Background

About King’s College London
King’s is one of England’s oldest and most prestigious universities: a multi-faculty research-led institution based in the heart of London. King’s is ranked as one of the world’s top 30 universities. It was the Sunday Times UK University of the Year in 2010-11 and is the same newspaper’s Best UK University for Graduate Employment in 2013.

King’s has more than 25,000 students (of whom more than 10,000 are postgraduates) and some 6,500 employees.

King’s has a particularly distinguished reputation in the humanities, law, the sciences (including a wide range of health areas such as psychiatry, medicine, nursing and dentistry) and social sciences including international affairs. It has played a major role in many of the advances that have shaped modern life, such as the discovery of the structure of DNA and research that led to the development of radio, television, mobile phones and radar.

King’s College London and Guy’s and St Thomas’, King’s College Hospital and South London and Maudsley NHS Foundation Trusts are part of King’s Health Partners.

The College’s strategic plans
The College has an ambitious strategy to grow student and academic staff numbers by 2016. The growth plans include:
- providing quality teaching, learning and sports facilities
- providing 2000 rooms for student accommodation
- providing space for future world leading collaborations and partnerships.

The Canada Water opportunity
As a regeneration area, Canada Water can provide King’s with:
- the potential to create a vibrant university environment with new infrastructure and facilities
- a convenient location that is only 10 minutes by tube to Central London and to other King’s campuses
- affordability.

Benefits for Southwark
With King’s as an integral part of Canada Water’s future, the local community can benefit in these ways:
- housing – adding to the local market and helping to address housing shortages
- potential to improve access to educational and recreational facilities
- direct employment creation – circa 700 new permanent jobs, circa 1,500 construction jobs
- indirect employment – circa 70 indirect jobs
- local expenditure
- car free – The College has no significant requirement for car parking.

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Regeneration and planning of Canada Water

Canada Water is undergoing major regeneration. In addition to the new transport hub, library and adjacent residential development, the Canada Water Action Area Plan (CWAAP) sets out the vision to transform Canada Water into a vibrant major town centre with new homes, jobs, shopping, leisure and other activities that will support the existing community and grow the local economy.

Mulberry Business Park is currently allocated for residential, employment and community uses in the CWAAP. In 2008, planning permission was granted for a new development of the Mulberry site comprising 256 homes and 5,100m² of offices in a series of buildings of up to 8 storeys. This development was not carried out. The light industrial buildings on the Mulberry site were demolished in 2008 and the site has been vacant since.

The adjacent Harmsworth Quays is allocated for offices, with residential and retail uses also being acceptable.

With the Daily Mail Printworks vacating and King’s interest in Canada Water, the Council is taking the opportunity to review the CWAAP and specifically the allocations for the Harmsworth Quay site and those immediately surrounding it, including the Mulberry Business Park. The allocations for these sites will change as a result of this process.

A university development, including both teaching facilities and student accommodation, could help deliver a level and range of activity, day time uses and vitality beyond those achievable by conventional residential and office land use mixes. The CWAAP review is considering the potential for new educational uses, such as those proposed by King’s, to be provided in the area in addition to those uses mentioned above.

The revised CWAAP will be subject to public consultation later in the spring and, following this, new policies agreed for the area.
King’s vision for Canada Water is to create a town centre with a university environment that promotes regeneration and vitality, mutually beneficial to the College and the local community, that anchors King’s presence and commitment to Canada Water’s long term future and success.

The proposals:

- contribute to day time uses and local economy
- provide new homes and jobs for the local community
- incorporate new facilities including sports, leisure and learning for the College and local community
- broaden opportunities for the local community to access and participate in higher education
- establish a high quality car-free quarter with new public spaces and improved connections.

The proposals for the Mulberry site are the first phase of this vision.
The Mulberry site

The site was formerly occupied by the Mulberry Business Park. The light industrial buildings which were built in the 1980s were demolished in 2008 and the site has been vacant since this time.

The Mulberry site is the first phase of King’s aspirations for Canada Water.

The proposed accommodation on site will comprise:

- circa 750 student bedrooms and associated social and ancillary spaces
- affordable housing in a range of unit sizes
- flexible work space for approximately 300 King’s staff
- flexible retail space with the potential to accommodate appropriate health centre/retail/cafe spaces to support the student population and the wider community
- high quality public areas providing open spaces within the site
- separate private external amenity spaces for the student and residential accommodation.

Provisional floorspace figures (gross external area)

- Student residential: 25,000 m²
- Affordable housing: 3,800 m²
- Offices: 4,500 m²
- Retail/health centre: 1,100 m²

Provisional floorspace figures (gross external area)

- Student residential
- Affordable housing
- Offices
- Retail/health centre

New streets for improved connectivity for residents and businesses

Landscape and street edges retaining existing trees

New pedestrian connections and public space as focal point for the site

Student accommodation arranged as a series of “houses”

New office block (orange) and affordable housing (red)

Study bedrooms on the upper floors are arranged with shared kitchen/living rooms and stairs to form “houses”

Roof plan showing the arrangement of “houses” around courtyard gardens
A new public pedestrian route is proposed across the site to connect Albion Channel with future development to the east. The route widens at the centre of the site to form a landscaped public square which is the focal point of the College accommodation. In addition to retail units at ground level, the main entrances to the student residential, office and affordable housing blocks are accessed from this square. We anticipate that the square will become a meeting space for students, staff and local residents with the capacity to accommodate a range of potential functions including temporary markets, play spaces and external seating.
Courtyard Garden

As student residential accommodation is accessed from the main entrance on the public square and then via landscaped ground-level courtyard gardens. The student residential accommodation is accessed via landscaped, ground-level courtyard gardens.

Large recreation rooms, providing flexible space for College and community use, have generous openings enabling activities to spill into the garden space. These recreation rooms additionally have street frontages facing the primary school and Site E providing the potential for separate community entrances. In addition, glimpsed views into the gardens are provided from these streets.

The courtyard continues at first floor level above the student recreation rooms and service area, providing additional landscaped amenity space for students, and separately, for the adjacent residential units.