



*the* **FOUNDING**

CANADAWATER



*Welcome to The Founding*

# CANADA WATER'S NEW FLAGSHIP RESIDENCE

The first chapter in the remarkable Canada Water masterplan story promises to be its most exciting – 186 apartments are coming to the capital's most talked-about neighbourhood.

# THE JOY OF THE UNEXPECTED

View of the City from The Founding.



# the FOUNDING

## CANADA WATER

**16** NEW STREETS AND THE FIRST NEW HIGH STREET IN LONDON FOR A GENERATION

**1** MILLION SQ FT OF NEW RESTAURANTS, BARS, RETAIL AND ENTERTAINMENT SPACE FOR THE COMMUNITY

**1,255** NEW TREES TO ENHANCE ONE OF LONDON'S GREENEST NEIGHBOURHOODS

**3,000\*** NEW HOMES WILL BE BUILT OVER A 10-15 YEAR PERIOD

**12** ACRES OF NEW PUBLIC SPACES, INCLUDING A TOWN SQUARE THE SIZE OF LEICESTER SQUARE

**2** MILLION SQ FT OF OFFICE SPACE

**3.8KM** OF NEW STREETS AND SPACES FOR PEDESTRIANS AND CYCLISTS TO ENJOY

\*This figure is approximate.

**05**



# MASTERPLAN PHASING

**PHASE 1**  
 COMPLETES Q3 - 2024

- 265 HOMES
- 300,000 SQ FT OFFICE SPACE
- LEISURE CENTRE
- LANDSCAPED COURTYARD GARDEN
- REVITALISED CANADA DOCK AND NEW BOARDWALK

**PHASE 2**  
 COMPLETES Q1 - 2027

- 408 HOMES
- 607,000 SQ FT OF OFFICE SPACE
- PARK (OPENS 2025)

**PHASE 2A**  
 COMPLETES Q2 - 2028

- 320 HOMES
- 507,000 SQ FT OF OFFICE SPACE

**PHASE 3**  
 COMPLETES Q2 - 2029

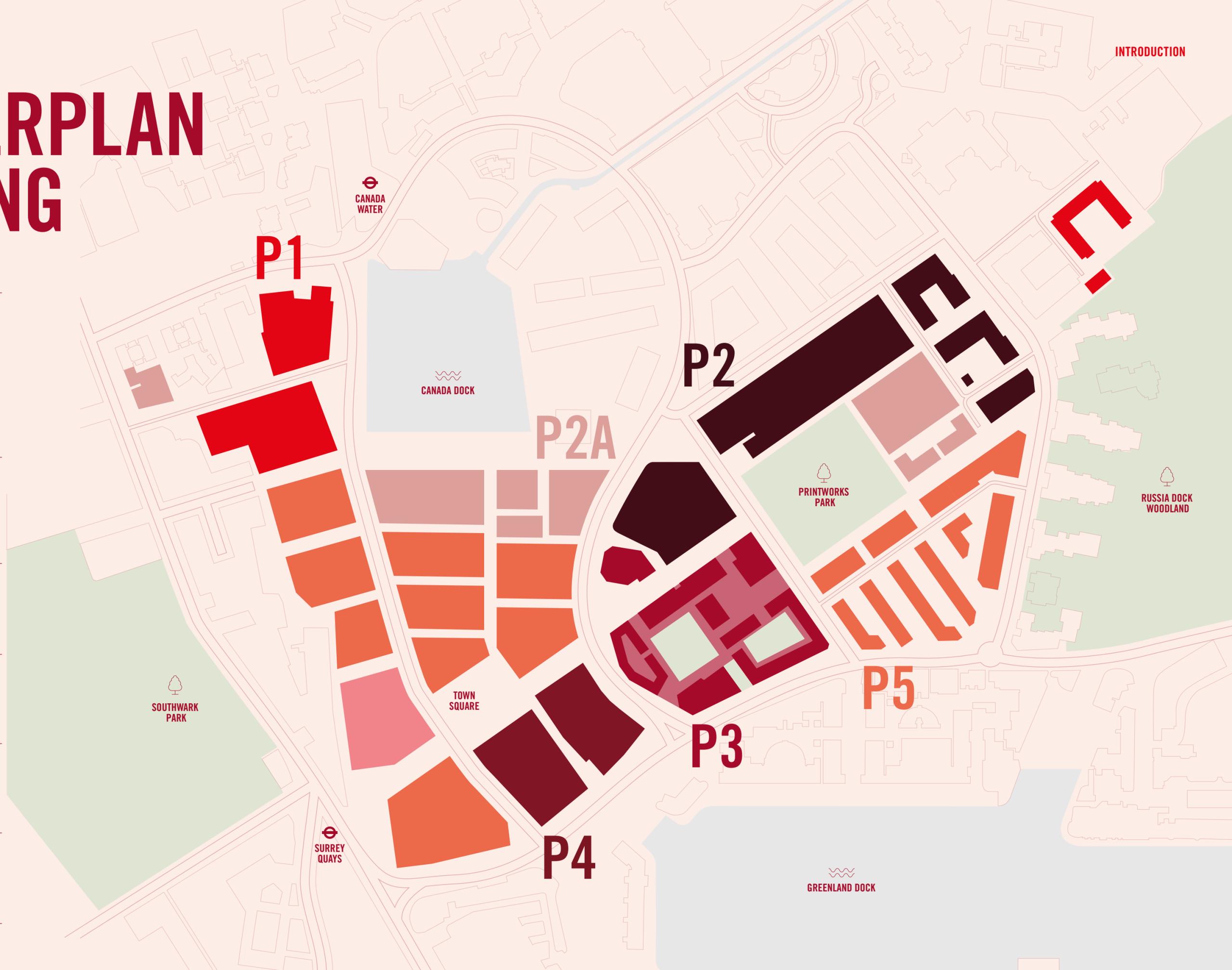
- 685 HOMES

**PHASE 4**  
 COMPLETES Q2 - 2029

- 91,000 SQ FT OFFICE SPACE
- NEW TOWN SQUARE

**PHASE 5**  
 COMPLETES Q1 - 2029

- 983 HOMES
- 907,000 SQ FT OFFICE SPACE





Canada Water's future new town square.

# A NEW LANDMARK LEGACY

A new era of waterside living is coming to Canada Water. London's best-kept secret is about to be revealed: one of the largest multi-phase developments in Europe is transforming this historic dockland in South East London.

The Founding will be the first residential building in the Canada Water masterplan vision. Elevating your expectations, the 35-storey tower pays respect to the area's industrial heritage while welcoming in a new level of contemporary sophistication across its collection of studio, 1, 2 and 3 bedroom apartments. Interiors by Conran and Partners and panoramic views of London help to create a new legacy here.



The Founding's entrance opposite  
Canada Water tube station.



The Founding's entrance.

*Stay connected*

# LIVE LOCAL



# BE THERE FIRST

Canary Wharf\*

01 STOP EAST



Jubilee Park at Canary Wharf.

\*Canary Wharf is one stop east on the Jubilee Line.  
London Bridge is two stops west on the Jubilee Line.



London Bridge\*

02 STOPS WEST

Borough Market at London Bridge.

*Bank\**

**03** STOPS WEST



Southbank Centre in Waterloo.

*Waterloo\**

**04** STOPS WEST



Bank of England.

*Shoreditch\**

**05** STOPS NORTH



**TBC**



Hoxton Square in Shoreditch.

\*Bank is three stops west on the Jubilee and Northern Line.  
Waterloo is four stops west on the Jubilee Line.  
Shoreditch is five stops north on the Overground Line.

*One minute walk to Canada Water Station*

# CONNECT

Ships may no longer be the preferred method of transport at this historic part of London, but it's as committed to connecting people as ever. The Founding sits proudly within easy reach of London's Underground including the Jubilee Line and the Overground. One stop away at Canary Wharf lies London's newest and most anticipated line – the Elizabeth Line, connecting you to Heathrow Airport and the West End in a matter of minutes.



Travel times are approximate and taken from TfL.

# WORLD CLASS UNIVERSITIES ON YOUR DOORSTEP

 *TEDI - London*

**11 MINS**

 *South Bank University*

**19 MINS**

 *Kings College London*

**21 MINS**

 *London School of Economics*

**23 MINS**

 *UCL*

**24 MINS**

*Experience life*

# AT CANADA WATER



# A LEAFY PERSPECTIVE ON CITY LIVING

In the heart of the City, The Founding is the perfect place to build fresh memories. Surrounded by 130 acres of parks and woodlands, and the calming waters of Greenland Dock, it's a thriving natural environment that can be enjoyed by everyone.



View of the City from Stave Hill.



The new boardwalk and food and beverage offer at Canada Water.



The view from Stave Hill to the City.

# ZEN IN ZONE 2

Surrounded by landscaped gardens and 12 acres of new open spaces including a 3.5 acre park, you'll find more green space per person than almost anywhere in the City here.

The neighbourhood's iconic maritime past is still very much present in the calming waters of Greenland Dock, too. New cycle paths and an iconic boardwalk running along the western edge of the Canada Water Dock will make this a haven of blue and green at the heart of the City.



Greenland Dock.

# ALFRESCO AT YOUR FEET



Retail, restaurants and green space at The Founding.

*130 acres to explore*

# A BREATH OF FRESH AIR



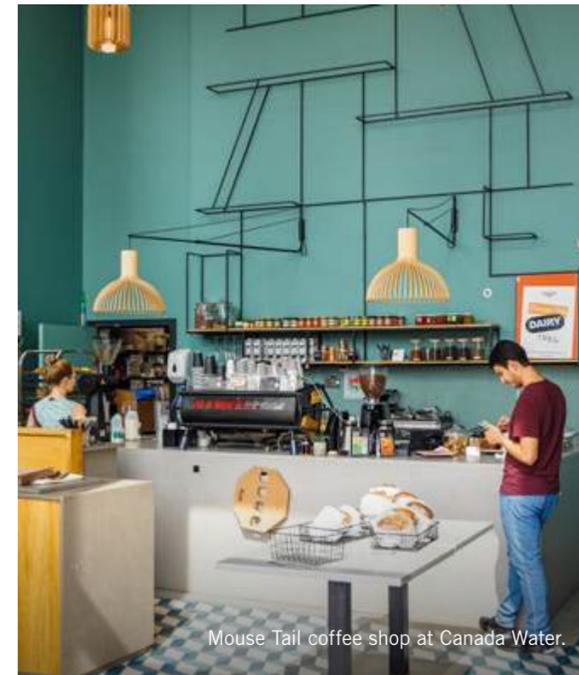
Canals in Canada Water.



Bandstand at Southwark Park.



Future retail and cafés at Canada Water.



Mouse Tail coffee shop at Canada Water.

**A MILLION SQ FT  
OF SHOPS, BARS,  
RESTAURANTS  
AND LEISURE.**

# A CUT ABOVE THE REST

A million square feet of retail and leisure is coming to Canada Water, including an array of artisan and independent retailers, making this a destination of unexpected delights. A stroll down The Cuts will be a colourful journey of the senses due to the bars, restaurants and shops that will be hand-selected for their excellence and originality.



Future shopping lanes called The Cuts.

# FOR THE LOVE OF THE INDEPENDENT

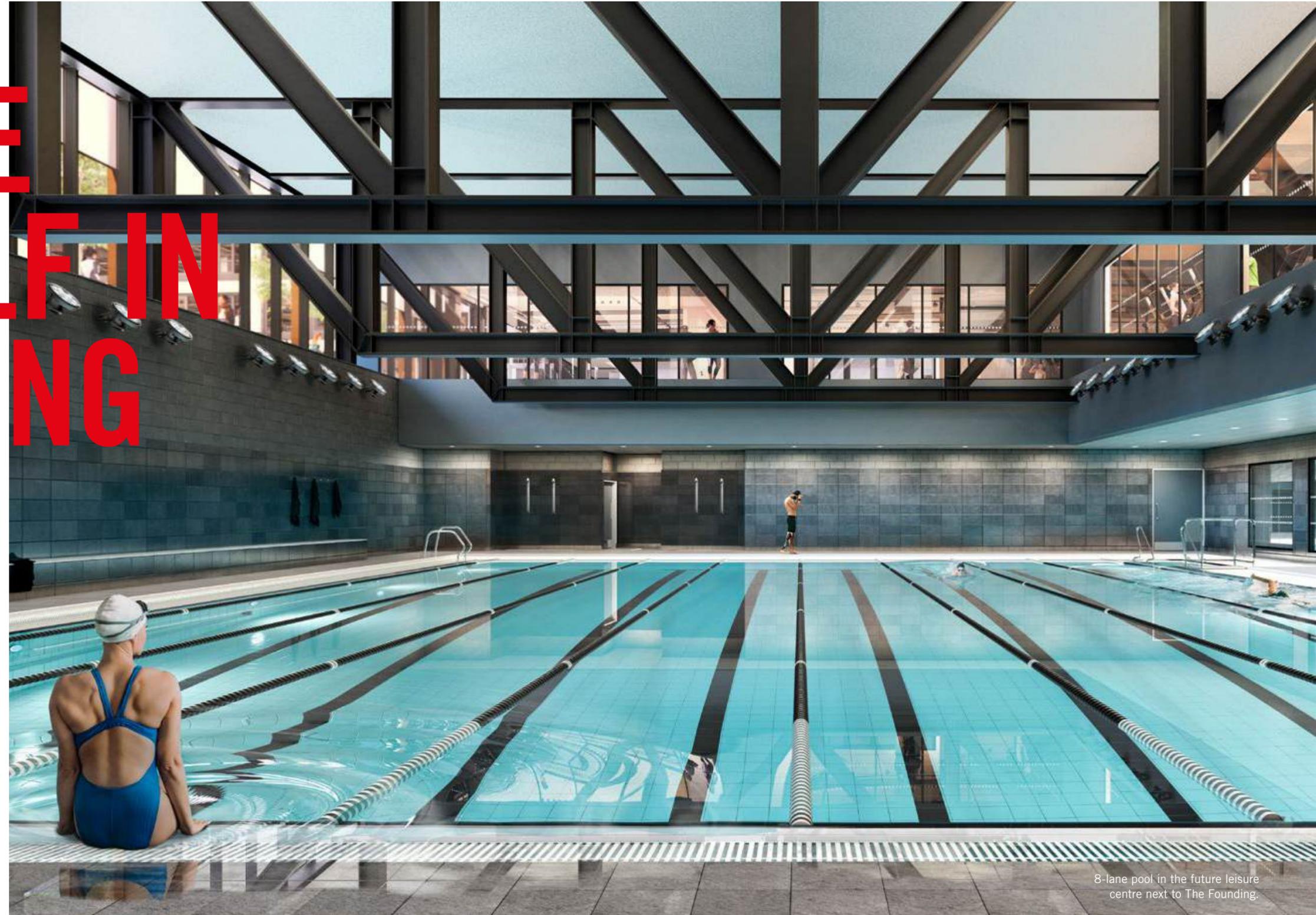
At ground floor level The Founding will be home to a host of carefully curated small shops, delis, bars and restaurants that offer both everyday convenience and the out of the ordinary. It will be a collection of like-minded small brands that will become second home to our residents and a destination for those visiting Canada Water.

Offering an authentic day to night scene, you'll be covered for your morning flat white, midweek breakfast, through to weekend date nights. In warmer months, you'll experience alfresco dining as our ground floor eateries spill out onto the landscaped streetscape.



Future retail in Canada Water.

# IMMERSE YOURSELF IN WELLBEING



The Founding prioritises your wellbeing with access to a first-class leisure centre located right next door. When you're not relaxing in its laid-back lounges, you can hit the state-of-the-art gym or racket courts, relax in the sauna or steam room, take a fitness class or dive into an 8-lane 25-metre swimming pool.

8-lane pool in the future leisure centre next to The Founding.



Evening event at Printworks London.



Ballet at Printworks London.

**A CULTURAL  
HUB FROM  
DAY TO NIGHT**

# A NEW LEGEND IS BORN

At The Founding, you can live at the heart of a new generation of beautifully designed homes, surrounded by gorgeously landscaped gardens, new cycleways and the calming waters of both Canada Water Dock and Greenland Dock, echoing the neighbourhood's illustrious maritime past.

However, those looking for culture and creativity will play an important role in the evolution of Canada Water and no more so than at the home of Printworks London. You'll find inspiration around every corner of the building, where The Grand Press offers spectacular workspace with park views and sustainable, industrial design for Canada Water's businesses.



*Your new apartment*

# THE FOUNDING



# SEE THE CITY LIKE NEVER BEFORE

London's skyline takes centre stage at The Founding. Dual aspect apartments and panoramic views enable you to enjoy the City's most iconic landmarks from sunrise to sunset without even stepping out of the door. Conran and Partners have taken inspiration from surrounding nature to create a feeling of urban calm.





**THIS IS WHERE  
YOU BELONG**



# ROOM FOR THOUGHT

The epitome of urban luxury, The Founding's open-plan homes set the bar high. Full-height Crittal windows not only allow you to enjoy uninterrupted views of London but flood the rooms with natural light. Coupled with pared-back interiors that look to nature and the neighbourhood's maritime past for inspiration, the result is a sanctuary at the heart of the City.





# THINK BIG. LIVE BOLD. STAY FOREVER.

Natural materials and a palette inspired by the natural world help The Founding's spacious living areas fit seamlessly into one of London's greenest neighbourhoods. The subtle lighting also enhances the sense of calm in this haven of peace and tranquillity.





# SUNRISE OVER YOGA

# SUNSET OVER DRINKS



Yoga on the residents' roof terrace at sunrise.



Residents' roof terrace with a view of Canary Wharf.

# WATCH LONDON LIGHT UP

Residents' roof terrace with view over the City at sunset.

# THE GREAT OUTDOORS

The Founding continues to delight at every level with its generous terraces and outdoor spaces focused on wellbeing. Residents can admire views of London's skyline, rainforest-inspired foliage, practice yoga or simply relax in an array of inviting spaces.



Residents' dining space on the roof terrace.

# SPACE FOR EVERY OCCASION

True rejuvenation is about creating a lasting legacy and community. That's where The Founding's shared spaces come in. Inviting areas that bring people together. Whether you're socialising or working from home, there are a range of residents' lounges and beautifully curated spaces to accommodate your every need and occasion.



Residents' dining or work space.



Residents' lobby and amenities spaces.



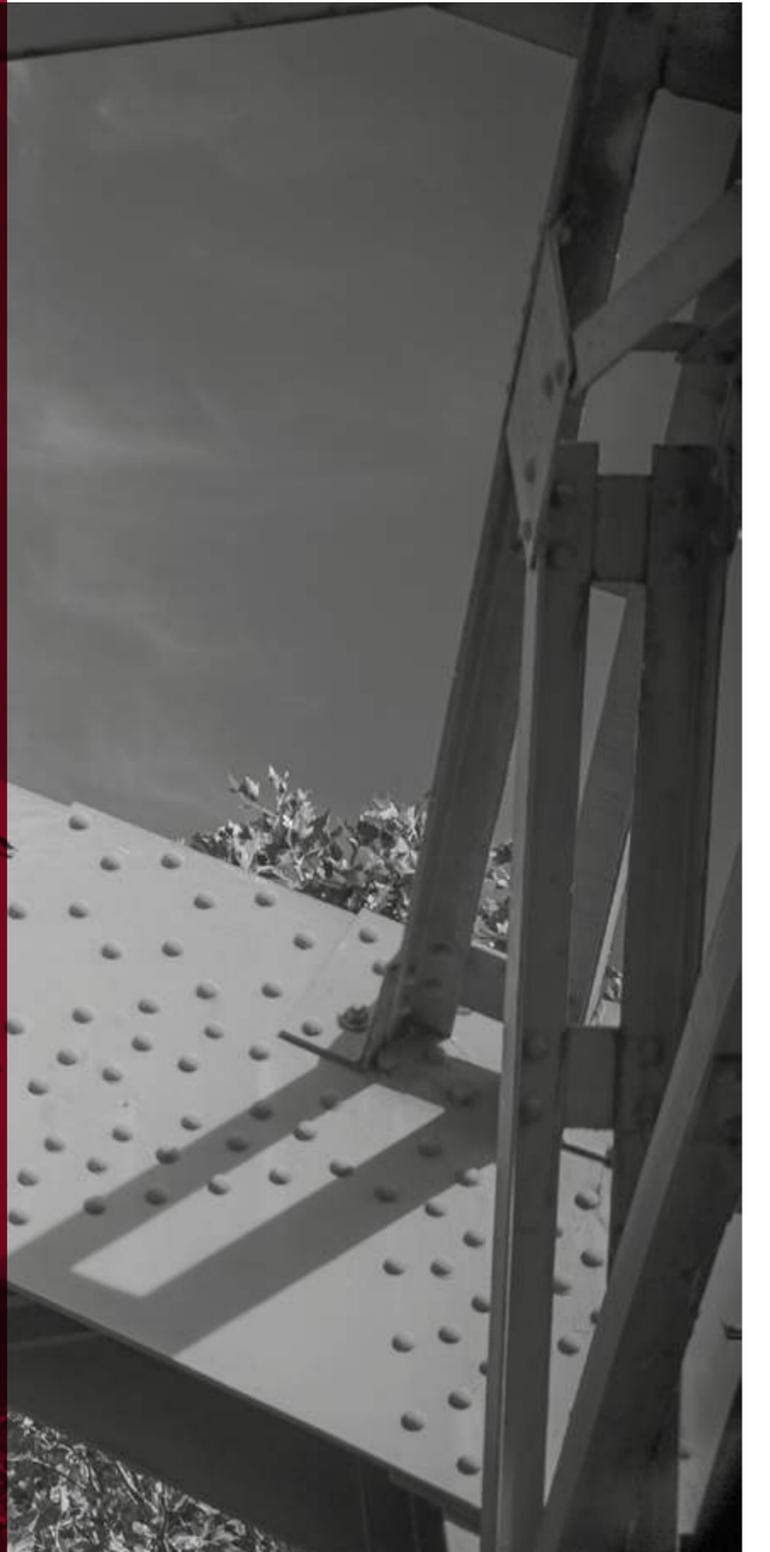
Residents' lounge.

*Residents' lounge*

**MAKE  
YOURSELF  
AT HOME**

*Interior design*

# CONRAN AND PARTNERS



# AN INSPIRING FUTURE

According to Conran and Partners' late founder Sir Terence Conran, "Good design improves people's lives."

A quick look at the internationally renowned architecture and interior design practice's portfolio certainly confirms this. Since being founded by Sir Terence Conran more than 35 years ago, Conran and Partners has delivered an array of award-winning buildings and spaces that endeavour to be progressive and sustainable. Prioritising the needs and desires of users, their projects intend to inspire and connect, and embrace a rich and varied range of cultures, typologies and scales.





## *The finer details*

# SPECIFICATION

### *Kitchens*

- Soft close doors
- Recessed downlights
- Ceaserstone finish concrete style worktops
- Feature vertical tiling splashback
- Integrated white goods
  - Samsung dishwasher, hob, microwave, washer/dryer
  - Siemens extractor, fridge/freezer

### *Bedrooms*

- Fitted full height wardrobes (master bedroom only)
  - Matt finish metal ironmongery
  - Recessed adjustable downlights

### *Bathrooms and ensuites*

- Feature wall and floor tiling
- Duravit sanitaryware
- Baths to selected units
- Brushed matt black tap fittings
- Black framed bath screen
- Thermostatic shower valve
- Wall mounted shower head
- Smoked walnut timber veneer shelving
- Mirror unit with integrated front-facing lighting
- Recessed adjustable downlights

### *Floors*

- European oak engineered timber flooring (living room, dining and kitchen)
- 100% wool carpet with textile backing (bedrooms)

### *Ceilings*

- Range from 2.6m to 2.8m in coffered ceiling area
- Kitchen and bathroom areas 2.4m

### *Internal doors*

- Solid internal doors
- Brushed stainless steel handles

### *Entrance and hallway areas*

- Oak veneer entrance doors
- Adjustable concealed hinges
- Matt finish ironmongery
- Bespoke entrance door metal number plate
- Matt finish spy hole

### *Apartment lighting*

- LED recessed down lighters to all rooms
- Track mounted lighting within coffered ceiling area of living room

### *Heating and ventilation*

- Underfloor heating and whole house ventilation

### *AV and connectivity*

- Fibre internet with three providers
- AV points in bedroom and living area
- Video entry intercom
- Smoke and heat detection

# BUILT BY BRITISH LAND

## YEAR 1856

British Land was founded

## FTSE 100

listed company

## £14.1 BILLION

assets under management

## 21.7 MILLION

sq ft of floor space

## £9.6 BILLION

assets owned by British Land

British Land is committed to creating spaces that evolve and grow with the needs of the communities they're created for. Its high-quality, modern and sustainable environments are designed to not only serve the places they're created for, but help them thrive, to connect people and support their wellbeing.

Its three London campuses, Broadgate, Regent's Place and Paddington Central, are the premier office portfolio in London. Canada Water will be the fourth campus to join its portfolio.



Broadgate Circle.

# DEVELOPMENT TEAM



*Developer*

**BRITISH LAND**

British Land plc owns a portfolio of office-led London campuses and retail destinations, located around the UK. These include Broadgate, London; Meadowhall, Sheffield and Canada Water, London. Our approach towards creating high-quality places for our customers and the community involves bringing together our skills in placemaking, sustainability and technology and responding towards the changing way people use our space. Our places serve local communities, provide opportunities for skills development and employment and promote wellbeing.



*Award-winning Architects/Masterplan Architects*

**ALLIES & MORRISON**



*Award-winning Landscape Architects*

**TOWNSHEND LANDSCAPE ARCHITECTS**



*Award-winning Interior Architects*

**CONRAN AND PARTNERS**



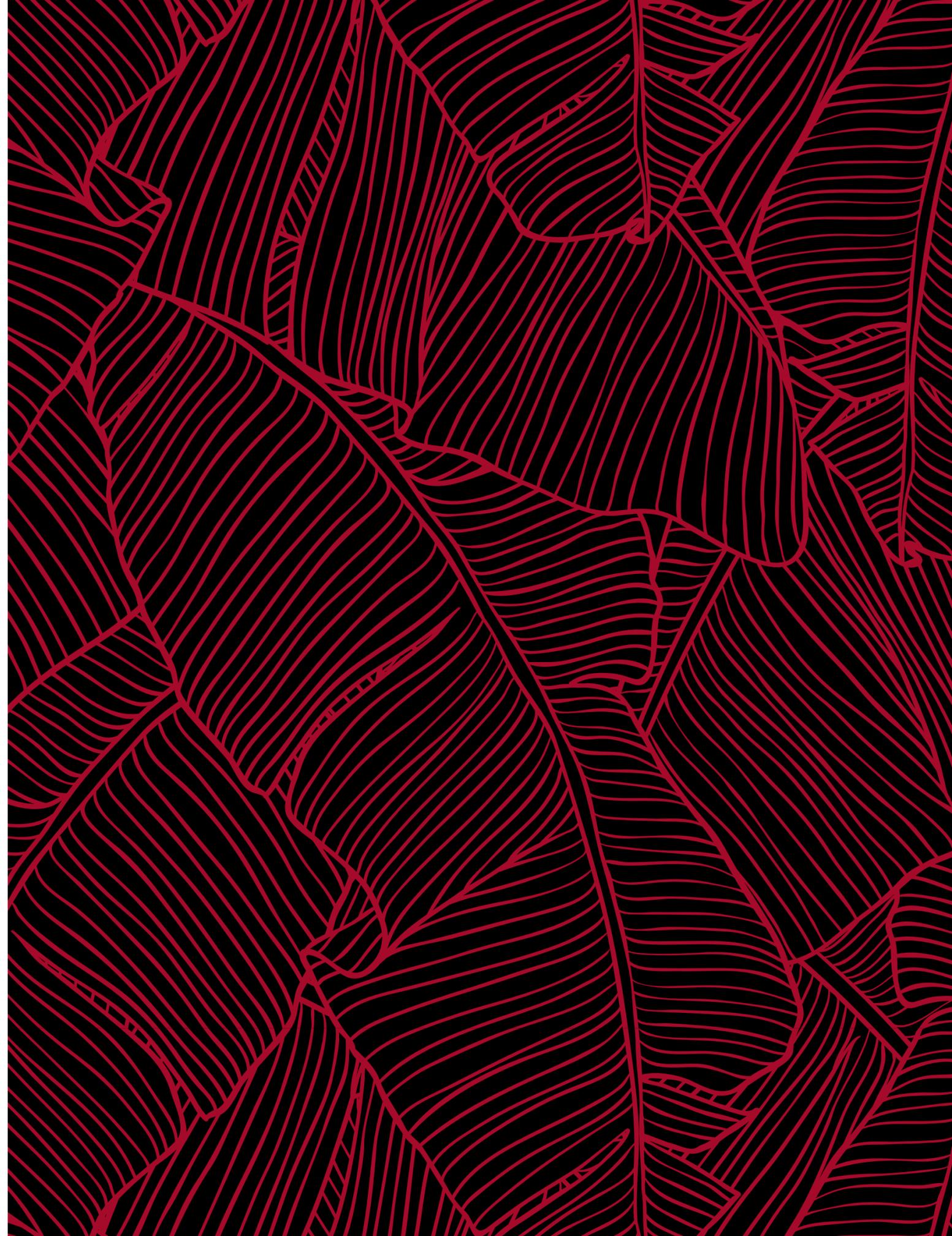
*Vendor's Solicitor*

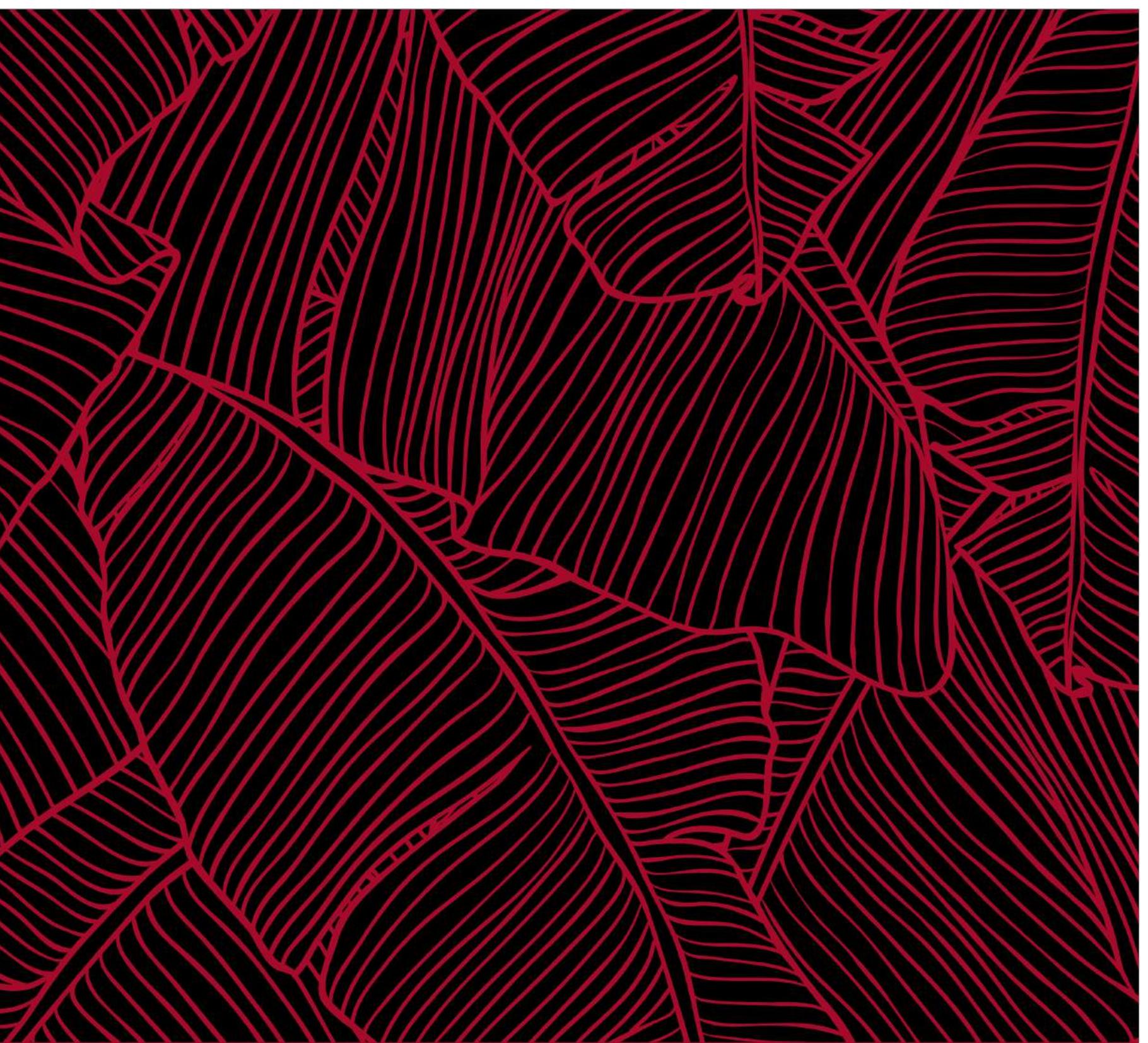
**OSBORNE CLARKE LLP**

*Anticipated completion*

**AUTUMN 2024**

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# Dexters

New Homes North and East

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