

London Borough of Southwark



Canada Water

Master Developer Brief

EIGHTH DRAFT

INCLUDING COMMUNITY COMMENTS

July 2002

Prepared by

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Executive Summary

1. Southwark Council wish to appoint a developer with an innovative team capable of producing and implementing an inspirational masterplan for a key mixed-use project, including community, commercial, retail and residential land uses at Canada Water. A location plan is shown in **Appendix A**. The developer should ensure to incorporate appropriate community provision as part of a mixed use focus around the transport node at Canada Water. The project must deliver the objectives of government policies, take full account of the London Plan and ensure that local and community objectives are reflected in the design and delivery of the project as a whole.
2. Southwark Council own 3.3 hectares (8.2 acres) in 2 sites of undeveloped land adjacent to Canada Water underground station as shown on the site plan in **Appendix B**. These sites and adjacent land, shown on the plan in **Appendix C**, have the potential to become a new focal point to serve a community incorporating the newly redeveloped Rotherhithe Peninsula and the adjacent areas of North Southwark. The total project area suitable for development covers approximately 16 hectares (40 acres) and has the potential to not only contribute to Southwark, but also to London as a whole.
3. The Council wishes to appoint a Master Developer Partner (MDP) which can deliver a comprehensive regeneration plan for the whole of the Canada Water area, as shown on the plan in **Appendix C**. The project will also provide the local community with the facilities it needs and generate financial benefit for the remainder of the borough from the economic gain accruing to the Council's land holding.
4. The Council would like the MDP to form a relationship with the other landowners that will result in the co-ordinated development of the whole 16 hectares (40 acres). Pedestrian links between the project area and the nearby leisure park should be enhanced as should those to the nearby shopping areas of Albion Street and Lower Road, and the wider residential areas.
5. The MDP will be expected to create a project of vision, with leading edge design incorporating all the requirements of sustainability, from transport solutions to construction practice; from community involvement to long term management. Thus adding significant value to the quality of life of existing and new inhabitants, businesses and visitors alike.
6. The new development should incorporate all the best principles of current government policies and future policies as they evolve. In addition, industry standards of best practice must be maintained wherever possible including, for example, BREEAM and Ecohome Assessments.
7. The Council is committed to the retention, protection and environmental improvement of the Canada Water Dock and its wildlife habitats.
8. The Council supports active community involvement in the development. The community is led by the Canada Water Campaign which is part of the Canada Water Consultative Forum (CWCF).
9. The overall vision is of a mixed development providing
 - attractive public open space & community facilities
 - waterside restaurants and cafes
 - new retail outlets
 - increased employment opportunities
 - mixed residential (both tenure and types)

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- improved local pedestrian and transport infrastructure, relating to and serving the community in all adjacent areas.
 - .
10. A clear plan for the implementation of the works will be required to demonstrate the least possible disruption to the local community.
 11. The local community's vision for the area as expressed by the Canada Water campaign is as follows;

The Canada Water campaign is committed to the following;

- Sensitive development of the Canada Water area preserving natural attraction to wildlife whilst acting as a 'Waterside Village' centre and a focus for the community.
- Welcoming sustainable development which will enhance the Canada Water area's attraction as a pleasant residential area close to the centre of London with well maintained parks, water features, gardens and community facilities for young and old alike.
- Supporting development directed towards both a safer community and social inclusion of areas adjacent to Canada Water, in particular those surrounding Albion Street and Lower Road.
- Promoting the creation of infrastructure which will reduce local traffic congestion and improve access to the Canada Water area.
- Rejecting high-density town centre or intensive high rise office development proposals which would adversely impact on the above.

1. Community Context

- 1.1 The Rotherhithe Peninsula has been transformed over the past decade into a major new residential area. It provides a full range of residential accommodation from social housing to high value apartments on the river, with views to Canary Wharf.
- 1.2 The area has thereby increased its wealth base, while retaining a diverse social mix. This has helped to create a balanced community. However the area still lacks a central focus to provide retail, leisure, business, community and visitor attractions.
- 1.3 The surrounding areas to the south of the project area have been developed for many years and have a large population that also uses the existing facilities within the development site.
- 1.4 The Community's perception of the peninsula is that it is characterised by a low rise, open, semi suburban type of environment, unique in the centre of London and this character should be retained in the development. Furthermore, the community hopes there would be high added value to developers by keeping the community "Low Clean and Green" concept and spaciousness as defining aspirations.
- 1.5 The project therefore offers a tremendous opportunity to create a new development focus incorporating all the best principles and practices of living, working and the environment in a unique area situated between the City of London and Canary Wharf. It also offers the potential for sustainable development (in all its forms), together with the opportunity to maximise benefits for all sectors of the population.
- 1.6 The project will be supported fully by the Council, which will work in partnership with the Master Developer Partner to deliver an internationally recognised project.
- 1.7 The Council would very much welcome your response to this Brief.

2. The Process

- 2.1 The objective is for the Council and MDP to work in partnership to co-ordinate and deliver the development of this currently vacant and underused urban area.
- 2.2 The Council is inviting the shortlisted MDP's to prepare a Masterplan for a new high quality, mixed-use neighbourhood, comprising community, leisure, retail, mixed residential, office, hotel and other appropriate land uses in a world class environment.
- 2.3 The proposals will need to reflect the considerable potential of the wider area, its proximity to Central London and Canary Wharf and the need to provide a location that balances community aspirations with the potential for commercial development, as set out in the Planning and Design Principles and Technical Appendices document. The proposals will also need to reflect the issues outlined in the 'Social Inclusion' and 'Green Spaces' topic papers to ensure the best possible quality of life for people who live and work in the area.
- 2.4 The MDP will be committed to delivering a comprehensive and co-ordinated development project. The MDP will also have a long-term approach to the project (which may have a 2-3 year plus lead-in to development commencing), have the capability to fund substantial up front costs, and be highly experienced in similar major development projects. It will also be a pre-requisite that the MDP will embrace the importance of community consultation in delivering the comprehensive project.
- 2.5 Overall we estimate that regeneration of all the sites in the project area will have a 10-15 year timescale from commencement to completion.
- 2.6 Our experience of the selection process recognises that shortlisted developers prefer a streamlined approach to appointment that minimises professional time and maximises potential for success. This has been reflected in the process set out here.
- 2.7 Developers are invited to submit their proposals for the whole site on the basis set out in this document by **[Approx October 2002]**. It is anticipated that the selection of the preferred development partner will be made within the timescales set out under the "Selection Procedure & Timetable" referred to in Section 8 of this Brief.
- 2.8 This Brief should be read in conjunction with the document titled "Planning and Design Principles" and the Technical Appendices. Copies of these two documents can be obtained from the website (www.canadawater-southwark.com).
- 2.9 Reasonable care has been taken in the preparation of this Brief. However, the accuracy of the information is not guaranteed. Developers are responsible for satisfying themselves that the information, on which they rely when preparing proposals, is correct.
- 2.10 Developers are asked to submit proposals in accordance with this Brief. Should developers not agree with any aspects they should inform GVA Grimley, **prior** to submission of the proposal.
- 2.11 The Client Team shall not be bound to accept any bid put forward by any of the potential developers.
- 2.12 The Brief shall not form part of any contract.

3. Location & Development Context

- 3.1 Canada Water is located at the heart of the Rotherhithe Peninsula, which is bounded in the main by Lower Road to the south west, and Surrey Quays Road to the north and east. Part of the site also extends north of Surrey Quays Road. A location plan is shown in Appendix A.
- 3.2 The extended Jubilee Line provides a new station towards the northern end of the area for redevelopment and links the West End and Stratford. The station also provides a stop on the East London Line which connects New Cross with Shoreditch in a north/south direction. There are plans to extend the line in both directions. The northern extension would connect with Railtrack's North London Line at Dalston Western Junction. The southern extension will connect New Cross Gate with Railtrack's Croydon line, and by a new line south of Surrey Quays with Railtrack's South London line to Wimbledon. The southern extension is proposed to be completed at the same time as the northern extension, by 2006.
- 3.3 The completed transport improvements mean that Canada Water is now only twelve minutes from Westminster, seven minutes from London Bridge and two minutes from Canary Wharf. Proposed transport improvements will further enhance access to and from the project area.
- 3.4 Regeneration and development projects on the Rotherhithe Peninsula are not new concepts as many development projects were undertaken by the London Docklands Development Corporation during the 1980's and early 1990's. The area surrounding the project site now provides a high quality environment with a broad mix of residential types, accessible river frontages, views to London Bridge and Canary Wharf and major open spaces such as Russia Dock Woodlands to the east of the site which complements Southwark Park situated to the west.
- 3.5 The project site demonstrates an existing mix and form of development that reflects the development requirements at the time when the area offered minimal public transport provision and planning policies were geared towards edge and out of town forms of development. This has resulted in single land use based development at relatively low density with significant surface car parking. The context for development has clearly changed significantly in the intervening years. Section four highlights the Council's objectives and indeed its responsibilities to ensure the area is maximised in terms of its contribution towards the economic, environmental and social benefits of the area and peninsula, in particular. Section six refers to planning policy and the documents that are relevant to the further evolution of development in the area.
- 3.6 Between 1981 and 1996 the population on the Rotherhithe Peninsula increased to over 16,000 and 5,500 new homes were built and it has grown further in the intervening period. Over 78,000sqm (840,000sqft) of commercial and industrial floorspace has also been completed on the Peninsula. Together with the printing plant there are some 1,000 jobs supplemented by the small business units at St Olav's Court and the Mulberry Business Park. In employment terms the area has been helped over the last ten years by the Docklands Enterprise which was established to support the provision of the development of small businesses. This enterprise has now closed, following the successful delivery of various employment projects. South Dock now houses London's largest working marina with berths for over 200 vessels.
- 3.7 In the context of its overall potential, development will need to be distinctive, recognisable, economically lively, broad based in appeal, well linked to the surrounding community it serves and imaginative in design. Developers must take the opportunity to create the public spaces and traditional streets that characterise other successful mixed use centres. In agreement with the CWCF after extensive consultation, the

Council's goal is to ensure that a sustainable and high quality mixed use project is secured, which in turn enhances and reinforces the overall area and is brought forward in a comprehensive manner.

4. Council's Objectives

4.1 The Council's objectives for the comprehensive redevelopment of the area are geared towards securing benefits that are appropriate to the area's current and perceived future context. The objectives are designed to balance commercial requirements with those of existing and future residents, community groups, visitors and others. The objectives are summarised as follows:-

- To create a " focus of activity " within the Rotherhithe Peninsula balancing commercial and local community aspirations as listed in the executive summary.
- To encourage high quality design & sustainable development in social, environmental and economic terms.
- To deliver a comprehensive solution for the whole area.
- To deliver a project that meets the objectives of the Government's Urban Policies (including the Urban White Paper) both now and through the development of each phase.
- To deliver a project that meets the objectives of the London Plan.
- To create a mixed use project that complements and enhances the Peninsula and wider region.
- To provide a community focus for the Rotherhithe Peninsula.
- To create a project that maximises benefits to neighbouring communities, land and buildings and to the area.
- To make the best use of the areas transport connections to create a development that is truly integrated with its surroundings, both in terms of the Rotherhithe Peninsula and the wider London Conurbation.
- To work with the community to deliver comprehensive sustainable regeneration.
- To retain the water features and wildlife which add to the attractiveness of the area.

5. Site Ownership

- 5.1 The overall site area covers approximately 16 hectares (40 acres) of which the London Borough of Southwark owns some 3.3 hectares (8.2 acres) of land.
- 5.2 The individual land ownerships are set out below and illustrated on the detailed site plan in Appendix D.

Site	Ownership	Land Use	Approx. area (Ha)
A	Southwark Council	Open brownfield *	2.5
B	Southwark Council	Open brownfield*	0.8
C	Foreign Properties ApS	A1 Retail	1.9
D	Ampurius Holdings	Residential	0.6
E	Foreign Properties ApS	Commercial**	0.8
F	Shopping Centre Ltd (JV Tesco and Slough Estates) ***	Car Park for G	0.5
G	Shopping Centre Ltd (JV Tesco and Slough Estates)***	A1/A3 Retail & car park	8.1
* see UDP summary			
** planning application has been submitted - resolution to grant			
*** freehold retained by LBS			

- 5.3 Area A - This site is open brownfield land which is made up of dock infill.
- 5.4 Area B - This site is open brownfield land made up of dock infill.
- 5.5 Area C - This accommodates the two Decathlon warehouses.
- 5.6 Area D -This site accommodates a retail warehouse unit and car park. Planning permission has been recently granted for residential/live work units and a fitness centre.
- 5.7 Area E - A retail warehouse is located on this site. There is a resolution to grant planning permission for a commercial scheme on this site subject to a legal agreement.
- 5.8 Area F - This site is an overflow car park and petrol filling station. London Borough of Southwark own the headlease for this site and Site G below.
- 5.9 Area G - This is the site of Surrey Quays shopping centre which was completed in 1988. The centre comprises 26,013sqm (280,000 sqft) of retail space including Tesco, BHS, Boots and Dixons.
- 5.10 Areas D and E have been included at this stage however they are both the subject of separate development proposals and therefore may be delivered separately.

6. Planning

- 6.1 Development proposals for the project should recognise current policies both local and national, together with established and evolving guidance.
- 6.2 For more information on the policy background especially in relation to the local policies and information in respect of the CWCF please refer to the Planning and Design Principles and Technical Appendices document.
- 6.3 Supplementary Planning Guidance is currently being drafted for the Canada Water area. This document will set out the guidelines for developers in relation to policy and design principles. The Supplementary Planning Guidance will be issued to developers when available. A series of topic papers have been prepared by the Canada Water Consultative Forum these are included in the separate document titled Technical Appendices.

7. Transport

- 7.1 Getting to and from the project site by tube and road is relatively straight forward. However, road and tube congestion, the range of tube destinations served, local bus routing, and the general accessibility of the Peninsula could and should all be significantly improved. Movement within the area, primarily by bus, walking and cycling also requires consideration and investment in order to create a place that is safe, easy, attractive and convenient to move around.
- 7.2 Harnessing the transport potential at Canada Water, through developing and implementing a comprehensive and co-ordinated transport strategy, will be key to ensuring the area's transition from a place that happens to be located close to important transport infrastructure into a vibrant, accessible, sustainable, mixed use project area. This transition must include benefits to the local community.
- 7.3 The CWCF have prepared a Transport topic paper included in the Planning and Design Principles and Technical Appendices document as is further information on transportation issues in the Canada Water area.

8. Selection Procedure and Timetable

- 8.1 Key to the councils consideration of responses by the shortlisted developers will be their ability to demonstrate strength as a business, appropriate consideration of the project, through the creation of a masterplan, confidence that the project is financially viable, and clarity on the process from appointment of the MDP to completion of the project as a whole.
- 8.2 Developers have already provided information on their own companies, background experience, initial consideration of the project, referees and financial strength. Analysis of this information has enabled the short list to be prepared. It is therefore clear to the Council that any of the shortlisted parties has the potential to undertake the project. Developer responses to the Brief will provide the Council with a basis to judge which of the shortlisted parties should be appointed as the Council's preferred MDP.
- 8.3 Developers are now asked to provide the following information and justify the approach that they feel best reflects the opportunity and objectives set out in this Brief and supporting documentation.
- 8.4 The approach must take full account of both the Council and community aspirations for the area, whilst recognising the weight of government policies and guidance and the recently published draft London Plan.
- 8.5 Developers are asked to prepare the following:-
- i) A Masterplan for the whole 16 hectare (40 acre) land area, together with a clear approach to the creation of linkages to the surrounding residential areas, open spaces, the River etc.
 - ii) A clear phasing strategy for the implementation of the whole project, together with a considered timescale for the delivery of each phase and the project as a whole.
 - iii) Clear and considered statements on the processes the MDP would deliver to secure landowner agreements and community consultation to create a project that is supported both locally and at regional and national levels.
 - iv) Identification of the MDP's core in-house team and its consultant team and leading individuals.
 - v) A clear statement on the MDP's consideration of the role it would expect the Council to play in the delivery of the project as a whole.
 - vi) Project experience of the utilisation of sustainable design and construction approaches and techniques.
 - vii) How compliance with the Development Brief, Planning and Design Principles and Technical appendices has been achieved.
 - viii) Initial consideration of the exclusivity period that the company would require in order to enable the first development phase to be committed unconditionally.
 - ix) Details of the key financial parameters/assumptions upon which the bid is based in terms of value (including rents, yields, capital value) and costs

(including build costs, finance rate, development profit, professional fees and marketing costs).

- x) The developer will also need to provide an indicative financial offer for the Council's land ownership, based on the Masterplan proposed. In addition, the developer will also provide an indication of the equity share that it would be prepared to offer the Council for the delivery of the whole project. Such an equity level will need to be proposed on the basis that;
 - a) The Council retains its current land ownership and is therefore an investor in the project as well as a facilitator.
 - b) The Council sells its land ownership to the MDP, and only retains a facilitator role within the project.
- xi) Details of the legal framework the MDP anticipates is required in order to deliver the project. (Words are still awaited from the Council's solicitors on this issue.)

Procedure

- 8.6 Developers can provide options based on different floorspace requirements, if they wish to do so. The requirements of this brief will apply to all bids.
- 8.7 In preparing submissions, queries in relation to the site are to be made through GVA Grimley in writing.
- 8.8 Six copies of the submission should be provided (one unbound). Details of the financial offer and proposed legal framework should be sent under separate cover.
- 8.9 An executive summary of each submission should also be provided (no more than 2 sides of A4) together with an electronic summary of the submission in PDF format no more than 10 pages long to be displayed on the Canada Water project web site. Developers are also asked to submit one image (in PDF format) that encapsulates their vision for the project that will be used in press releases etc.
- 8.10 The bids should be addressed to George Bennett, Property Division, Southwark Council, Chiltern House, Portland Street, London SE17 2ES by no later than **[Approx December 2002]**. Proposals submitted by telephone, fax, or e-mail will not be acceptable. If you require any further information in advance of submitting the proposals please contact the individuals highlighted below;

Contacts

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Consultation Protocols

- 8.11 During the preparation of submissions and the evaluation process developers are encouraged to consult with the public and community groups.
- 8.12 To ensure fairness and consistency developers will be requested to notify the LBS Community Involvement Co-ordinator of all meetings with members of the public and representatives of the community.
- 8.13 During the preparation of submissions, evaluation and consultation process, any approaches made to the community which could be construed as lobbying, campaigning or advertising will not be permitted.
- 8.14 Developers will be held to all assurances given to members of the public and community representatives should they be appointed as the Master Development Partner.
- 8.15 Failure to comply may result in disqualification.

Timetable

- 8.16 The assumed timetable for selection is as follows:
- Selection of shortlist and Development Brief sent to the shortlist by **Approx. July 2002**.
 - Site Visit and Briefing Sessions if required. **[Approx. September 2002]**
 - Q & A session with the Consultative Forum. **[Approx. September 2002]**

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- Responses to the Development Brief received by **[Approx. November 2002]**.
 - Public exhibition **[Approx. October 2002]**
 - Interviews with selected bidders with LBS **[Approx. January 2003]**
 - Interviews with selected bidders with Consultative Forum **[Approx. January 2003]**
 - The appointment of the preferred development partner will take place by **[Approx. February/March 2003]**

9. Misrepresentation Clause

- 9.1 The Consultant Team for themselves and as agents for the Council, give notice that;
- 9.2 The information contained in this Brief is intended for general guidance of intended purchasers and neither the Consultant Team nor the Council, on whose behalf this Brief is provided, accept responsibility for any inaccuracies the Brief may contain. Any intending purchasers should not rely on this document as a representation of fact, but should satisfy themselves by inspection or otherwise of its correctness. All measurements are approximate.
- 9.3 The Brief does not form any part of any offer or contract.
- 9.4 Neither the Consultant Team nor any of their employees has any authority, either orally or in writing, to make or give any representations or warranties in relation to the property.
- 9.5 Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
- 9.6 If you wish to pursue this opportunity and are not represented by Property Advisors, you should be aware of the "Code of Practice for Commercial Property Leases in England and Wales", which we support and a copy of which we will gladly supply.