O1 ABOUT PARK PLACE

PARK PLACE

We, Canary Wharf Group, are bringing forward plans for the redevelopment of our Park Place site which is located at the western end of the Canary Wharf Estate. We are seeking to create an exciting new mixed use development that will include new homes exclusively for rent, town centre uses such as leisure, culture and co-working space, and enhanced public realm and routes.

This exhibition presents an overview of our emerging proposals and ideas for the site. Please read through the material provided and we would welcome your thoughts via the online survey.



CONTENTS OF THIS EXHIBITION

This exhibition contains information on the following topics



1. ABOUT PARK PLACE



5. CREATING AN ACTIVE HUB



2. SITE OVERVIEW & CONTEXT



6. NEW HOMES FOR CANARY WHARF



3. THE OPPORTUNITY



7. SUSTAINABILITY



4. PLACEMAKING APPROACH



8. DESIGN APPROACH

THE FUTURE OF CANARY WHARF

Over the past 30 years we have transformed the former docklands into one of the world's foremost commercial districts, home to the global and regional headquarters of leading names in law, banking, financial and professional services, media and technology. We have some 16 million square feet of completed development comprising a mix of office, retail, leisure, community and civic uses set amongst landscaped parks and high quality public realm, transforming the Canary Wharf Estate into a 24/7 mixed use destination where people can live work and relax.

We also have a further 11 million square feet of new development in the pipeline with new homes (including affordable homes and homes for sale and rent), much needed social infrastructure including a new school and health facility, and a wide variety of open spaces. This will bring a fresh dimension to Canary Wharf, creating greater vibrancy and a new sustainable community, essential to successful and sustainable placemaking.



A NEW HUB OF ACTIVITY AT PARK PLACE

A series of new local destinations are emerging at the periphery of the core Canary Wharf Estate, offering future 'hubs' of activity that will ensure a vibrant environment and provide new amenities for the wider area.

Park Place provides an opportunity to create a much needed new hub at the western end of the Estate.

Our ambition is for Park Place to become a connected mixed-use community which further diversifies the mix of activities on offer at Canary Wharf through the delivery of new homes, workspace, and amenity uses, such as cultural, retail and recreational facilities.



YOUR FEEDBACK

We are committed to working with the local community as well as current and potential future users of Park Place to develop our proposals and involve as many people as possible.

It is important to us that Canary Wharf provides benefits for people living and working in the surrounding area and that our future developments contribute positively it.

Following this exhibition we will be reviewing the feedback received and design development of our proposals.

We aim to submit a planning application for Park Place to the London Borough of Tower Hamlets this summer and there will be further opportunities to view and respond to the proposals.



APRIL 2021

• STAGE 1 •

CONSULTATION ON THE EMERGING PROPOSALS AND APPROACH



JUNE 2021

• STAGE 2 •

CONSULTATION ON THE DETAILED PROPOSALS FOLLOWING INITIAL CONSULTATION



SUMMER 2021

STAGE 3

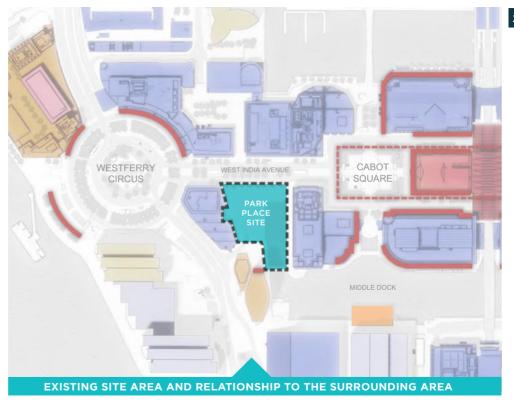
SUBMISSION OF A DETAILED PLANNING APPLICATION

O2 SITE OVERVIEW & CONTEXT

LOCATION AND EXISTING CONTEXT

The Park Place site is located on the western side of the Canary Wharf Estate, facing onto Middle Dock to the south and West India Avenue to the north. The site is currently vacant but was previously occupied by a 1980s building, which was the former HQ of Littlejohn Frazer (demolished some time ago). The planning application boundary encompasses the footprint of the previously developed area and part of Middle Dock. The site also includes an element of Grade I listed dock wall.













- Existing view of Middle Dock looking north towards West India Avenue
- 2 Existing view along West India Avenue looking toward the site from the north-west
- 3 Existing view looking west along West India Avenue
- Existing view of the site and dock wall looking west across Middle Dock (currently being used for storage in association with construction of our Newfoundland development)

PLANNING HISTORY

The Park Place site has been the subject of a number of previous planning consents. All of the schemes previously brought forward for the site have been office-led schemes.

We are now considering a mixed-use scheme comprising residential and other uses, including co-working, cultural and retail spaces in this location, which would add more vibrancy and variety to the Estate along with our neighbouring Newfoundland residential development.

Requiring a smaller footprint, this mix of uses would also leave much more of the site available to create high quality public spaces, with leisure uses and activation of the dock water's edge.



EXISTING PLANNING PERMISSION

An outline planning application was submitted to Tower Hamlets in 2013 for a commercial-led office building, which was subsequently granted consent in 2015 (Planning Reference PA/13/02344/A1).

The application was for a building of up to 102,102 square metres (GIA) of office space (use class B1) along with a decked terrace to the Middle Dock, landscape works and access, and highways works.

While this consent remains live, we believe that a mix of residential, cultural, retail, co-working and leisure uses would be of greater benefit to this part of the Estate - supporting local businesses, the town centre and contributing more to the wider area.

EMERGING CONTEXT

The Canary Wharf Estate continues to evolve and grow in terms of what it can deliver. As home to a diverse range of start-ups and corporates, entrepreneurs and financial institutions, retail, leisure and other services; Canary Wharf is a thriving district for technology, finance, media and a new residential community.

Our emerging developments, in the form of our mixed-use development at Wood Wharf at the eastern end of the Estate, North Quay, Newfoundland and others, is bringing a change in scale and focus to our across the wider area, including the introduction of new residential communities.



O3 THE OPPORTUNITY

THE OPPORTUNITIES FOR PARK PLACE

Canary Wharf has been evolving into a vibrant metropolitan town centre over the last two decades. Building upon this momentum, Park Place will reinforce the emerging mixed-nature of the area.

While employment space will remain a critical driver of jobs, culture, learning, and connections in East London, this area will need to continue to provide a better balance of live, work, services, leisure and community amenities to attract and retain talent and provide for the local community.



ACTIVATING THE WESTERN END OF THE ESTATE

Future development at Park Place can complete the outer band of mixed residential development emerging in and around Canary Wharf.

Over the past 10 years, Canary Wharf's retail and leisure offer has grown in intensity and diversity. Future mixed-use environments at Wood Wharf, North Quay and Riverside South will further expand Canary Wharf's amenities. However, retail and leisure activity drops off significantly in the western end of the Estate, and as such the redevelopment of Park Place will address this significant gap.



EMERGING RING OF MIXED USE DEVELOPMENT









CONTRIBUTING TO THE DIVERSITY OF CANARY WHARF

Park Place has the potential to become a valuable resource for the wider area by providing retail, leisure and cultural uses alongside high quality public spaces and a historic dock setting.









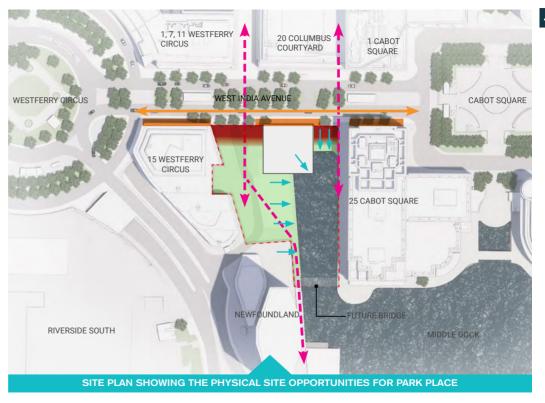


O4 PLACEMAKING APPROACH

SITE OPPORTUNITIES

The Park Place site provides the potential to improve the quality and experience of the spaces and connections in this part of the Estate.

- Providing active uses as part of completing the West India Avenue street frontage
- Connecting the North
 Dock and Middle Dock
 promenades
- Creating access to the dock edge and a more active waterfront
- Improving the connections between street and dock levels
- Creating a large area of valuable public realm



EMERGING PROPOSALS

Our proposed development for Park Place comprises four key elements: (1) A 'Hub' comprising four floors of a mix of uses; (2) a residential component within a tower; (3) high quality public spaces; and (4) new connections through the site and access to an active waterfront.

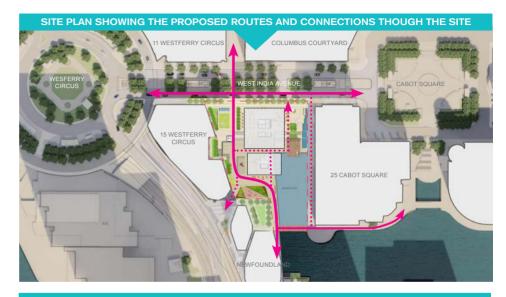


IMPROVING ACCESS AND CONNECTIONS

Our proposals for Park Place would open up new routes to the north and south, connecting Bank Street to areas north of West India Avenue and Columbus Courtyard.

The new routes will need to navigate the significant level change between West India Avenue and the dock edge via stepped terraces, which provide opportunities for people to sit and relax close to the water and contribute to the activation of these routes and spaces.

The proposals include the introduction of new active uses along West India Avenue to bring this thoroughfare to life.



REFERENCE IMAGES FOR IMPROVED STREETS AND ROUTES







NEW USES ALONG WEST INDIA AVENUE

Introduction of retail / restaurant uses would provide improved access to amenities for residents, workers and visitors at the western end of the Estate, an area currently lacking in such facilities.



REFERENCE IMAGE





ACTIVATING THE PUBLIC REALM

Three new public spaces are proposed around the residential building and the Park Place Hub.

Sculpture Plaza is envisaged as a programmed public square bringing installations and public art to the west of the Estate as part of the wider Canary Wharf arts and events programme.

Waterfront Plaza is proposed as a substantial public space with potential for events and spill out spaces for cafés and restaurants that create a lively and attractive atmosphere next to the water.

Neighbourhood Plaza is proposed as a quieter space providing terraced steps down to the dock edge which can be used as seating.



BIRDSEYE VIEW FROM SOUTH-WEST SHOWING NEW AREAS OF PUBLIC SPACE







REVITALISING THE WATERS EDGE

This section of Middle Dock is currently inaccessible. The proposals are intended to turn this area into an active public space, and the connection to the new Hub building will provide opportunities for outdoor events, cafe and restaurant spill out space and areas to sit and relax next to the water.











O5 CREATING AN ACTIVE HUB

PARK PLACE HUB

Our proposed Hub building sits next to the dock and new public spaces and provides an opportunity to bring a new dimension to Canary Wharf.

It will provide approximately 4,000 square metres of space dedicated to providing the area with new amenities to support new and existing residential communities, workers and visitors to Canary Wharf.



POTENTIAL USES

We are currently exploring which uses would be appropriate to bring to the western end of the Estate to complement the existing uses in the area and provide benefits for residents, visitors and workers.

A range of ideas are being considered, some of which would work well as a combined offer and some that would be mutually exclusive.

We are looking at ideas in line with the uses shown opposite.







Flexible co-working spaces, education facilities or cultural and event spaces would all complement and expand the existing offer on the Estate and the wider area.









Arts and events showcasing, galleries, float event spaces and outdoor leisure and events could provide new reasons to visit the Estate and provide for the emerging residential community at Canary Wharf and the surrounding area.





SECTIONAL VIEW OF THE PROPOSED HUB BUILDING SHOWING INDICATIVE USES AND DISTRIBUTION **CO-WORKING USE** CULTURAL / RETAIL / LEISURE USES HERITAGE / ARTS / CULTURAL USES



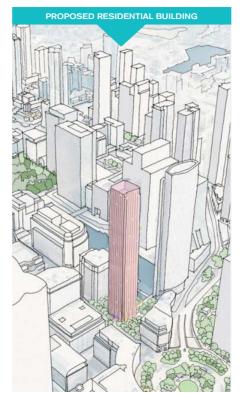
06 NEW HOMES FOR CANARY WHARF

PROVIDING NEW HOMES

Our proposals include the creation of a new residential building to complement the mix of uses across Canary Wharf, add vitality to the Metropolitan Town Centre area and deliver much needed high quality housing for the borough.

Approximately 600 homes are proposed across a range of unit sizes. The new homes would be built for rent only and would include both market rent and affordable homes.

The introduction of homes will broaden the mix of uses in this part of the Estate and its residents will contribute to the daytime and night-time activity in Canary Wharf, creating a vibrant place and support businesses in the local area.





NEW HOMES DESIGNED WITH SPACE FOR HOME WORKING





ACCESS TO RESIDENT
AMENITIES SUCH AS LOUNGES
AND ROOF GARDENS



WHAT CAN RENTERS EXPECT FROM BUILD-TO-RENT?

- No deposits
- Longer-term, family friendly tenancies
- · Predictable rents
- Access to good public transport
- Resident amenities including access to lounges, gyms, roof gardens, play space and guest rooms
- Tech enabled property management systems
- 24/7 security and on site staff
- Super fast broadband
- Storage lockers
- Bike sheds and car hire

VERTUS

The new homes would be managed through our specialist rental organisation called Vertus. Residential leasing - or 'Build to Rent' - is a modern way to rent, where access to integrated facilities and amenities is provided as part of the offer.

Build to Rent developments are specifically designed for the rental market. Rather than being sold off to individual landlords, the homes are held in a single ownership by one organisation. This has the benefit of providing wellmanaged developments over the long term.



PROVISION OF SHARED AMENITY FACILITIES FOR RESIDENTS

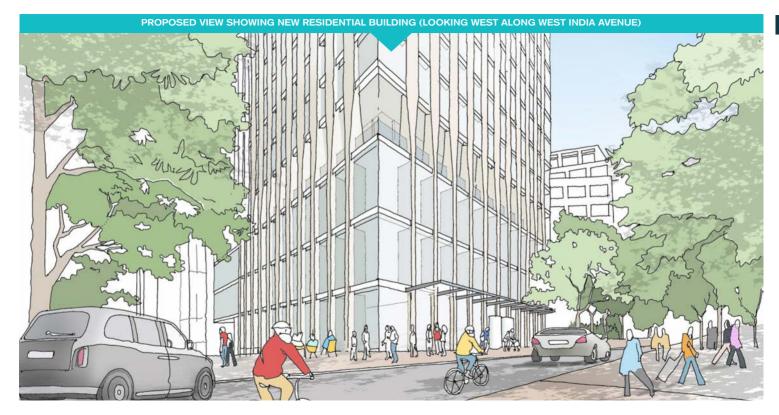




POTENTIAL SPACE TO
ACCOMMODATE HOME WORKING,
STORAGE OR HOME WORKOUT
EQUIPMENT



The new homes will be designed for modern city living. Sizes will take account of more home working and would have increased opportunities to provide leisure space, additional storage and potential for separated living and kitchen arrangements.



07 SUSTAINABILITY

CREATING A SUSTAINABLE ESTATE

We, Canary Wharf Group, have a well established Sustainability Strategy that applies to all development works. Our strategy embeds sustainability in design process, construction activities, procurement and performance.

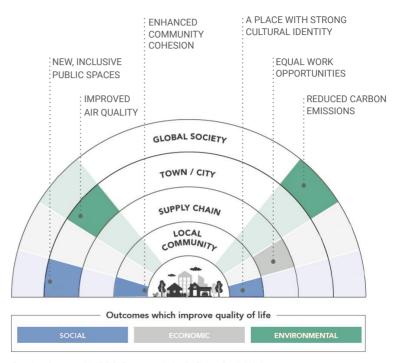
We are able to build on our experience of delivering high quality environments that meet and surpass challenging targets set out in the new London Plan.

Our vision of the Sustainable Estate is defined by our approach to wellbeing and biodiversity, climate change adaptation, improving air quality and our ambition to achieve net zero carbon and establish a local circular economy.



APPROACH AT PARK PLACE

Park Place offers an opportunity to comprehensively address critical sustainable design goals for our future generations and be the first Net Zero Carbon residential development at this scale where people's health and wellbeing is placed at the forefront of the design approach.



Graph reference: UKGBC Framework for Defining Social Value



ENERGY & CARBON

- Deliver Net Zero Carbon by 2050
- Minimum 35% carbon reduction beyond the baseline condition



WATER

- Greywater recycling and rainwater harvesting
- 90 litres/person wateruse target



RESILIENCE

- Adapt for Climate Change
- High performance building envelope to maximise energy efficiency



ECONOMY & EQUITY

- A destination with strong cultural identity
- Inclusive public realm
- A gathering place for Canary Wharf community



ECOLOGY

- 80% open area on site
- Increase greenery & biodiversity on site
- · Promote waterfront engagement



LIVABILITY & WELLBEING

- Design places where people thrive
- · Maximise daylight
- · Provide access to amenities



MOBILITY

- Enhance connectivity throughout and beyond the site
- Well-connected, car-free and cycle-friendly



HERITAGE & IDENTITY

- Strong Local Identity with the New Hub
- Enhanced society cohesion
- Enhanced dock setting



CIRCULAR ECONOMY

- · Low embodied carbon materials
- · Prioritise locally sourced materials
- Environmental Product Declarations (EPDs)



WASTE

• Efficient manufacturing and materials

08 DESIGN APPROACH

FITTING INTO THE **SURROUNDING** CONTEXT

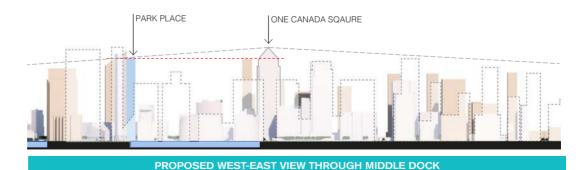
The scale, form and design of our proposed scheme intends to respond to its wider, local and immediate context, and sits within a family of taller buildings to the west of Canary Wharf.



BIRDSEYE VIEW OF CANARY WHARF FROM THE NORTH-WEST WITH PARK PLACE PROPOSALS IN THE FOREGROUND

CANARY WHARF CONTEXT





BUILDING DESIGN

The residential building is proposed to be approximately 55 storeys, which reflects the context of our neighbouring Newfoundland residential building at 58 storeys.



