

01

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 is our second public exhibition on our proposals ahead of submitting a planning application later this summer. We also held an exhibition on our initial proposals in April of this year.



CONTENTS OF OUR EXHIBITION

Our exhibition contains information on the following topics



**1. ABOUT
PARK PLACE**



**5. THE
PAVILION**



**2. SITE OVERVIEW
& CONTEXT**



**6. NEW HOMES FOR
CANARY WHARF**



**3. THE
OPPORTUNITY**



**7. SUSTAINABILITY
& CONSTRUCTION**



**4. PLACEMAKING
PROPOSALS**



**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, bringing greater vibrancy and a new sustainable community, essential to creating a successful and sustainable place.

We have also recently opened and started to let our iconic Newfoundland development next door to Park Place.

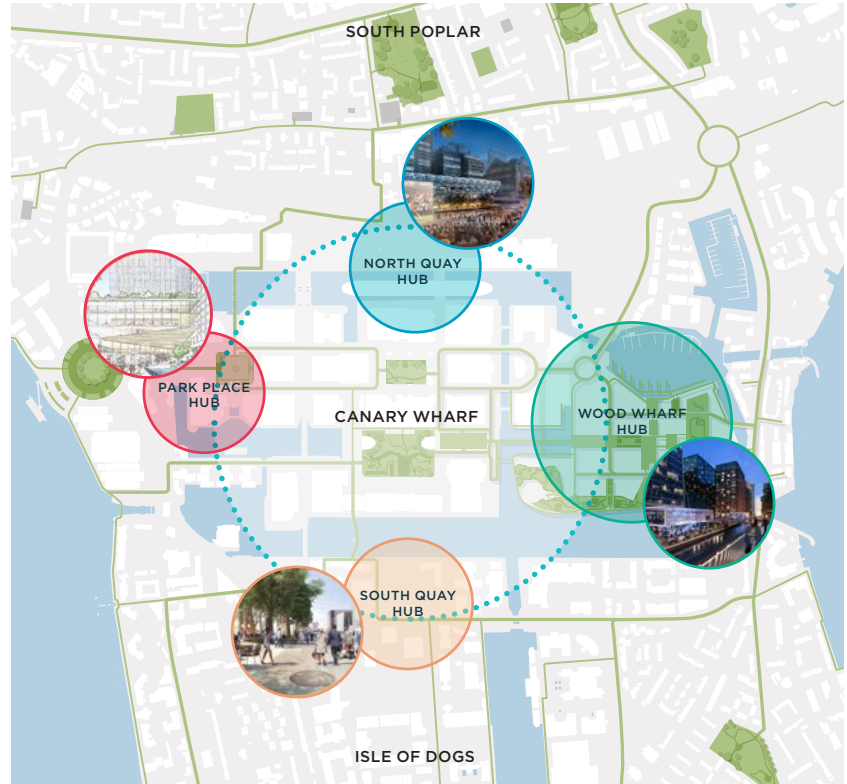


A NEW HUB OF ACTIVITY AT PARK PLACE

A series of new local destinations with a 'blend' of uses 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. This area was the first phase of the development of Canary Wharf in the 1990s and is characterised by larger office buildings which don't drive natural footfall other than at peak times.

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.



FEEDBACK ON THE PROPOSALS

Initial consultation on our emerging proposals took place in April 2021, with 133 people completing a feedback questionnaire about our proposals.

The key priorities identified through the consultation included:

- The need for open space, particularly green spaces and additional greenery
- A desire to see a range of retail and food and drink offers that differed from the rest of the Estate and a call for more independent options
- Support for a better cultural offer on the Estate that could cater to local residents as well as workers and visitors
- The need for affordable homes, affordable retail and affordable workspaces in the area



74% agreed with the proposal to introduce a new mixed-use pavilion building at Park Place



The top three priorities for the Park Place pavilion were: **Retail and leisure space, including restaurants, coffee shops and bars; event space; and access to historic assets**



The top three priorities for the public spaces were: **Access to the dock front; greenery; and places to sit and relax**



91% agreed with our proposals to **open up new routes through the site**, connecting West India Avenue with the dock side



40% thought providing **homes exclusively on a build to rent basis** would be a positive contribution to the area



52% were supportive of the **proposed building design** and appropriateness for its location

YOUR FEEDBACK

We are committed to working with you, 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.

We aim to submit a planning application for Park Place to the London Borough of Tower Hamlets later this summer. If you have any comments on the information in our exhibition, please complete the online survey available on the website.



APRIL 2021

◦ STAGE 1 ◦

CONSULTATION ON THE EMERGING
PROPOSALS AND APPROACH



AUG 2021

◦ STAGE 2 ◦

CONSULTATION ON THE DETAILED
DESIGN PROPOSALS



SUMMER 2021

◦ STAGE 3 ◦

SUBMISSION OF A DETAILED
PLANNING APPLICATION

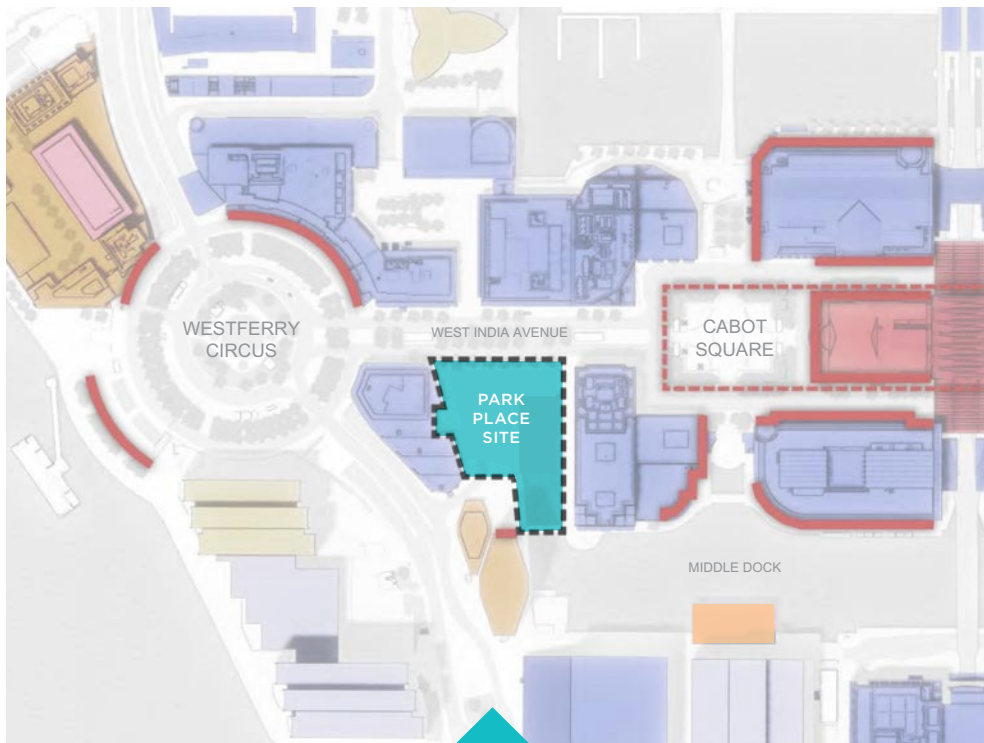
02

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.

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL & LEISURE
- RETAIL & LEISURE (BELOW GROUND)
- MEMBERS CLUB
- PARK PLACE SITE



EXISTING SITE AREA AND RELATIONSHIP TO THE SURROUNDING AREA



- 1 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
- 4 Existing view of the site and dock wall looking west across Middle Dock

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).

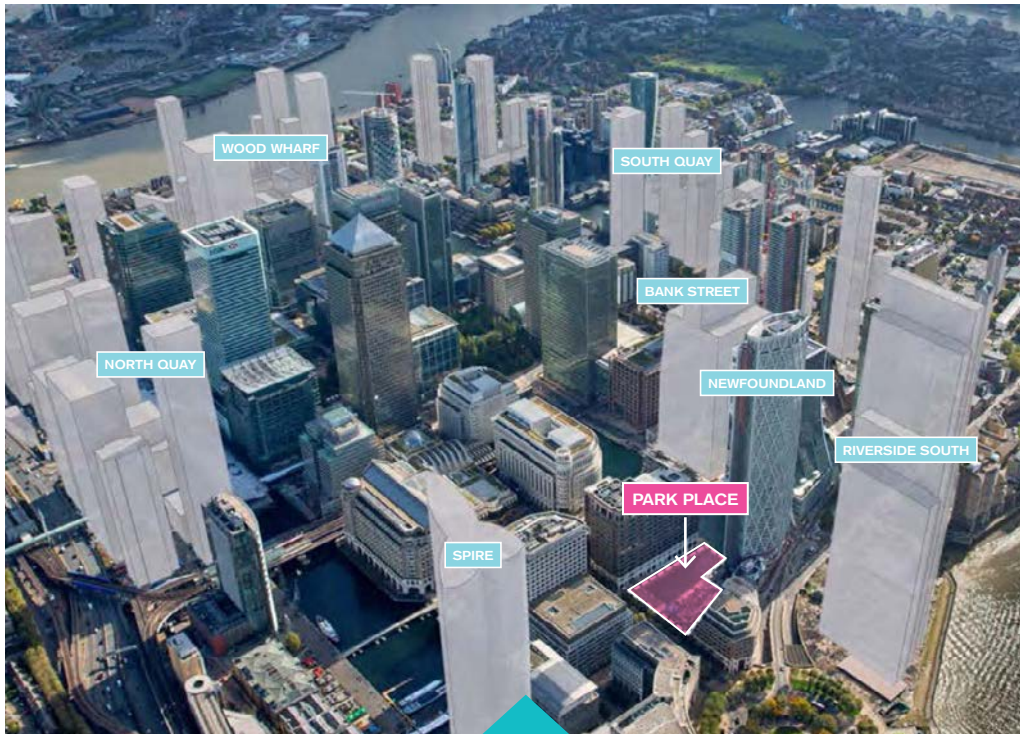
The application was for a building of up to 102,102 square metres (GIA) of office space (use class B1) along with a decked terrace to the Middle Dock, landscape works and access, and highways works.

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 - introducing more vitality, supporting local businesses and 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, recreation and a new residential community, including much needed social infrastructure such as a school and health facility.

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 Estate across the wider area, including the introduction of new residential communities.



CONSENTED EMERGING DEVELOPMENT ACROSS THE CANARY WHARF AREA

03

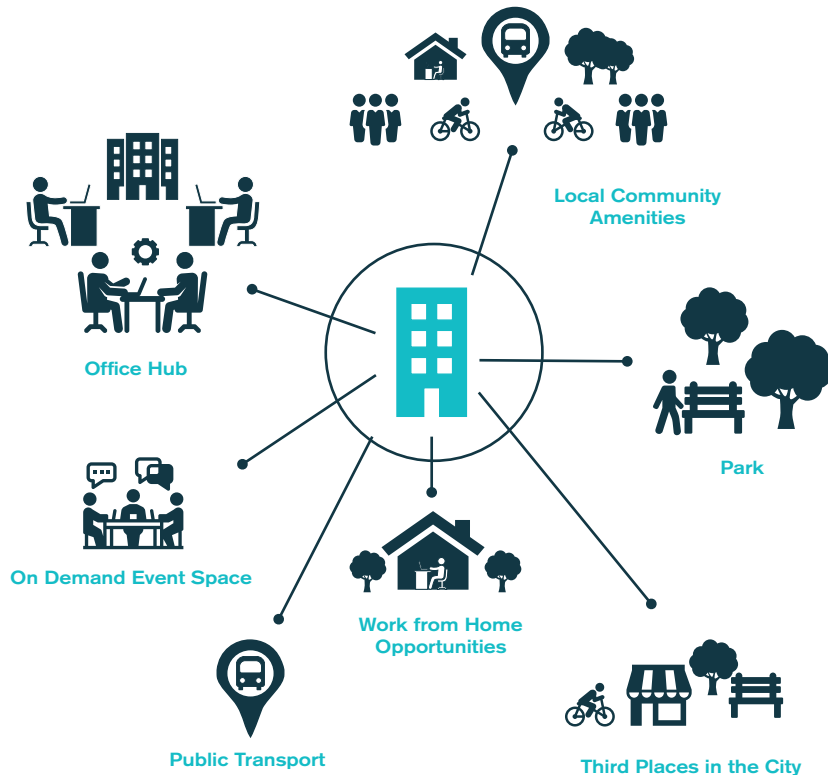
THE OPPORTUNITY

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.

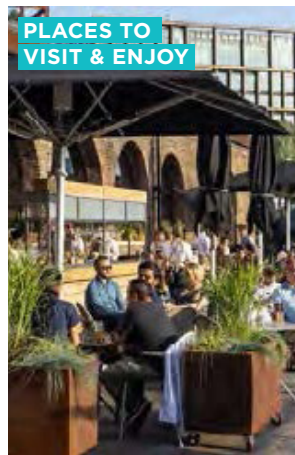
Over the past 10 years, Canary Wharf's retail and leisure offer has grown in intensity and diversity. Future mixed-use environments at Wood Wharf and North Quay will further expand Canary Wharf's amenities and attractiveness.

However, retail and leisure activity drops off significantly in the western end of the Estate, and as such the redevelopment of Park Place will help address this significant gap.



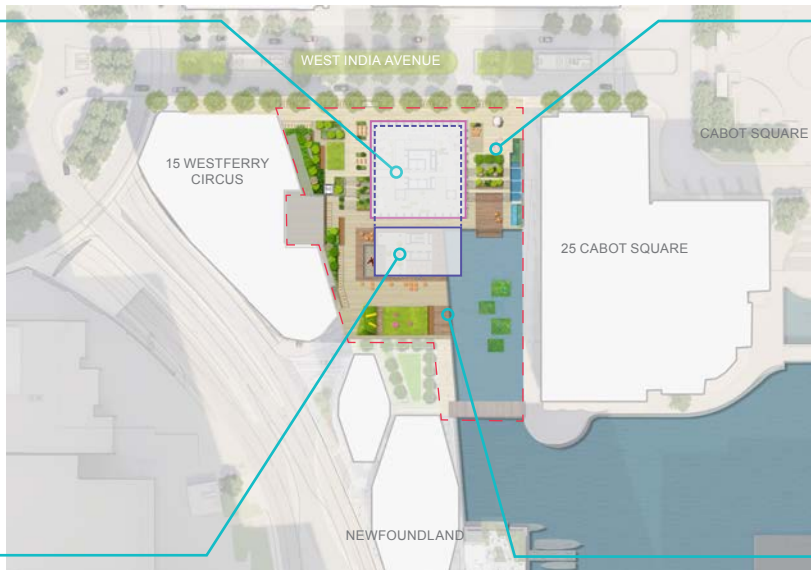
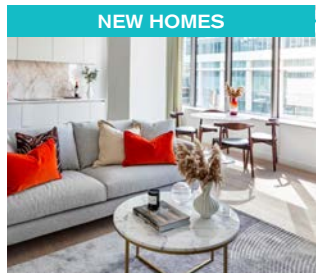
CONTRIBUTING TO THE DIVERSITY OF CANARY WHARF

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.



PROPOSED APPROACH

Our proposed development for Park Place comprises four key elements: (1) A 'Pavilion' 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.



RESIDENTIAL BUILDING HUB BUILDING HUB BUILDING EXTENDS BELOW RESIDENTIAL BUILDING

04 PLACEMAKING PROPOSALS

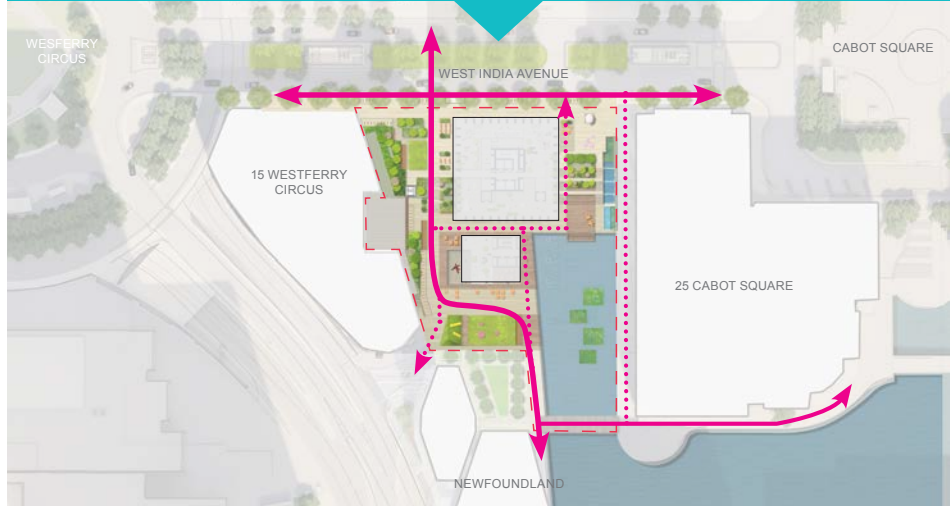
IMPROVING ACCESS AND CONNECTIONS

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.

SITE PLAN SHOWING THE PROPOSED ROUTES AND CONNECTIONS THROUGH THE SITE



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.



ACTIVE STREET FRONTAGE REFERENCE

EXISTING CONDITION ON WEST INDIA AVENUE



VIEW LOOKING EAST TOWARD CABOT SQUARE

PROPOSED VIEW HIGHLIGHTING THE POTENTIAL TO CREATE AN ACTIVE STREET



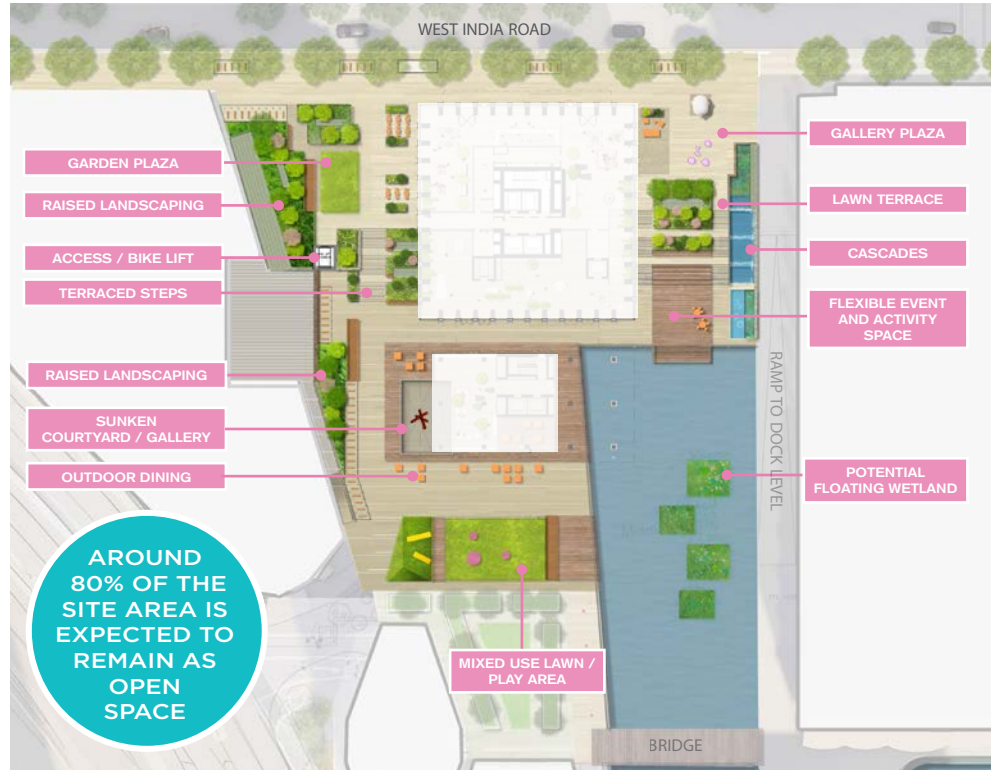
VIEW LOOKING WEST TOWARDS WEST FERRY CIRCUS

ACTIVATING THE PUBLIC REALM

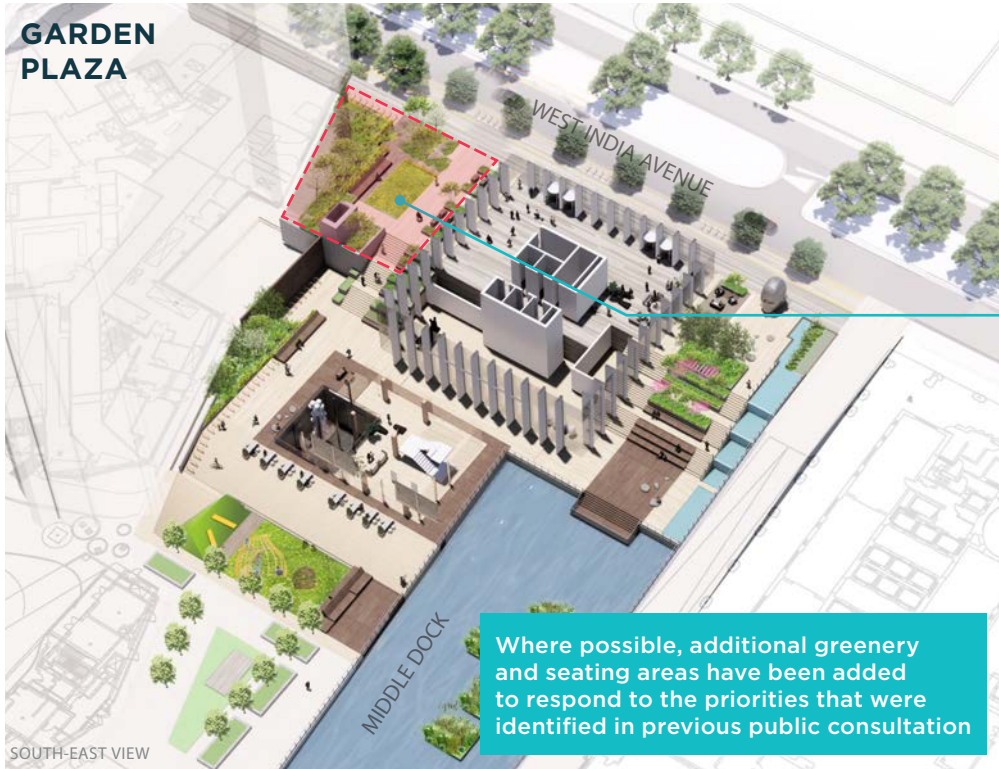
The proposals include a series of new public spaces which reflect the residential and cultural elements of the proposed development as well as its location next to the water.

The outside spaces will be able to accommodate events and installations as well as providing play facilities and green space.

Proposals for connecting the design directly with the Middle Dock include creating a network of water gardens on the upper plaza on West India Avenue, a series of cascades following the change in levels from the road to the dock, an interactive water feature along the Dock edge, and a maritime deck that steps down directly to the water's edge.



GARDEN PLAZA



Where possible, additional greenery and seating areas have been added to respond to the priorities that were identified in previous public consultation

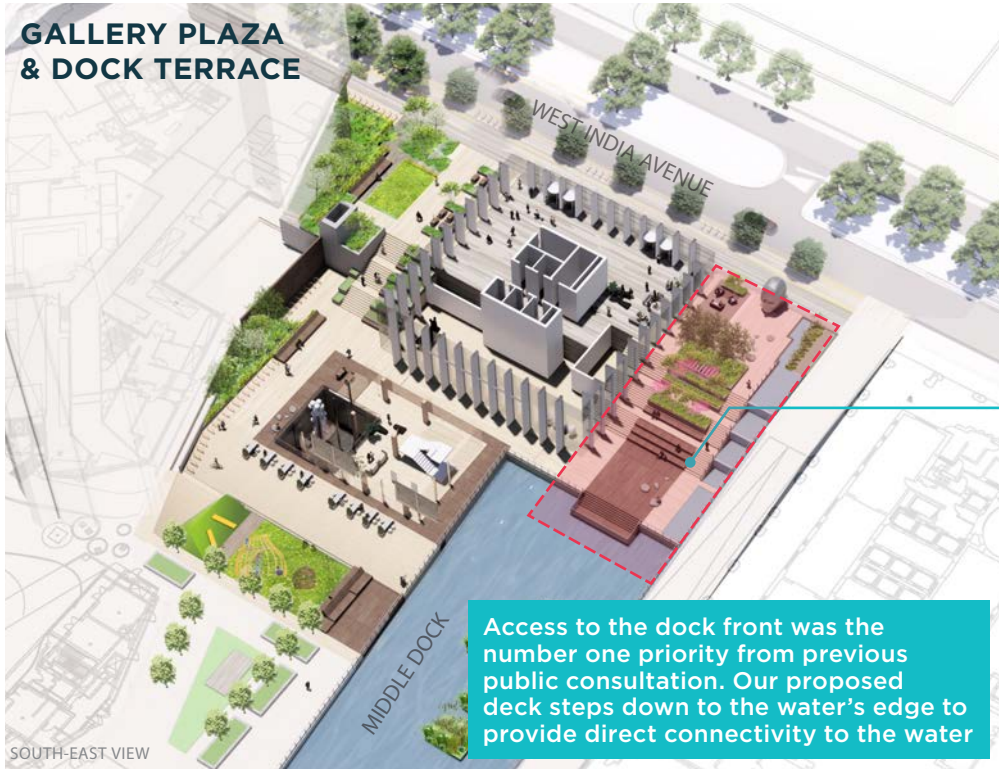
SOUTH-EAST VIEW

Garden Plaza is proposed as an inviting public square that could accommodate public art installations or food stalls and markets

4.4



GALLERY PLAZA & DOCK TERRACE

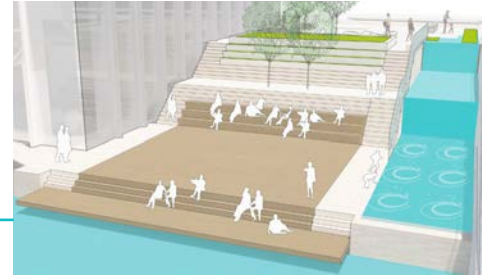


Access to the dock front was the number one priority from previous public consultation. Our proposed deck steps down to the water's edge to provide direct connectivity to the water

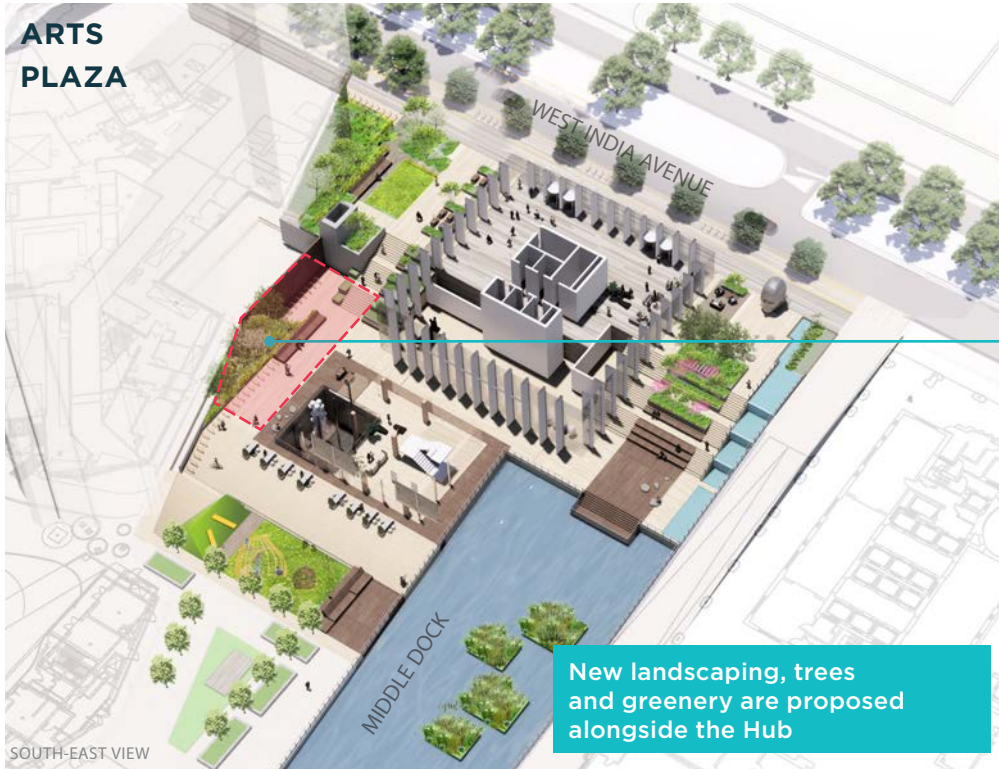
SOUTH-EAST VIEW

Our proposed Gallery Plaza incorporates water gardens and a lawn terrace as well as opportunities for outdoor events or spill out from the gallery

4.5



ARTS PLAZA



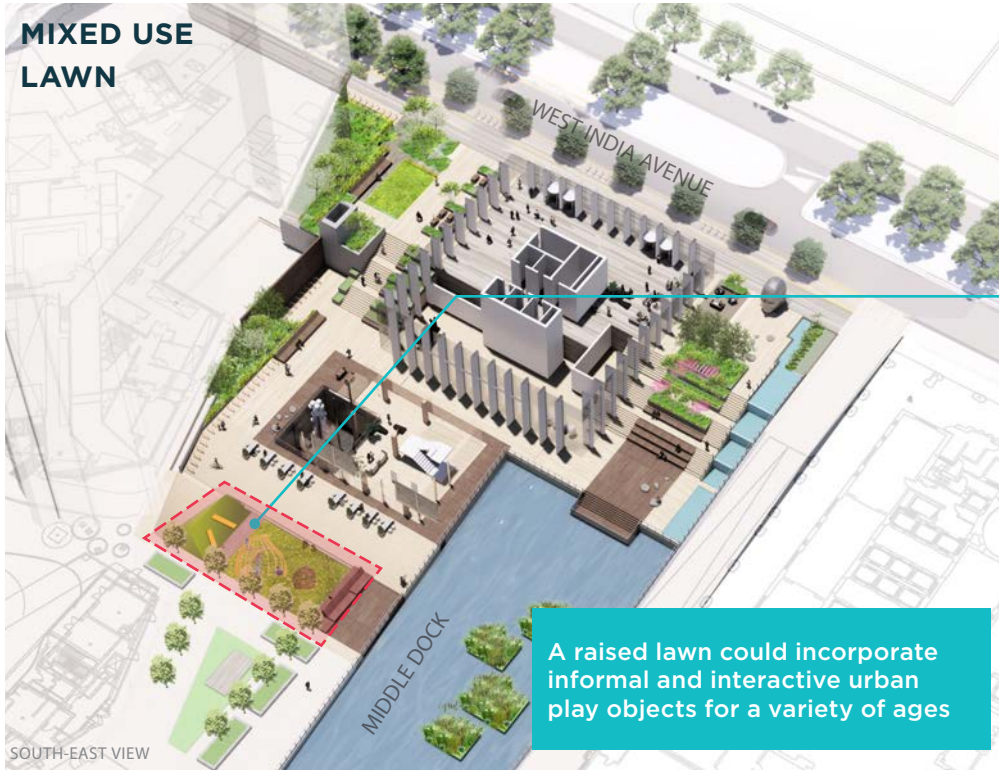
New landscaping, trees and greenery are proposed alongside the Hub

Arts Plaza is adjacent to the Park Place Hub and provides the potential to expand the arts programming to the outside

4.6



MIXED USE LAWN



SOUTH-EAST VIEW

A raised lawn could incorporate informal and interactive urban play objects for a variety of ages

The south lawn will provide play opportunities for children living in the new homes and visitors to the Estate

4.7

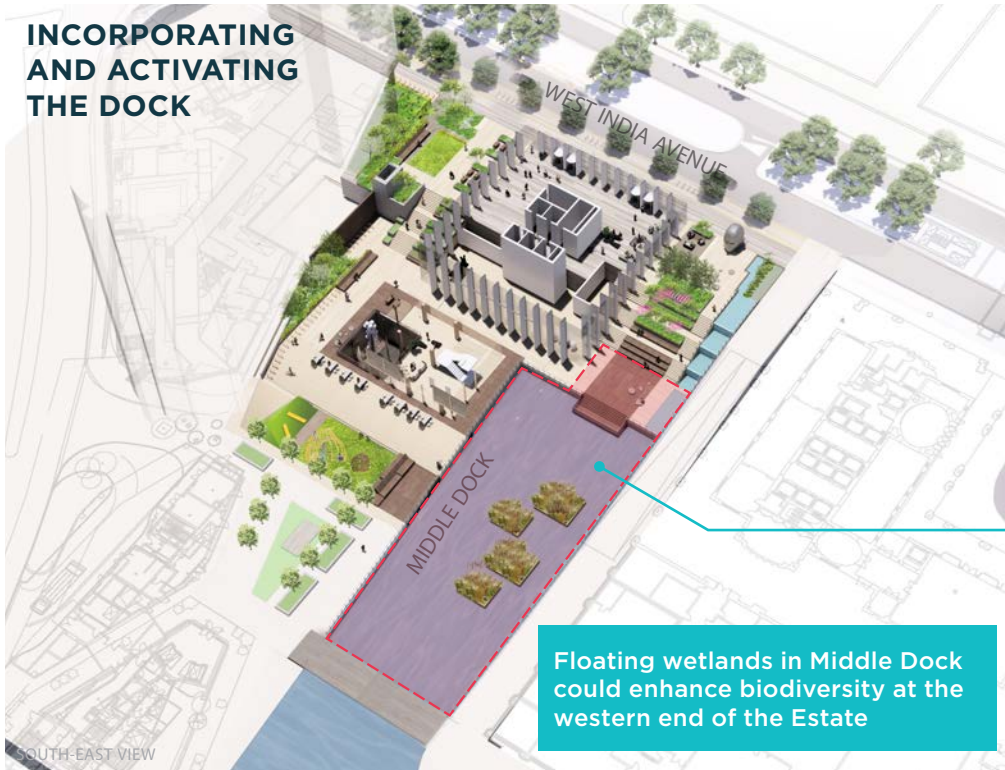


REVITALISING THE WATERS EDGE

This part 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.



INCORPORATING AND ACTIVATING THE DOCK



Floating wetlands in Middle Dock could enhance biodiversity at the western end of the Estate

The proposals aim to make a feature of the proximity to the dock and we are looking at ways we could provide access to the water





05
THE PAVILION

PARK PLACE PAVILION

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

Our proposals house a diversity of complementary uses in order to create an active and vibrant environment. Approximately 4,000 square metres of space spread across the lower floors of the residential building and the pavilion will be dedicated to providing the area with new amenities to support new and existing residential communities and businesses, workers and visitors to Canary Wharf.

PROPOSED VIEW OF THE PAVILION BUILDING

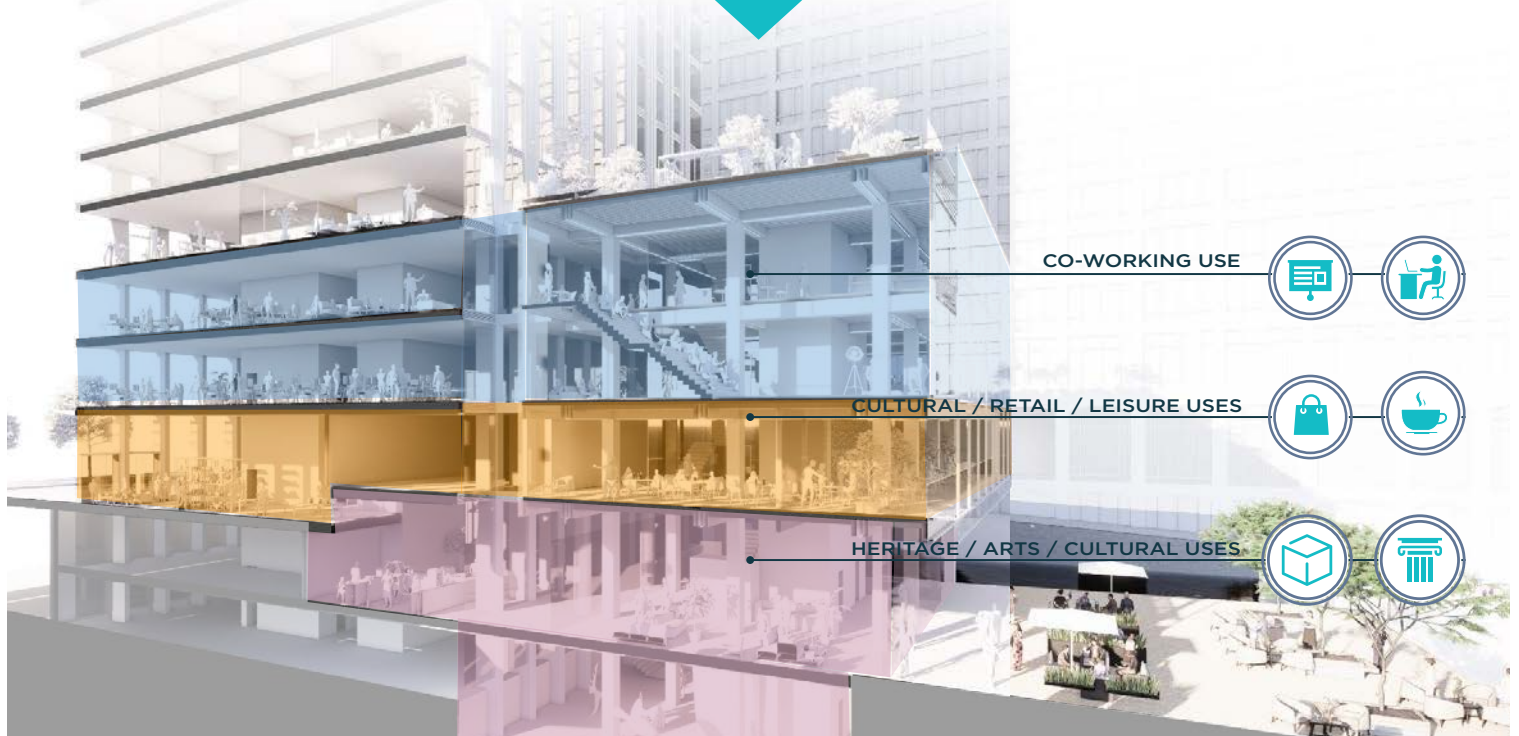


PROPOSED USES

In creating the Park Place hub, we want to provide new uses that would be appropriate for the western end of the Estate and complement the existing uses in the area.

A range of ideas could be considered in this location. Our proposals currently include co-working facilities to support more flexible ways of working, alongside arts and cultural space, leisure, retail and food and drink offers to respond to the need for more amenities at the western end of the Estate.





THE PAVILION

LOWER GROUND 1

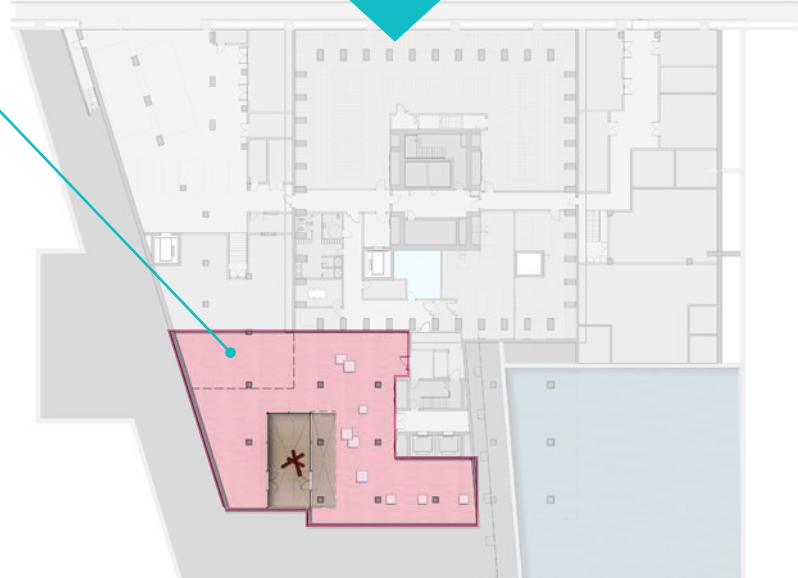
Gallery space and arts and events showcasing would provide new reasons to visit the Estate and provide for the emerging residential community at Canary Wharf and the surrounding area.



LOCATION KEY



DIAGRAM SHOWING LOWER GROUND LEVEL PLAN



THE PAVILION

LOWER GROUND 2

The lower ground level would provide access to gallery space and an associated shop and cafe.



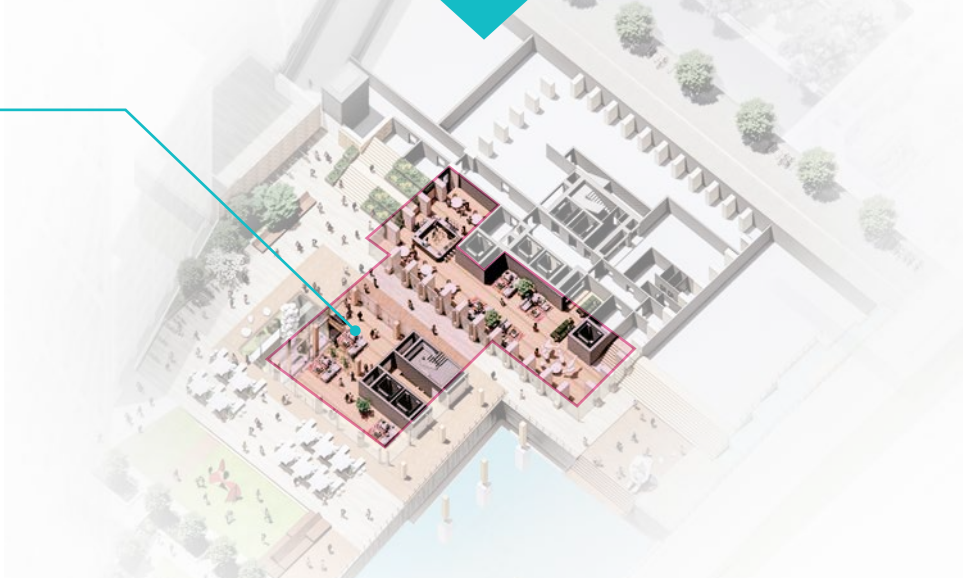
5.5



LOCATION KEY



DIAGRAM SHOWING LOWER GROUND LEVEL 2



THE PAVILION

UPPER GROUND LEVEL

The first floor of the pavilion provides an opportunity for a new restaurant with views over the water.



5.6



LOCATION KEY



DIAGRAM SHOWING UPPER GROUND LEVEL



THE PAVILION

SECOND LEVEL

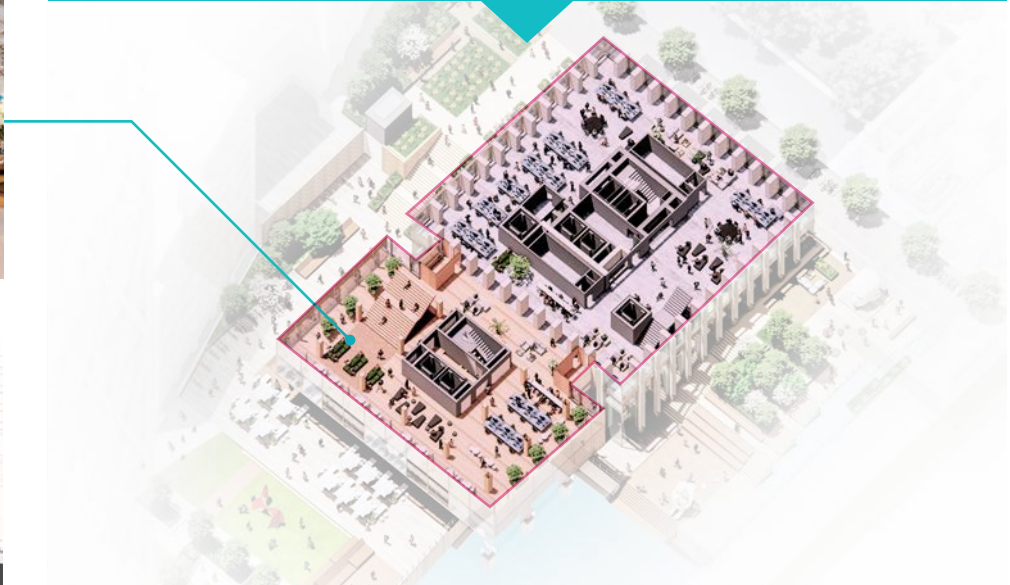
Flexible co-working spaces and cultural and event spaces are proposed to complement and expand the existing offer on the Estate and the wider area.



LOCATION KEY



DIAGRAM SHOWING SECOND LEVEL



THE PAVILION

THIRD LEVEL

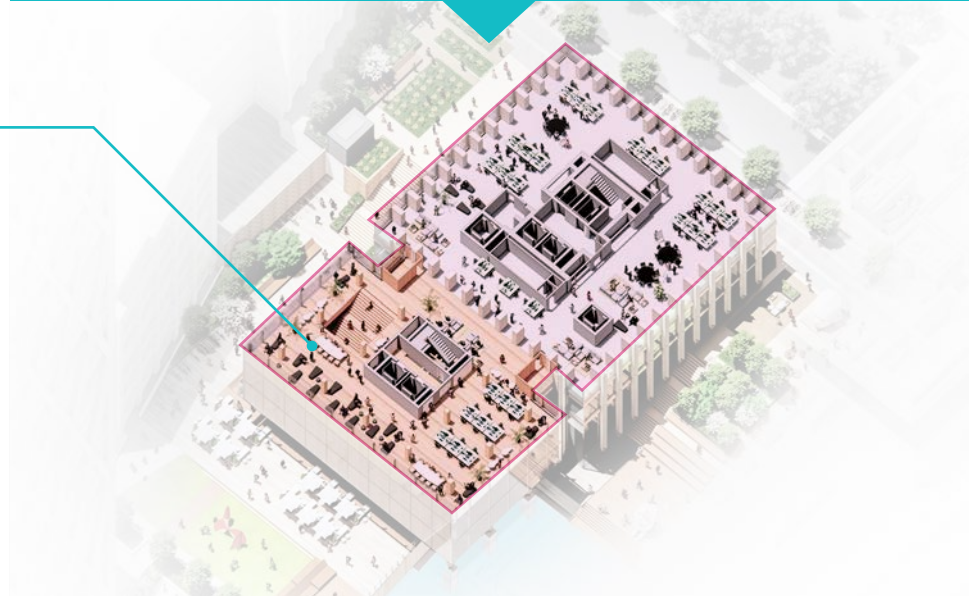
Co-working space would occupy the majority of the top floor of the hub as well as lower floors of the main building.

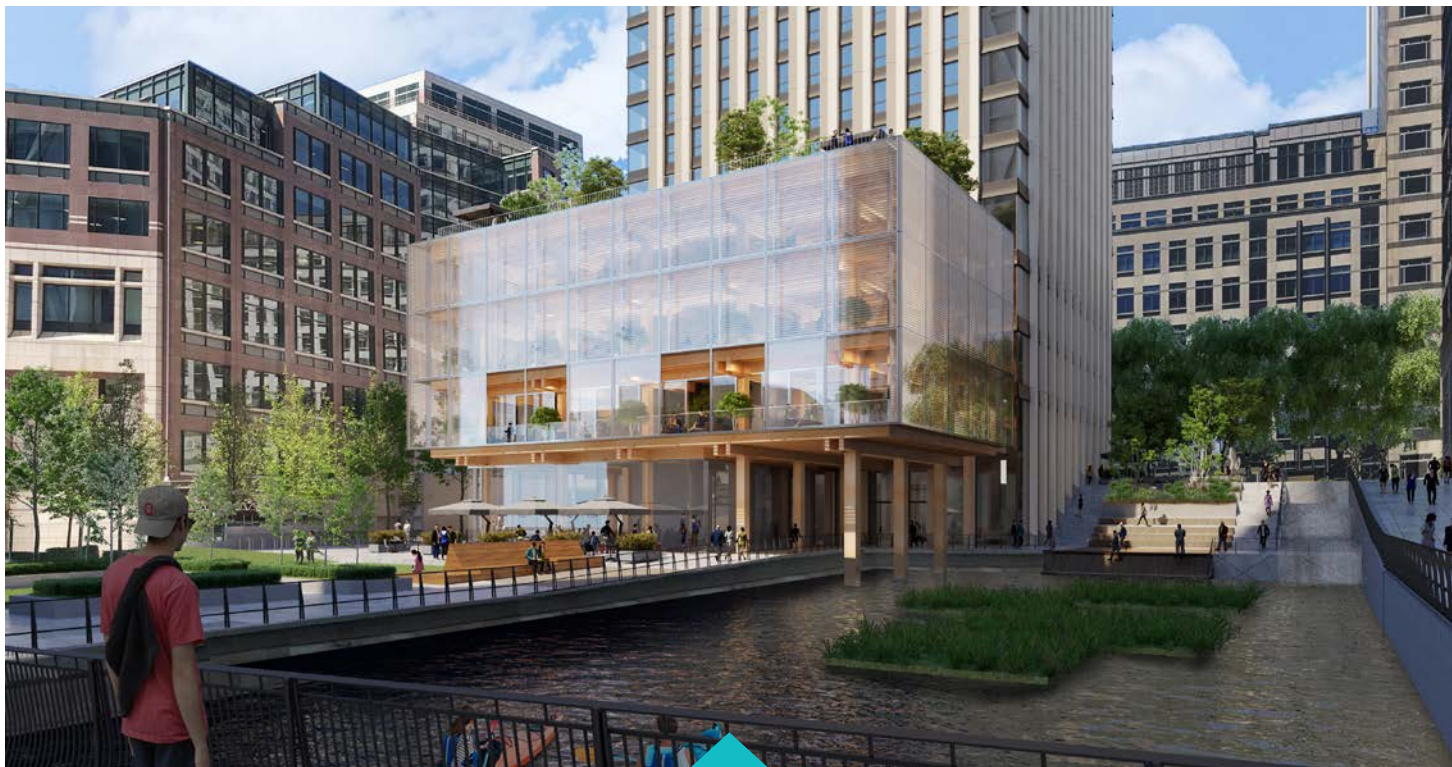


LOCATION KEY



DIAGRAM SHOWING THIRD LEVEL





PROPOSED VIEW LOOKING NORTH TOWARD THE PROPOSED DEVELOPMENT

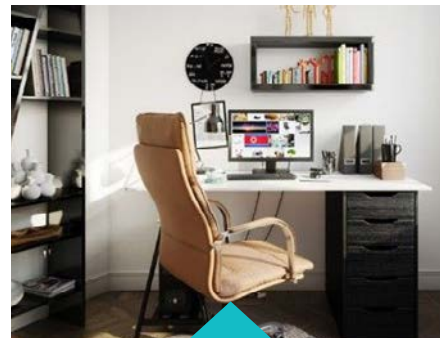
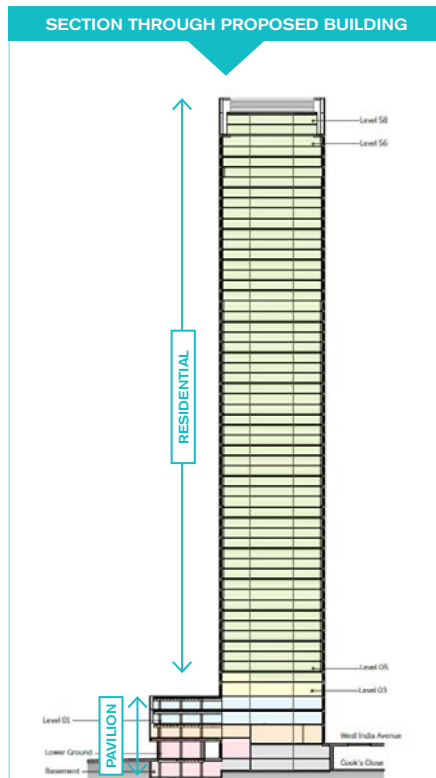
06
NEW HOMES FOR
CANARY WHARF

PROVIDING NEW HOMES

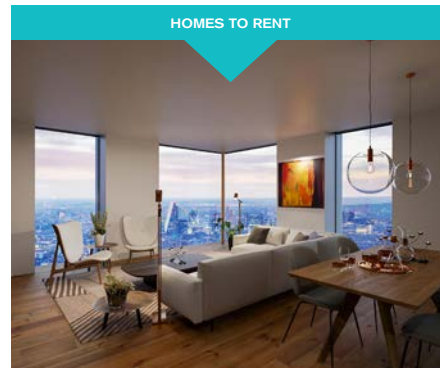
Our proposals include the creation of a new residential building to complement the mix of uses across Canary Wharf, add vitality to the Metropolitan Town Centre area and deliver much needed high quality housing for the borough.

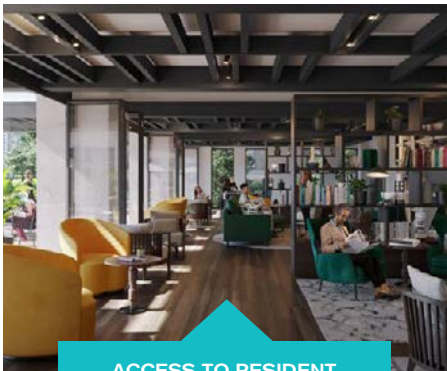
624 homes are proposed across a range of unit sizes. The new homes would be specifically built for rent only and would include both market rent and affordable homes.

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, helping to create a vibrant place, supporting existing businesses on the Estate and in the local area, and helping to attract new businesses to the area.



NEW HOMES DESIGNED WITH SPACE FOR HOME WORKING





ACCESS TO RESIDENT
AMENITIES SUCH AS LOUNGES
AND ROOF GARDENS



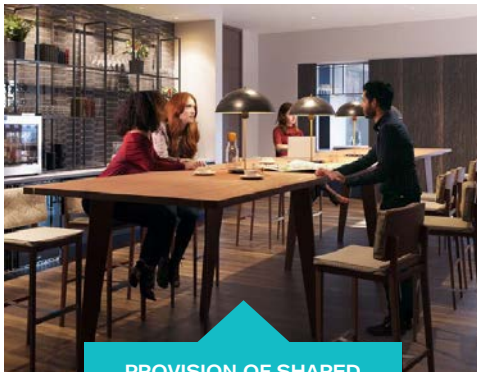
WHAT CAN RENTERS EXPECT FROM BUILD-TO-RENT?

- 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.

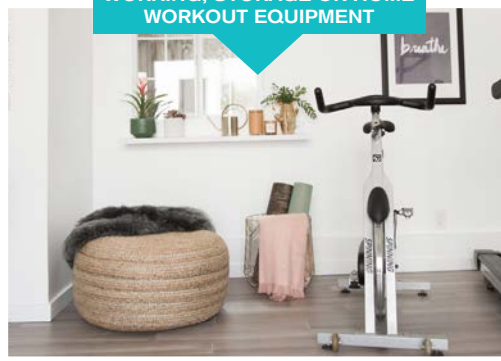
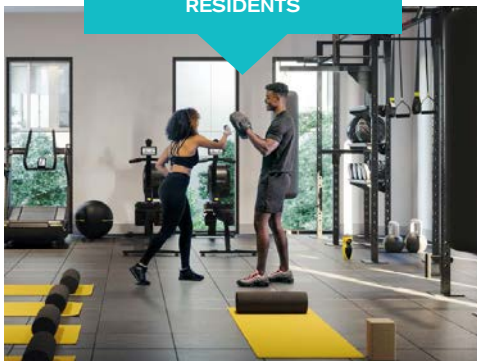
Build to Rent developments are specifically designed for the rental market. Rather than being sold off to individual landlords, the homes are held in a single ownership by one organisation. This has the benefit of providing well-managed developments over the long term.



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 and additional storage.

PROPOSED VIEW SHOWING NEW RESIDENTIAL BUILDING (LOOKING WEST ALONG WEST INDIA AVENUE)





07
SUSTAINABILITY
& CONSTRUCTION

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.

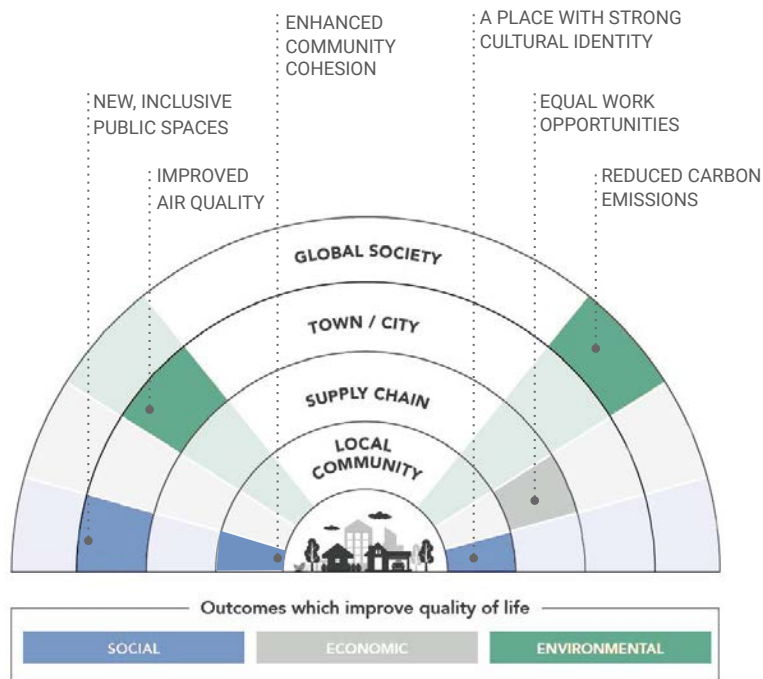
We are able to build on our experience of delivering high quality environments that meet and surpass challenging targets set out in the new London Plan.

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 by 2030 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 2030
- Minimum 35% carbon reduction beyond the baseline condition



RESILIENCE

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



ECOLOGY

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



MOBILITY

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



CIRCULAR ECONOMY

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



WATER

- Greywater recycling and rainwater harvesting
- 90 litres/person water-use target



ECONOMY & EQUITY

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



LIVABILITY & WELLBEING

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



HERITAGE & IDENTITY

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



WASTE

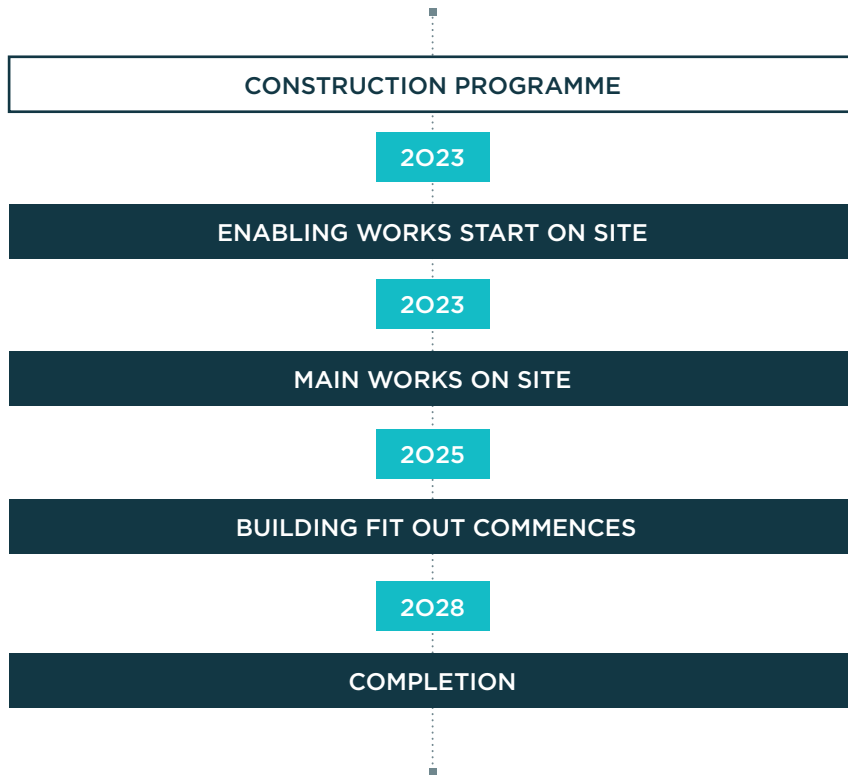
- Efficient manufacturing and materials

CONSTRUCTION OVERVIEW

Canary Wharf Contractors (CWC), the construction arm of Canary Wharf Group, will be carrying out this project.

As part of the Considerate Constructors Scheme, CWC will undertake best practice policies that aim to minimise the inconvenience to neighbours of the site and the local community. This will include managing construction traffic, maintaining access and providing a construction liaison officer to ensure regular communication with the community to address any issues.

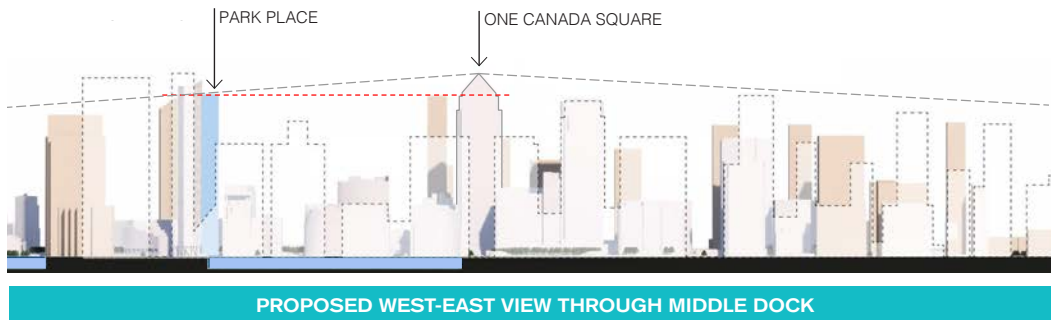
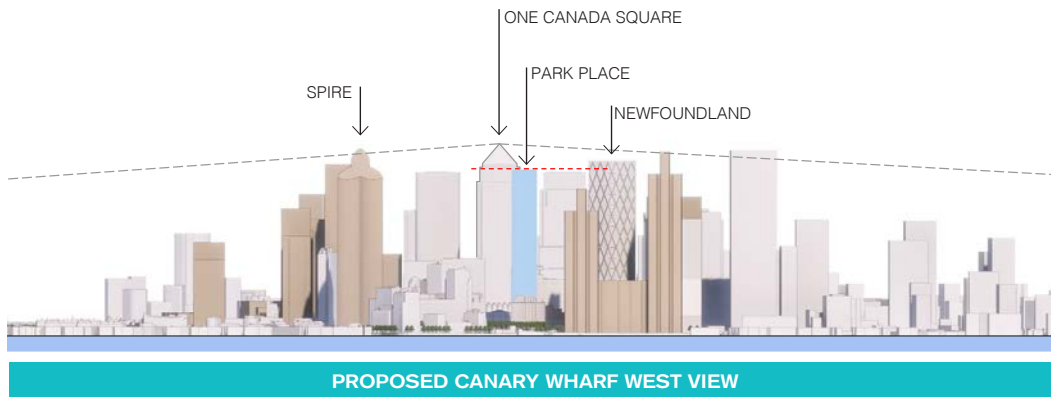
Subject to receiving planning permission, it would be the intention to start on site in 2023.



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.



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.

PROPOSED VIEW OF THE RESIDENTIAL BUILDING (ONE CANADA SQUARE IN THE DISTANCE)



**STREET LEVEL VIEW
LOOKING EAST ALONG
WEST INDIA AVENUE**



**BIRDSEYE VIEW OF
THE PROPOSED
DEVELOPMENT FROM
THE NORTH-WEST**

