

# CANADA WATER



# Central yet local, leafy yet London.

The UK's most  
sustainable new town  
centre starts here.

## Fast access to London's business centres and population growth areas



“More people under the age of 35 living in Greater London can access Canada Water on public transport than any other location in Central London, other than Liverpool Street”

JLL, 2018



**The Surrey  
Docks were  
once the centre  
of London's  
timber trade**





**Legacy of the  
docks:  
Over 130  
acres of green  
space &  
water bodies**



Southwark Park



Brunel Museum



Greenland Dock



Russia Dock Woodland

**London's best-kept  
secret, hiding in plain  
sight**







Southbank

The City

Shoreditch

# Canada Water

The 53-acre site

Canada Water



Surrey Quays





An aerial photograph of a city, likely London, with a red outline highlighting a specific urban development area. The area is irregularly shaped and encompasses various city blocks, including residential areas, parks, and commercial zones. The text is overlaid on the left side of the image.

# The Masterplan

- 53 acres
- Up to 3,000 homes (25% social rent, 10% intermediate homes)
- 2.5m sqft workspace
- 1.0m sqft retail, leisure, education, culture
- 12 acres of parks, squares and open spaces



# Creating a legacy

A fairer and more equal city – ensuring that the physical changes will go hand in hand with social, health and economic benefits, now and in the future.

**THE  
PAPER  
GARDEN**





# The Paper Yard



# TEDI LONDON



TEDI-London is a new higher education provider for future engineers, bridging engineering across many disciplines, including mechanical, electrical and electronic, civil, environmental and product design – founded by Arizona State University, King's College London and UNSW Sydney.

The first 10,000 sqft of the modular campus was handed over to TEDI-London in July, on time for their fitout and student intake in September





Life Sciences in the Paper Yard



What is  
Phase 1?







# The Dock

- SINC status – works will improve ecological and biodiversity values
- New 150m long bridge





**Phase 1 works now well and truly underway, with over £350m of works on site and committed**

**Phase 1 completes in summer 2024**





Plots A1 & A2







# Plot A1

- 118,000 sqft workspace
- 10,000 sqft of eating, drinking, shopping
- 35 storey resi tower with 186 homes
- Completes summer 2024











# Plot A2

- 182,000 sqft workspace
- 10,000 sqft of eating, drinking, shopping
- Southwark's new 55,000 sqft leisure centre
- Completes summer 2024



# Plot K1





# Plot K1

- 79 affordable homes
- Forward purchased by Southwark
- Completes summer 2023







**What do the next phases  
look like?**













# PRINTWORKS

LONDON



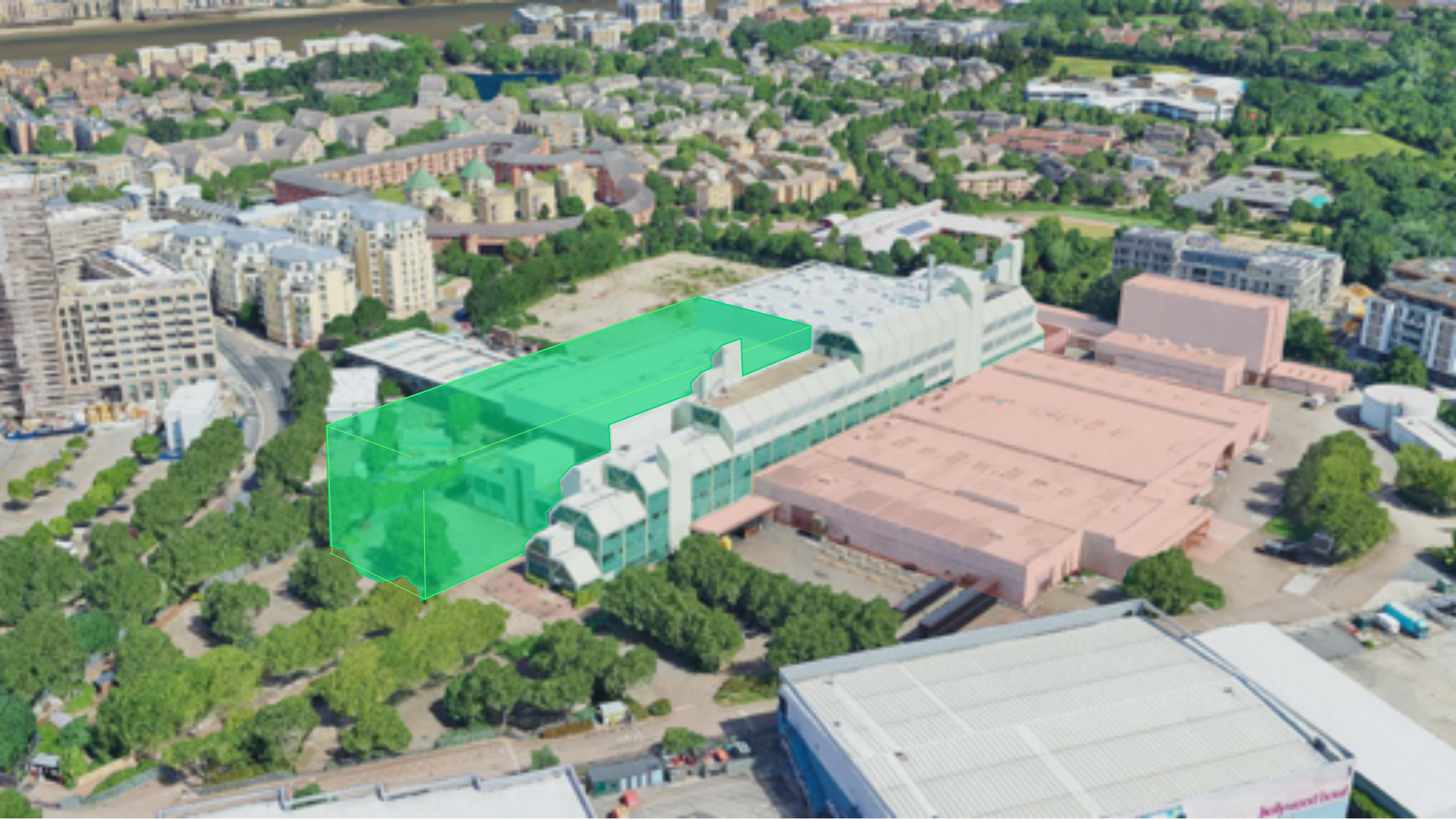


# The Printworks

- 320,000 sqft workspace
- 20,000 sqft of eating, drinking, shopping
- RMA submitted









# The Printworks









# New 3.5 acre park





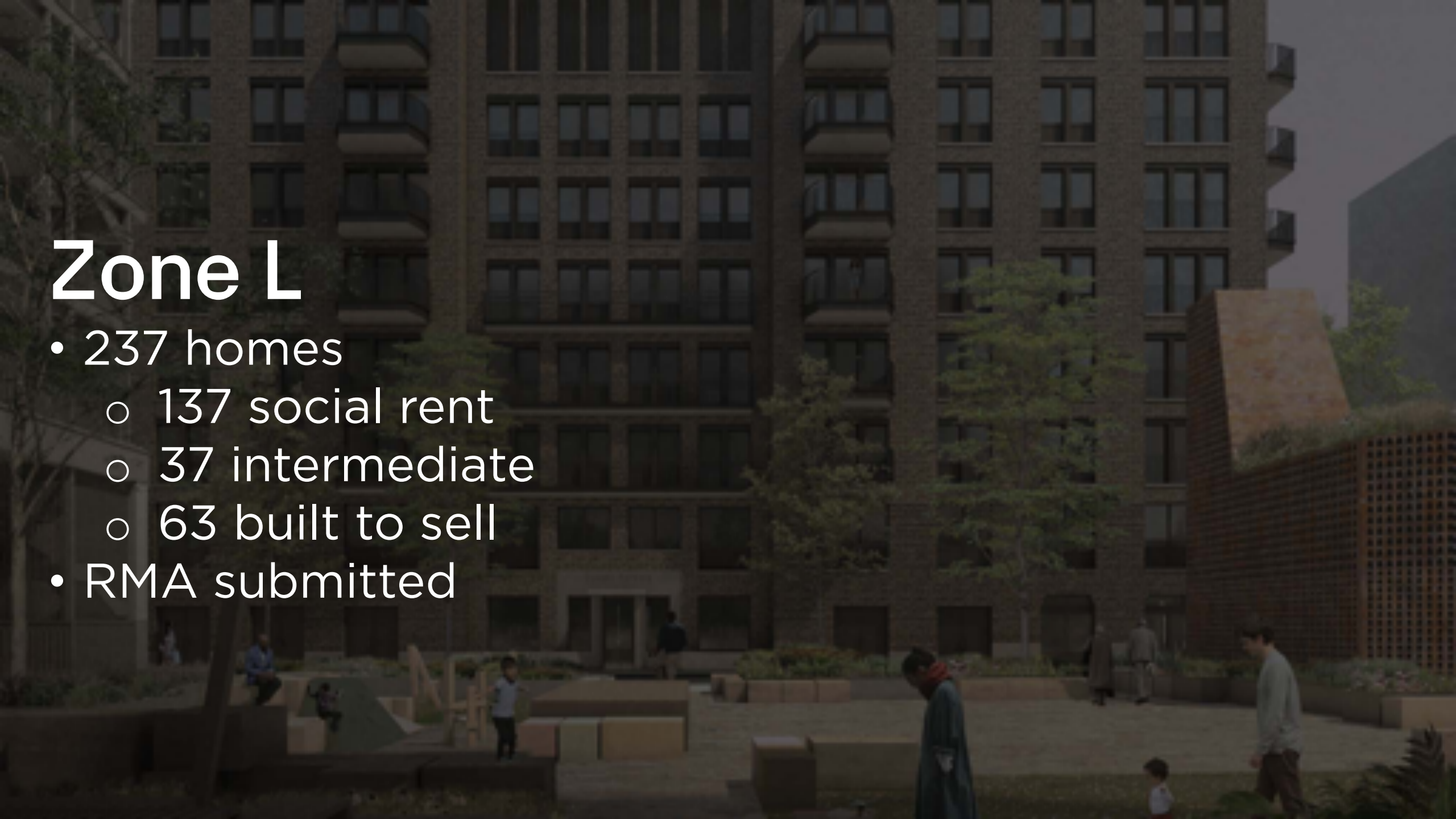


Zone L



# Zone L

- 237 homes
  - 137 social rent
  - 37 intermediate
  - 63 built to sell
- RMA submitted





# Zone F





# Zone F

- 295,000 sq ft workspace
- 23,000 sq ft of eating, drinking, shopping
- 405 homes
- RMA submitted









# Phase 2





# Phase 3





# Phase 4





Phase 5  
Complete!





