

Canada Water

Development overview

We have been working on the masterplan for Canada Water in London's Docklands since 2003, when British Land Canada Quays was chosen as the preferred development partner by London Borough of Southwark.



Our communities and us

Extensive local consultation has underpinned every major decision for the Canada Water masterplan. 25% of the scheme will be dedicated to the public realm, including a new civic space known as Deal Porters Plaza, the Needleman community park and play area, and a new library. The proposals will also bring in more affordable housing, as well as improved cycling and pedestrian routes.



In April 2008, we began extensive consultation on the second residential phase, site B2, which fronts onto the new plaza. This involved discussions with London Borough of Southwark and Southwark's Design Review Panel, as well as with a number of community groups. These included Canada Water Consultative Forum, Rotherhithe Community Council, Rotherhithe Area Housing Forum and Canada Water Consultative Forum Planning Advisory Sub-Group. In September 2008, we held a public exhibition to offer local people further opportunities to influence the development. 96% of the 54 people who completed feedback forms rated the proposals as good or very good.

We revised plans for site B2 to incorporate public feedback, introducing a new landscaped courtyard at the heart of the scheme. The building comprises 169 residential units, with a significant proportion of affordable housing, as well as 10% disabled units. It will also provide 10,000 sq ft of retail space on the ground floor and 300 secure cycle spaces in the basement. London Borough of Southwark granted planning consent in December 2008 and construction began in January 2009. The building is due for completion in late 2010.

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The Canada Water development will see the area's population grow, and residents, new and old, need a new library with a huge collection, study space, homework clubs, reading groups, story sessions for very young children, author appearances and continuous promotions and events. Even more exciting is that this fantastic library will be at the heart of a buzzing town centre with a range of community facilities for 21st century living.

Councillor Paul Noblet

Southwark Council's Executive Member for Regeneration

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Construction work on site B1, the first residential phase, is nearing completion, with first occupation due in June 2009. This area is being developed by Barratt Homes. Planning consent was granted in January 2008 for 63 homes, with a significant proportion of affordable housing. 10% of energy will come from renewable sources and there will be a green roof to encourage biodiversity and improve insulation. Community facilities will include retail units on the ground floor and a children's play area within the site. 95% of the 300 people who completed feedback forms supported the plans.



In summer 2009, construction will begin on the new public library, with completion scheduled for early 2011. The library, designed by Piers Gough, will provide an extensive book and DVD collection, as well as a café and performance space, where local schools and community groups will be able to stage shows. Also on offer will be fitness classes, storytelling, IT and computer training, and homework support. One of the existing exits to Canada Water station will be incorporated into the new building, creating a new thoroughfare and linking the library to the new civic plaza.

A Construction Working Group, established by British Land Canada Quays and administered by the London Borough of Southwark, meets every six weeks. It comprises representatives from Southwark Council, British Land Canada Quays and Barratt Homes, as well as local people. This provides an opportunity to discuss any construction related queries, such as footpath closures and working hours. A construction newsletter is also distributed locally.

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