WELCOME TO THE SECOND IN A SERIES OF NEWSLETTERS KEEPING YOU UPDATED ON WHAT’S HAPPENING AT THE FORMER PRINTWORKS SITE AND HOW TO GET INVOLVED
The SE16 Printworks - formerly known as Harmsworth Quays - was vacated in September 2013 after the Daily Mail General Trust (DMGT) decided to move their operation to Essex.

British Land have purchased DMGT’s leasehold interest of the site and are working to bring forward redevelopment proposals for a mixed use scheme. Allies & Morrison are the masterplanners and will develop proposals over the coming months, informed by community consultation.

The Printworks site is at the centre of a significant area of change with a number of other developments coming forward. It is identified in Southwark Council’s Area Action Plan as an important opportunity to contribute to the creation of a more successful and pedestrian-friendly town centre. ‘Further Alterations to the London Plan’ also identifies the area as having the potential to become an ‘Opportunity Area’.

About the project

What’s happened so far

Soundings are carrying out community consultation to inform and involve the local community at each stage of design development.

Between March and May 2014 we held the first stage of consultation, to discuss what’s important locally, consider the site in the changing context and how initial principles for the site and wider area could be approached; all prior to plans being developed.

Full details of the consultation so far and analysis of community feedback can be found in the Stage 1 Report - available on the ‘info & downloads’ page of the website www.SE16printworks.com

On the next page we have provided a summary of the key themes raised so far. This gives a broad overview and there has been a wealth of feedback that has helped inform this.
To have a good, active and varied ground floor offer is key
Improved food, drink, retail and community/leisure uses are needed, incorporating a mix of both high street and independents. People are feeling saturated with residential – there’s an opportunity to bring more life and activity to the area and make this a ‘real’ place. Activity both in the daytime and evening was considered important.

The public transport system, roads and schools are felt to be at capacity
…and would need improvements to withstand the cumulative impact of local developments and increased number of residents. Lower Road, Jamaica Road and Canada Water Station were key concerns, alongside congestion of buses and location of bus stops. Improving cycle and pedestrian routes could help ease road / tube congestion.

Considering the scheme in the context of the changing wider area is vital
Have a joined-up approach and consider the surrounding area together, including movement routes, uses and the public realm. Establish more intuitive routes to connect to the stations and Surrey Quays Shopping Centre. Within the Printworks site, a mix of direct and meandering routes should be considered alongside uses.

East-west routes should be enhanced and there is opportunity for a ‘green boulevard.’

There are mixed views on tall buildings
There are clear concerns relating to the increased density and potential impacts on the character of the area. However, there is acceptance of some tall buildings when they are of a high quality and iconic architectural design. Tall buildings should be located to the west of the site and step down to meet surrounding context.

A strong ‘green’ identity and vision for the Printworks will be a valuable asset
Balance the town centre identity with the character of the wider area to create a unique contrast between natural landscaping and vibrant town centre uses. Ecology is important. Consider the use of water and subtle means to reflect the area’s heritage.

Higher education in the area was received positively
Following separate consultations held by Kings College London, local enthusiasm was generated for the idea of a university campus in the area. This was seen as an opportunity to bring variety, activity, employment and an ‘attractor’ to the area, as well as working alongside small scale creative industry, a tech business-hub.
Inclusion of Surrey Quays Shopping Centre

Following the first stage of consultation British Land have been looking at how some of the key issues can be addressed at this early stage - such as creating an active public realm and having a joined-up approach to the area. There were strong calls to improve connections to, from and through Surrey Quays Shopping Centre as well as for an improved retail and leisure offer, that makes more of the water-setting.

As owner of Surrey Quays Shopping Centre, British Land are now looking at how this can be achieved. There is an existing planning permission to extend the shopping centre, however there could be opportunity for a more ambitious solution to help create a more attractive shopping destination that meets and exceeds current needs and connects better with the area.

What’s happening next

As the inclusion of the Surrey Quays Shopping Centre is a significant change, British Land and masterplanners Allies & Morrison need to do further work to understand how it could all come forward. This will naturally affect the project timescales and it is anticipated that a combined planning application for the two sites could now be submitted in Spring next year.

The next stage of design will need to consider community aspirations and key issues, as well as Southwark Council’s and the Greater London Authority’s aspirations to create a ‘town centre’ destination in the area.

Prior to plans being developed over the summer, we are holding an interim-stage of consultation to involve the community in these discussions, get feedback on inclusion of the shopping centre and continue dialogue on key themes. Please see the back pages for full details of events.
Plan of the Printworks site and Surrey Quays Shopping Centre

Key
- Printworks site
- Surrey Quays Shopping Centre
Upcoming events

Before the summer break, an interim-stage of consultation will be held to discuss the changes linked to incorporating the shopping centre as part of the planning application. It also provides opportunity for a ‘focus session’ and tour of the former print works building, details below.

Following the events, the exhibition will also be available on the website www.SE16printworks.com

### Mini-exhibition & Printworks Site Tour
Alongside the mini-exhibition (open to all from 10am to 4pm), we will be holding another day of tours inside the former print works building. **For the tour, you will need to reserve a time slot before Wednesday 9 July - please contact us for details (see back page).**

### Mini-exhibition & Presentation & Feedback Session
A drop-in exhibition in the afternoon will be followed by a presentation by the project team, with Q&As to discuss key issues surrounding inclusion of the shopping centre.

### Mini-exhibition & ‘Street & Spaces’ Focus Session
The focus session will be an opportunity to ‘dig-deeper’ into the design principles of streets, public spaces and connections in this area. Including a walkabout and study of the surrounding area with the masterplanners Allies & Morrison.

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<tr>
<th>Date</th>
<th>Time</th>
<th>Event Details</th>
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<tr>
<td><strong>Saturday 12 July</strong></td>
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<td></td>
<td>10am – 12pm</td>
<td><strong>Tour</strong>&lt;br&gt;The Former Print Works, Surrey Quays Road, SE16 7ND</td>
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<td>12pm – 2pm</td>
<td><strong>Tour</strong>&lt;br&gt;The Former Print Works, Surrey Quays Road, SE16 7ND</td>
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<td>2pm – 4pm</td>
<td><strong>Tour</strong>&lt;br&gt;The Former Print Works, Surrey Quays Road, SE16 7ND</td>
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<td><strong>Tuesday 15 July</strong></td>
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<td>12.30pm – 6.15pm</td>
<td><strong>Mini Exhibition</strong>&lt;br&gt;Surrey Quays Shopping Centre, outside BHS entrance (SE16 7LL)</td>
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<td>6.45pm – 8.30pm</td>
<td><strong>Presentations</strong>&lt;br&gt;Surrey Quays Shopping Centre, outside BHS entrance (SE16 7LL)</td>
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<td><strong>Thursday 17 July</strong></td>
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<td>5pm – 8pm</td>
<td><strong>Mini Exhibition</strong>&lt;br&gt;Surrey Quays Shopping Centre, outside BHS entrance (SE16 7LL)</td>
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<td>6.45pm – 9pm</td>
<td><strong>Focus session</strong>&lt;br&gt;(RSVP not essential but helpful)</td>
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<td><strong>Venue</strong>&lt;br&gt;Surrey Quays Shopping Centre, outside BHS entrance (SE16 7LL)</td>
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All the events will combine with a **drop-in mini-exhibition** where British Land, masterplanners Allies & Morrison and Soundings will be on-hand to discuss these changes and answer any questions.

We will also gather local opinion to understand what inclusion of the shopping centre means in relationship to the community aspirations and key issues raised in the first stage of consultation.
Location of events

The Former Printworks entrance
Surrey Quays Road, SE16 7ND

Surrey Quays Shopping Centre
Outside the entrance to BHS, (SE16 7LL)

Please see left for full event details
TURN OVER TO SEE THE UPCOMING EVENTS AND HOW TO GET INVOLVED!

Contact us
To ask a question, register for one of the workshops or to let us know you would like to receive future updates, please contact Amanda or Lizzie at Soundings on:

📞 020 7729 1705
✉️ team@SE16printworks.com

Soundings
148 Curtain Road
London
EC2A 3AT

You can also keep up to date on the website and through Twitter and Facebook:

🌐 www.SE16printworks.com
🐦 @SE16printworks
°F SE16 Printworks