The SE16 PRINT WORKS – previously known as Harmsworth Quays – became available for development in 2012. British Land purchased the Daily Mail General Trust’s interests of the site in 2013. The sale followed the decision of the newspaper group to move their print operation to Thurrock. Before we start our consultation on the future of the site, we would like to introduce our project team and allow you to get a sense of the scale of the print works.
British Land is a FTSE 100 property investment company. We actively manage, finance and develop some of the UK’s finest buildings.

Our corporate aim is to build the best Real Estate Investment Trust (REIT) in Europe, and an important part of this is being the best neighbour we can be – creating environments where communities and businesses thrive.

HIGHLIGHTS FROM 2013 INCLUDE:

- **90 APPRENTICES** are working with us, learning where they want it as they are supported or part-funded by us and our suppliers (Q112-14).

- **£20.9 MILLION CONTRIBUTED TO COMMUNITIES** for affordable homes, community events, local voluntary groups, public spaces and more (Q112-13 & 14).

- **64% PROGRESS** on our Community Charter commitments at our major properties and developments.

- **225 DISADVANTAGED YOUNG PEOPLE** have benefited from our long-term involvement in the local community in partnership with The Prince’s Trust.

- **14,800 PEOPLE** have benefited from our community programmes, offering training, employment and other initiatives (Q12-14).

- **£1.3 MILLION COMMUNITY INVESTMENT** in projects that improve lives and places (Q12-13 & 14).

Our sustainability brief for development describes the processes by which we set and deliver our environmental and social goals.

**OUR COMMUNITY CHARTER** adopted in 2011 outlines our commitment to earn local support by listening to local people, responding to their needs and concerns, keeping our promises and building trust.
BRITISH LAND LOCALLY

British Land has been involved in with Canada Water and Rotherhithe for many years, and we support a number of local organisations and charities:

- Surrey Docks Farm
- Docklands FC
- One Life
- National Literacy Trust

BRITISH LAND HAS BEEN INTIMATELY INVOLVED WITH THE REDEVELOPMENT OF CANADA WATER:

- 2005: Chosen as Southwark Council’s joint development partner for the Canada Water Master Plan
- Since 2008: Helped deliver Barratt Homes’ Maple Quays development
- 2009: Purchased a 50% interest in the Surrey Quays Shopping Centre
- 2011: Helped deliver the Canada Water library
- 2012: Helped deliver the Canada Water Plaza including the refurbished bus station
- 2012: Submitted a planning application to extend Surrey Quays Shopping Centre
- 2012: Surrey Quays Shopping Centre extension plans granted planning permission
- 2013: 100% owners and operators of Surrey Quays Shopping Centre
- 2013: Purchased the Daily Mail General Trust’s interests at the Harmsworth Quays site

We are keen to deliver an ambitious regeneration of the SE16 Print Works, bringing new jobs, homes and community facilities to the area. British Land is committed to working closely with Southwark Council, local residents and other key stakeholders to be part of continuing the delivery of a new town centre for Canada Water.

IN 2013, WE ATTENDED THE ROTHERHITHE FESTIVAL, AND ASKED YOU WHAT YOU LIKED ABOUT THE CANADA WATER AREA:
FOR MANY YEARS, HARMSWORTH QUAYS HAS BEEN THE HOME THE PRINT OPERATION OF THE DAILY MAIL AND GENERAL TRUST (DMGT).

In 2011, the DMGT announced that they would be moving their print works to Thurrock in Essex, and agreed the sale of their interests at the site to British Land – the owners of Surrey Quays Shopping Centre. This announcement triggered a new draft of the new Canada Water Area Action Plan, a policy document designed to guide development in the area over the next 15 years.

With the Area Action Plan currently being reviewed, and the Mayor’s proposals to make Canada Water an opportunity area, British Land and Southwark are keen to get started on the regeneration of the SE16 Print Works.

Allies and Morrison is an architecture and urban planning practice based in Southwark. It operates from its own studios in Southwark Street which won the RIBA London Building of the Year award in 2004. The practice brings to all its projects the same rigorous approach which places importance on the way buildings work, the way they are made, and the public spaces they generate. Allies and Morrison was named Architect of the Year in the 2007 Building Design Awards and has won 34 RIBA Awards.

While the practice has completed projects throughout the UK and abroad, they are particularly interested in working on projects close to home and have a large number of built and proposed projects in Southwark.

The practice has received planning permissions for two projects adjacent to the SE16 Print Works site. Firstly, a mixed use scheme on the Canada Water Leisure Centre Site for Frogmore and Aviva in 2008. More recently, a student housing-led scheme on the site on the former Mulberry Business Park site for Kings College University. Approved by Southwark Council in 2013, the scheme includes flexible retail units, communal amenity spaces, and a mix of shared ownership and social rent on site housing.

Soundings has been appointed as an impartial consultant to carry out public consultation on the SE16 Print Works. The aim for the consultation is to ensure that the process of planning and design for the site is as transparent as possible, and that residents, businesses and other stakeholders are well informed about the development and have opportunities to input into the process at key stages in the design development.

DP9 is established as one of the leading expert consultancies in planning, development and regeneration in the UK. The partnership is an independent practice providing advice to major developers and landowners on the most exciting and challenging town planning projects. DP9 is currently advising on over 7,500,000 sq.m of floorspace for clients in both the private and public sectors.
British Land’s aspirations are to enhance the delivery of a new town centre for Canada Water and Rotherhithe on the SE16 Print Works site. The views of local residents and stakeholders will feed directly into our design process, and we look forward to hearing your thoughts when the consultation process begins.

Over the next few months Soundings, our community consultation consultants for the project, will be holding a series of consultation events including exhibitions, walks, and workshops. This will give us a chance to understand your priorities for the site and how you feel about the area; and offer the opportunity for you to influence and contribute towards our emerging thoughts and designs for the site.

Further details of our consultation programme will be announced soon, and publicised in local media and at local events, and on our website www.SE16Printworks.com.

If you would like to be involved, please email team@se16printworks.com and we will ensure that you receive an invitation in due course.

WE ARE ANTICIPATING SUBMITTING A PLANNING APPLICATION TOWARDS THE END OF THE YEAR.

CONSULTATION PROGRAMME – NEXT STEPS

NEWSLETTER
Delivered week commencing 17 March

POP UP EVENTS
Canada Water Station / Library
Thursday 20 March 3-7.30pm

Surrey Quays Shopping Centre
Saturday 22 March 10-2pm

Alfred Salter School
Tuesday 25 March 2-4pm

St John’s Primary School
Tuesday 25 March 2-4pm

EXHIBITION, WALK & TALK TOURS, AND WORKSHOP
From 29 March

FEEDBACK & WORKSHOPS
Feedback from the events and workshops published on the website April 2014

CONSULTATION UPDATE
Late May / June 2014