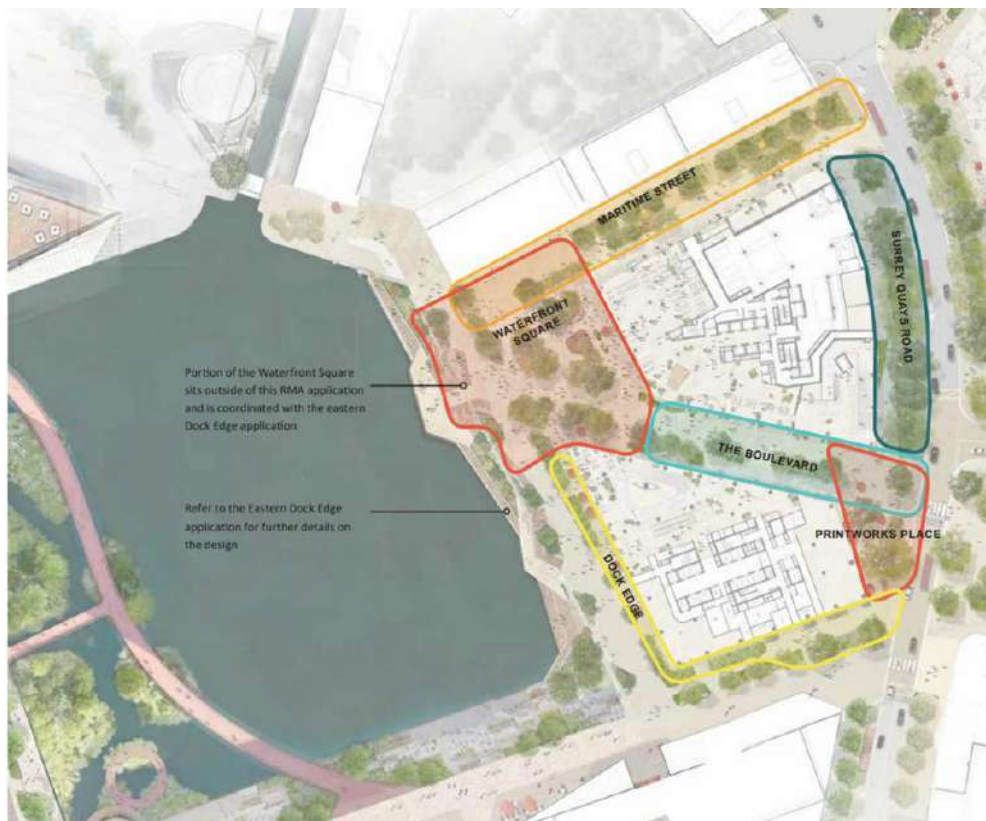


## Wireline Views including emerging context (BL development shown in wire line)





# Public Realm



**Maritime Street** will be transformed into a pedestrian priority linear space.

**Waterfront Square** intended to create areas of soft and hard landscape as a gathering space, together with spill out space for the commercial units and accommodating key connections from Deal Porters Square to Printworks Place. The Waterfront Square proposals are designed to coordinate with the Dock Edge proposals

**Surrey Quays Road** - a key existing route. It is envisaged as a place for incidental seating and play

**The Boulevard** acts as a primary desire line from Canada Water station and Deal Porter Square to Printworks Place. Activated by retail uses and lobby entrances to the commercial buildings.

**Dock Edge Walk** forms a continuation of a key route leading from Southwark Park to the new park within the proposed BL masterplan

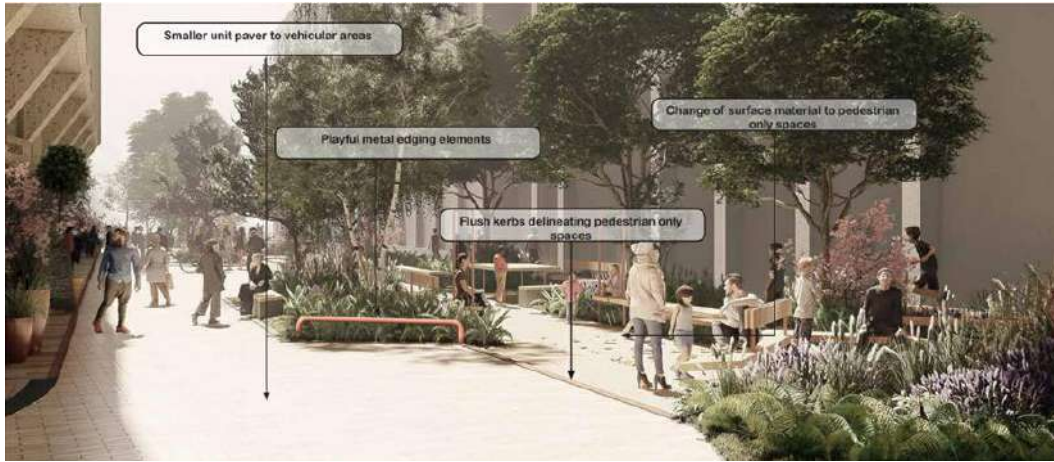
**Eastern Dock Enhancements** – public realm enhancements to be delivered as part of Phase 1 but subject to a separate planning application

# Waterfront Square & Dock Edge Public Realm





# Maritime Street Public Realm





# The Boulevard Public Realm

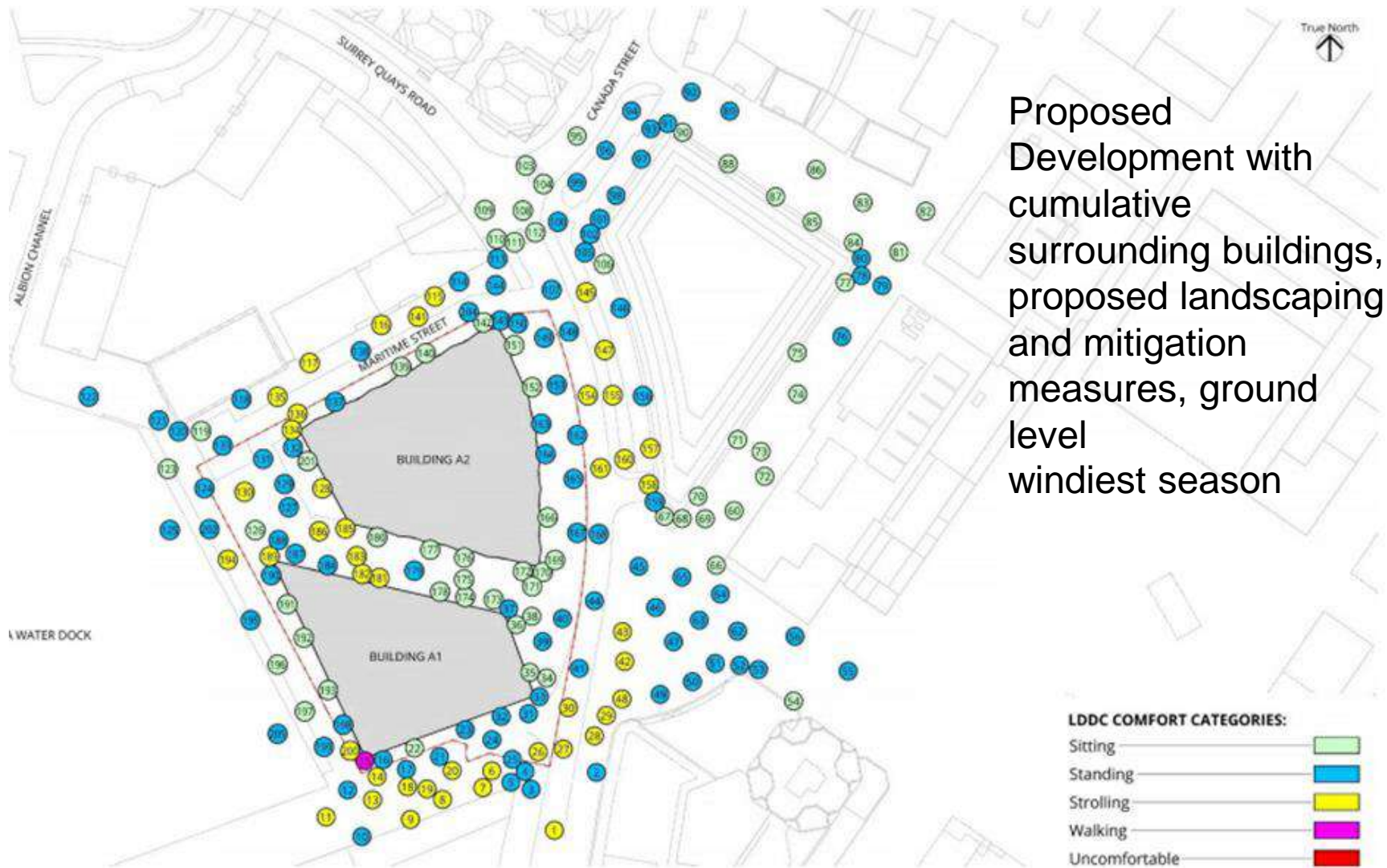




# Surrey Quays Road and Printworks Place Public Realm

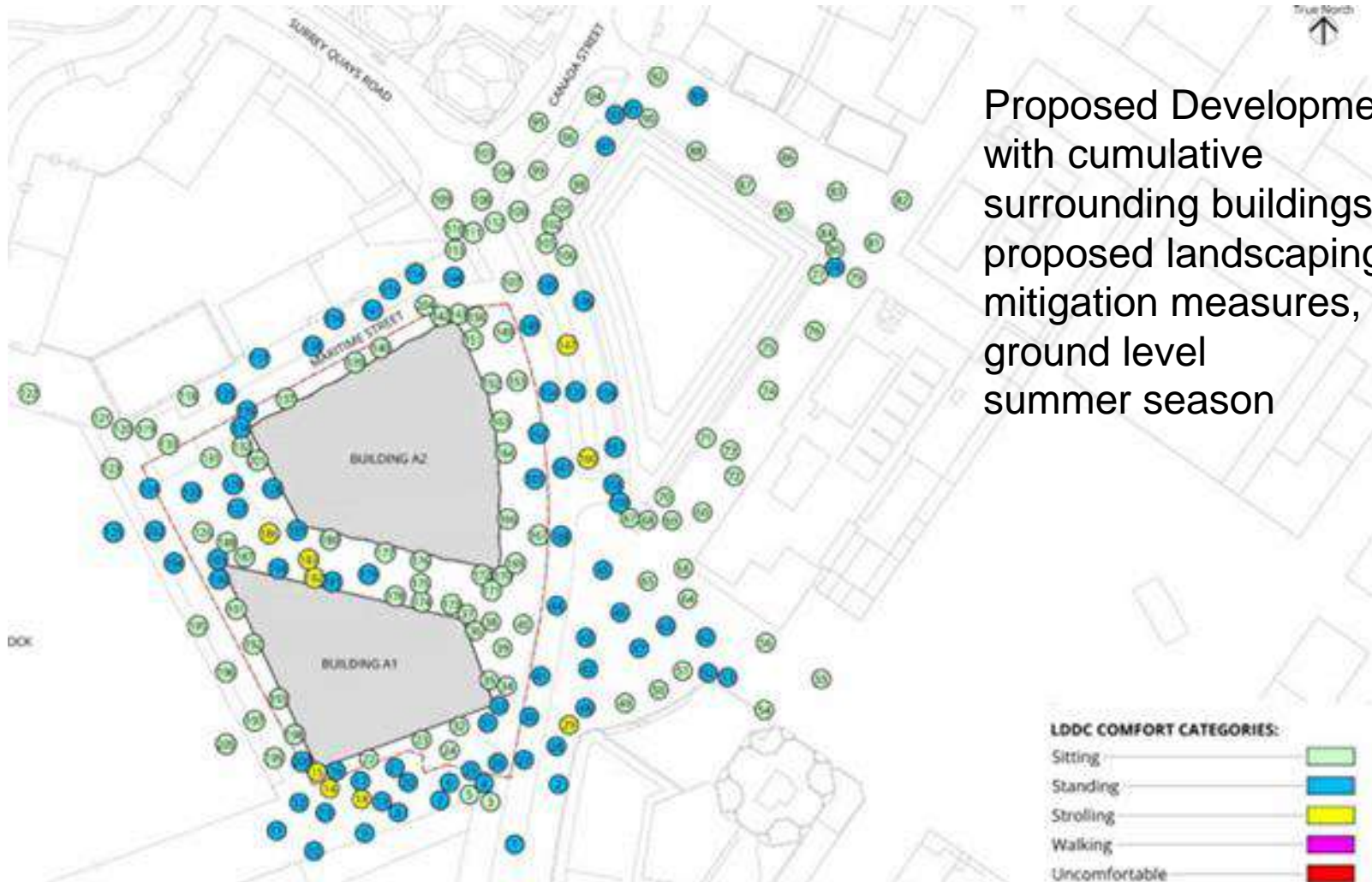


# Wind





# Wind



Proposed Development with cumulative surrounding buildings, proposed landscaping and mitigation measures, ground level summer season

# Urban Greening Factor & Biodiversity Net Gain

Public Realm A1 (as part of A1 RMA)	Factor	Area	Proposed Factor
Semi natural vegetation (e.g. existing trees)	1.0	129 m <sup>2</sup>	129
Flower rich perennial planting	0.7	440.5 m <sup>2</sup>	308.5
Standard trees	0.8	154 m <sup>2</sup>	123
<b>Total</b>			<b>560.5</b>

Public Realm A2 (as part of A2 RMA)	Factor	Area	Proposed Factor
Semi natural vegetation (e.g. existing trees)	1.0	438.5 m <sup>2</sup>	438.5
Flower rich perennial planting	0.7	725.5 m <sup>2</sup>	508
Standard trees	0.8	566.5 m <sup>2</sup>	453
<b>Total</b>			<b>1399.5</b>

Public Realm Maritime Street	Factor	Area	Proposed Factor
Semi natural vegetation (e.g. existing trees)	1.0	197 m <sup>2</sup>	197
Flower rich perennial planting	0.7	441.5 m <sup>2</sup>	309
Standard trees	0.8	148.5 m <sup>2</sup>	119
Permeable paving / blue roof	0.1	244.5 m <sup>2</sup>	24.5
<b>Total</b>			<b>649.5</b>

Plot B (Public Realm + Building)	Proposed Factor
	<b>3804</b>

Building A1 (as part of A1 RMA)	Factor	Area	Proposed Factor
Extensive green roof	0.7	545.5 m <sup>2</sup>	382
Intensive green roof	0.8	463 m <sup>2</sup>	370.5
Hedging	0.6	290.5 m <sup>2</sup>	174
Trees on the roof terrace	0.8	32.5 m <sup>2</sup>	26
Permeable paving / blue roof	0.1	1411 m <sup>2</sup>	144
<b>Total</b>			<b>1096.5</b>

Building A2 (as part of A2 RMA)	Factor	Area	Proposed Factor
Extensive green roof	0.7	470.5 m <sup>2</sup>	329.5
Intensive green roof	0.8	696 m <sup>2</sup>	487
Trees on the roof terrace	0.8	20 m <sup>2</sup>	16
Permeable paving / blue roof	0.1	1784 m <sup>2</sup>	178.5
<b>Total</b>			<b>1011</b>

**TOTAL PROPOSED FACTOR - CURRENT MASTERPLAN 8521**

**Current Masterplan**  
 Proposed Factor: 8521  
 RMA Area: 20820m<sup>2</sup>  
**UGF: 0.41**  
Note: UGF score rounded to 2 decimal places

**OVERALL MASTERPLAN**  
 Proposed Factor: 8521  
 RMA Area: 20820m<sup>2</sup>  
**UGF: 0.41**  
Note: UGF score rounded to 2 decimal places

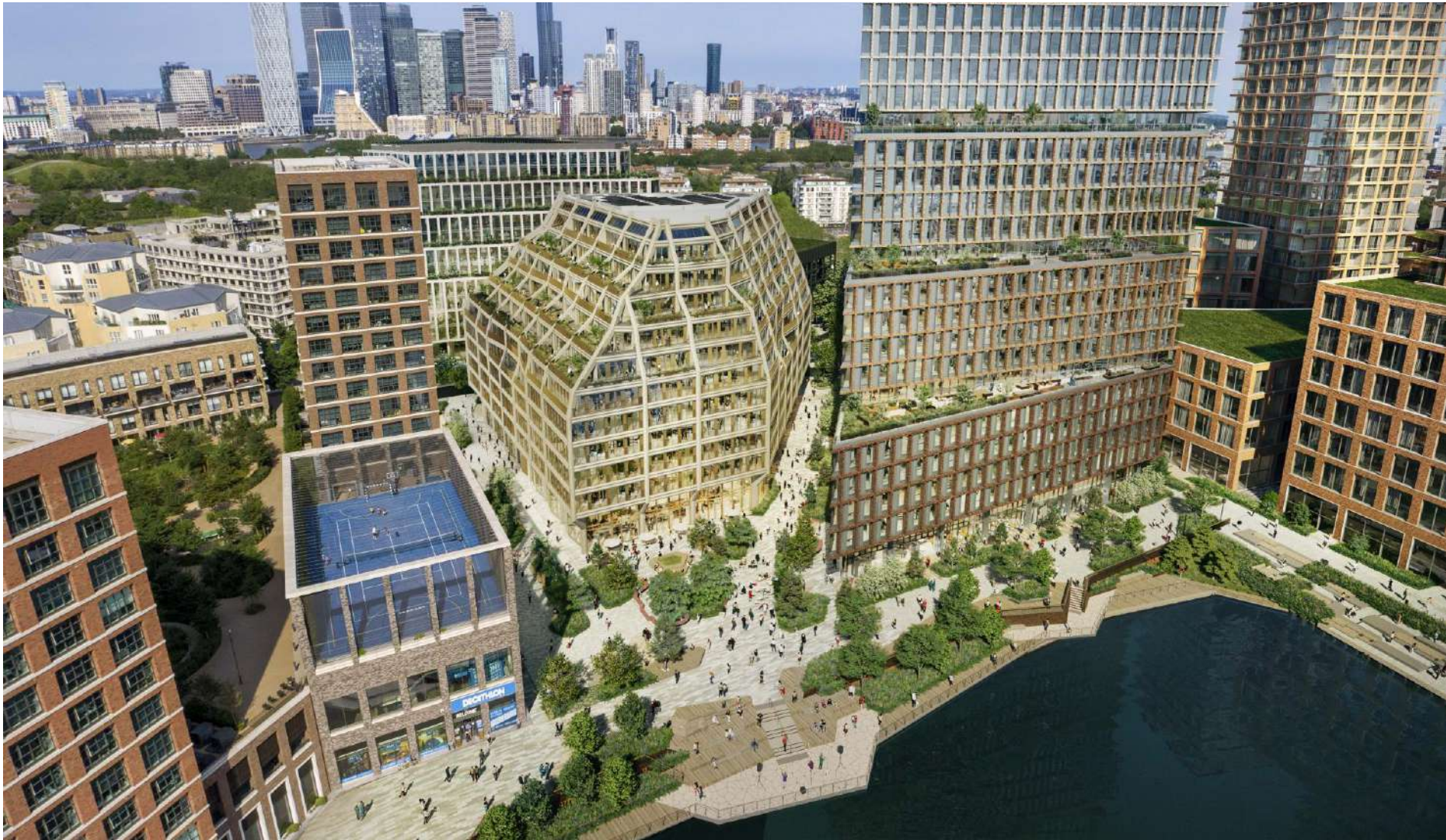
**A1 RMA**  
 Proposed Factor: 1657  
 RMA Area: 3850m<sup>2</sup>  
**UGF: 0.43**  
Note: UGF score rounded to 2 decimal places

**A2 RMA**  
 Proposed Factor: 2410.5  
 RMA Area: 6870m<sup>2</sup>  
**UGF: 0.35**  
Note: UGF score rounded to 2 decimal places

**Maritime Street**  
 Proposed Factor: 649.5  
 RMA Area: 1560m<sup>2</sup>  
**UGF: 0.42**  
Note: UGF score rounded to 2 decimal places

Biodiversity Net Gain Score 41.9%









- Land use fully compliant with Outline Planning Permission and development plan policies
- Proposed quantum of floorspace and range of uses to be provided sits comfortably within the approved Development Specification.
- The proposed development would deliver a significant amount of commercial floorspace, affordable workspace and employment opportunities in the Borough.
- New buildings are high quality making a positive contribution to the townscape
- New high quality public realm
- Positive response to climate change polices
- Significant package of mitigation measures secured in the Outline s106 Agreement



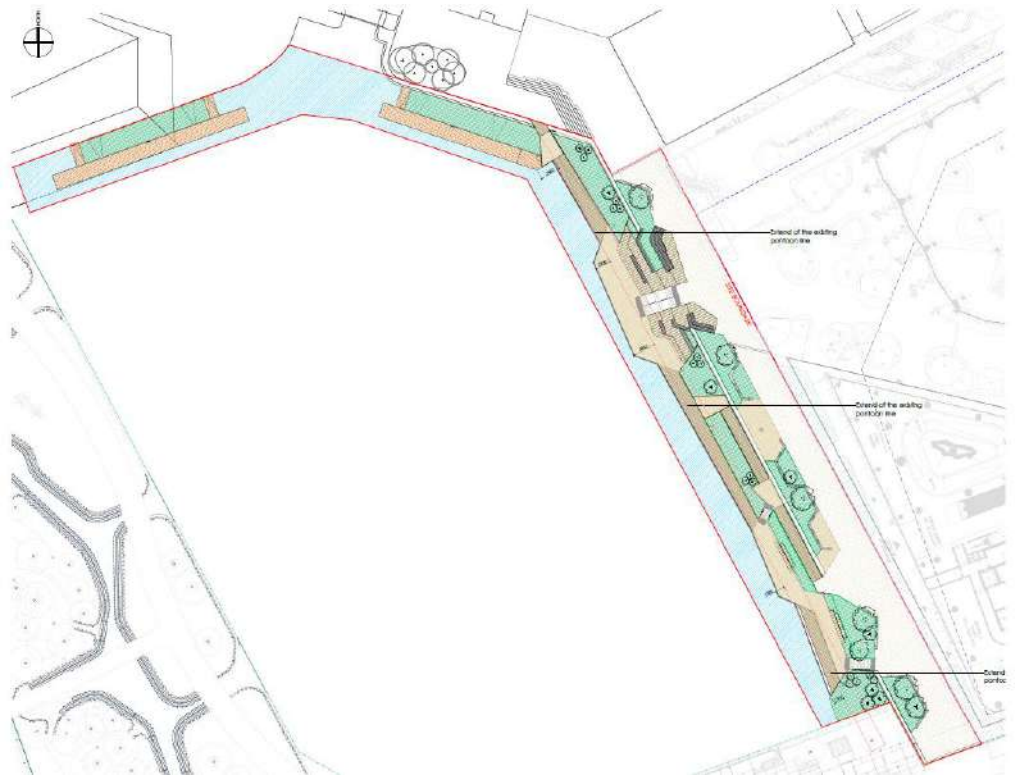
## Item 5.2

23/AP/0798

### Eastern Edge of Canada Dock Adjacent to Units 1 and 4 Canada Water Retail Park, SE16

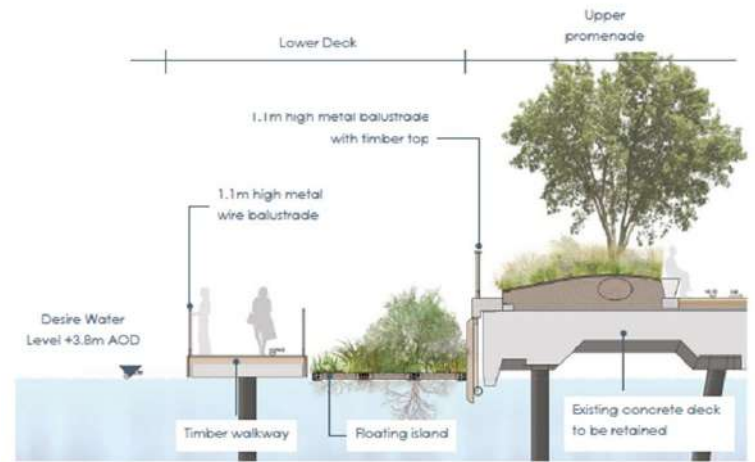
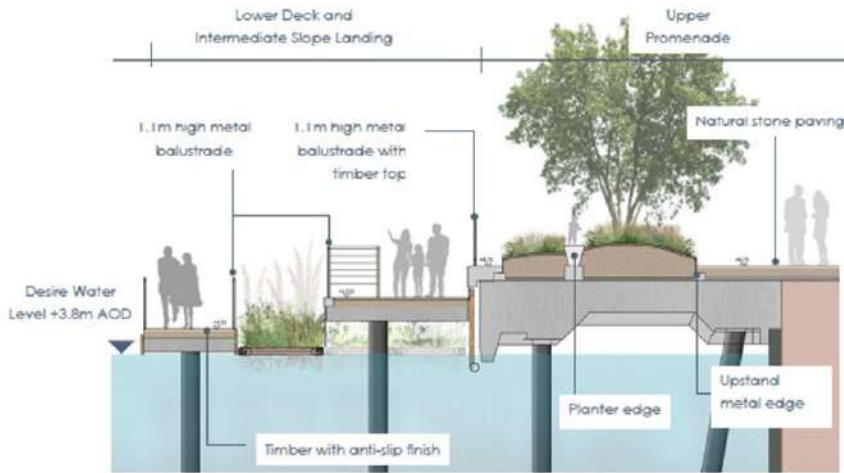
Proposal: Works to improve and enhance the eastern edge of Canada Dock, including the creation of a public pedestrian promenade at ground level and lower level boardwalk with associated amenity space, soft landscaping, tree planting and associated works together with the relocation and refurbishment of the existing fishing pontoon and the creation of a new fishing pontoon.

# Dock Enhancements





# Upper & Lower Deck & Amphitheatre



# Access Strategy, Lighting & Wind

