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INTRODUCTION

AN OVERVIEW OF WHAT’S HAPPENING, WHO’S INVOLVED, CONTEXT AND PURPOSE OF THIS REPORT
About this report

This report details the consultation activities and findings for ‘Stage 1A’, an interim-stage of consultation to look specifically at inclusion of the Surrey Quays Shopping Centre site, alongside the Printworks site. The outcomes will help inform development of initial masterplan proposals over Summer / Autumn 2014.

The findings are in addition to the community aspirations and key issues identified in the first stage of consultation. This report provides further detail and highlights the key issues raised in light of inclusion of the Surrey Quays Shopping Centre site.

The Stage 1 consultation report is available to view online at: www.SE16Printworks.co.uk

Who’s involved

British Land
British Land are part-leasehold, part-freehold owners of the Printworks site and long leaseholder of Surrey Quays Shopping Centre. They have been involved in the Canada Water and Rotherhithe area for many years. British Land are committed to working with local residents and other key stakeholders and to be part of continuing the delivery of a new and significant town centre for Canada Water.
www.britishland.com

Southwark Council
Southwark Council are freeholders of the Surrey Quays Shopping Centre and of the majority of the Printworks site. They are closely involved in the design and consultation process.
www.southwark.gov.uk

Allies & Morrison
Allies & Morrison is an architecture and urban planning practice based in Southwark and have been appointed to develop a masterplan for the Printworks and Surrey Quays Shopping Centre sites.
www.alliesandmorrison.com

Soundings
Soundings facilitate the process of community consultation to ensure that local people are well informed and have the opportunity to input local knowledge and ideas at each stage of design development.
www.soundingsoffice.com

Other Consultants
There are a number of other consultants involved in the project. Currently this includes Planning Consultants, DP9; Project Managers, Hanover Cube and Aecom; and Media and PR Consultants, Bellenden. As the project progresses, further consultants will be appointed.

Thank you
We would like to thank all who have participated in the consultation process to date and given their valuable input, ideas and time. We look forward to continuing conversations during the next stage of the consultation process.
Stage 1A consultation site visit: discussing issues outside Surrey Quays Shopping Centre, 17th July 2014
SE16 Printworks site

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 purchased the Daily Mail Group Trust’s freehold and leasehold interests in the site in 2013; the London Borough of Southwark are the freeholders of the majority of the site.

The first stage of community consultation for the Printworks site took place in Spring 2014. It looked at design principles, community aspirations and key issues for how proposals for the site could be taken forward, in advance of any plans being developed.

Inclusion of Surrey Quays Shopping Centre Site

Following the first stage of consultation British Land began to look at how some of the key issues could be addressed from an early stage. 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.

This report details the interim stage of consultation held in July 2014 to discuss key community issues and opportunities regarding inclusion of the Surrey Quays Shopping Centre site.

Development and planning context

The area between Canada Water and Surrey Quays is a significant area of change with a number of other developments coming forward. Both sites sit within this area and it is important they are considered within this changing context.

The area is identified in Southwark Council’s Area Action Plan, which envisages significant growth and change and cites an important opportunity to create a more successful and pedestrian friendly town centre.

The Greater London Authority’s (GLA) ‘Further Alterations to the London Plan’ also identifies the area as having the potential to become an ‘Opportunity Area’ - these are the GLA’s principle areas for regeneration and growth.

Any proposals for the site will need to align with both the changing context and the relevant policy guidance that is shaping change in this area.

This consultation process aims to understand how local needs and aspirations can be met alongside the requirements of the site at both Borough and London-wide levels.
A. Printworks site
Size: 13.7 acres
(about the same as 7 and 3/4 international football pitches)
Specifically constructed as a printworks in the 1980s and extended in 2000 - this site used to house the printworks and includes the main Daily Mail General Trust printworks, vehicle parking and paper storage. The site is in British Land’s part leasehold, part freeholder ownership, with Southwark Council as the freeholder of the majority of the site. It has been the key topic of discussion throughout the first stage of consultation.

B. Roberts Close site
Size: 0.86 acres
(about the same as 13 tennis courts)
Purchased by the Daily Mail General Trust for an additional car park but never used. British Land own the freehold. This site was included in Stage 1 consultation and will be discussed in more detail as the consultation progresses.

C. Surrey Quays Shopping Centre site
Size: 22.4 acres
(about the same as 12 and 2/3 international football pitches)
Surrey Quays Shopping Centre was built in 1988 and includes the shopping centre, service yard and car park that extends up to Surrey Quays Road. Previously a joint venture between British Land and Tesco, in 2013 British Land took full ownership of the site which is a long-term leasehold from Southwark Council. It has now been included as part of the project scope.
EXECUTIVE SUMMARY

AN OVERVIEW OF 'STAGE 1A' CONSULTATION ACTIVITIES AND HEADLINE FINDINGS
‘Stage 1A’ consultation: inclusion of the Surrey Quays Shopping Centre site

As a result of the first stage of consultation, the Surrey Quays Shopping Centre site is now being included together with the Printworks site as part of a combined masterplan.

An interim-stage of consultation took place in July 2014 to discuss the inclusion of the shopping centre site and understand local views. The understanding gained will feed into development of the Draft Masterplan proposals over the coming months.

The table below is a summary of the community engagement and consultation activities that have taken place since the publication of the Stage 1 Consultation Report in May 2014.

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DATE</th>
<th>DETAIL</th>
<th>OUTCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Review of Stage 1</td>
<td>11th June 2014</td>
<td>Mini-exhibition Presentation and discussions</td>
<td>• 30+ attended the exhibition and presentation</td>
</tr>
<tr>
<td>SE16 Summer events</td>
<td>21st June 2014 28th June 2014 5th July 2014 18th August 2014</td>
<td>Albion Street Mid-Summer Market Bermondsey Carnival, Southwark Park Rotherhithe Festival Redriff Community Day</td>
<td>• Estimated 200+ people informed</td>
</tr>
<tr>
<td>SE16 Printworks + Surrey Quays Shopping Centre exhibition &amp; workshops</td>
<td>12th July 2014 15th July 2014 17th July 2014 23rd July - 31st July 2014</td>
<td>Printworks tours &amp; exhibition 1 Exhibition 2 &amp; presentation &amp; feedback session Exhibition 3 &amp; ‘street &amp; spaces’ focus session Online feedback</td>
<td>• 250+ (approx) exhibition attendees • 30+ feedback session attendees • 13 walkabout mappings • 76 individual feedback forms</td>
</tr>
<tr>
<td>One-to-one meetings &amp; group sessions</td>
<td>Ongoing</td>
<td>One-to-one meetings Youth engagement Outreach Local meeting attendance</td>
<td>• To date, 10 one-to-one / group meetings, plus wider outreach</td>
</tr>
<tr>
<td>Facebook / Twitter</td>
<td>Ongoing</td>
<td>Regular updates</td>
<td>• Over 170 Twitter ‘followers’ • 15 Facebook page ‘likes’</td>
</tr>
<tr>
<td>Newsletter</td>
<td>June 2014</td>
<td>Newsletter 02</td>
<td>• 23,000 copies of Newsletter 02 distributed locally</td>
</tr>
<tr>
<td>Posters &amp; flyers</td>
<td></td>
<td>Event posters &amp; flyers distributed locally</td>
<td></td>
</tr>
</tbody>
</table>
Interim consultation events, 12th July - 17th July 2014
Building on Stage 1 outcomes

Following British Land’s decision to include the shopping centre site alongside the Printworks, this interim stage of consultation has looked at the opportunities and key issues to consider, associated with the inclusion of the Surrey Quays Shopping Centre site.

It is important to recognise that the Stage 1A findings supplement the community aspirations and key issues identified in the first stage of consultation. In the vast majority of cases the Stage 1 findings still stand. However in some instances there are shifts in focus or changed nuances to reflect inclusion of the shopping centre site.

Below we have provided a high-level summary of the key themes that were raised most strongly throughout the first stage of consultation. This has been further annotated to reflect the broad implications of the Stage 1A findings.

Headline findings from Stage 1 consultation

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. **Inclusion of the shopping centre site increases opportunity for an active ground floor offer and to address existing issues. However, active uses need to be focused and the two sites may benefit from different characteristics, with the main ‘centre’ of activity on the shopping centre site.**

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. **The increased size of the project and associated development has further highlighted importance and perceived need to address these issues.**

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’. **Inclusion of the shopping centre site begins to address this and provides opportunity for a good link between the two stations and further enhances the east-west connection. Coordinating with the Surrey Quayds Leisure Park site will be important to have a fully joined-up approach.**

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 Printworks site and step down to meet surrounding context. **With the shopping centre site included, areas at the northern and southern ‘Gateways’ were also identified as potential locations for taller buildings.**

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. **This is a vision for the whole area and also applies to the shopping centre site. Frontages onto Canada Water’s edge provide further opportunities and challenges.**

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 teaching 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 and a tech business-hub. **It was felt that the Printworks side of the combined site remained the most appropriate location for this element if it is possible.**
Inclusion of the Surrey Quays Shopping Centre site: overview of findings

Inclusion of the Surrey Quays Shopping Centre (SQSC) site was generally received very well with many seeing an opportunity to improve the public realm, connections and the retail/leisure offer. It is also worth noting that the concept of potential removal of the existing shopping centre building and redevelopment of the whole site, including the car park, was sometimes a difficult concept to fully grasp. It has been assumed that Tesco will remain in its current location.

To the right is a mapping and high-level summary of the main opportunities, considerations and issues that have arisen through this interim stage of consultation.

Gateways

1. Southern gateway (Surrey Quays Station)
   - This is a high footfall route and should be an inviting and accessible "Gateway". Improve maintenance, address the level changes and poor pedestrian crossings to Surrey Quays Station.

2. Between both sites
   - The connection between both sites is limited. There is the opportunity to activate this area and take a combined approach to public realm, working with the Decathlon site and Surrey Quays Leisure Park site.

3. Northern gateway
   - Opportunity for an iconic gateway cluster in an area that currently isn't well used. Improve links and have ground floor activities linked with the library, creating an enterprise "hub" near to Canada Water Station.

4. Improve access to the west
   - Improve the currently very limited access towards Southwark Park. Address the level changes and use the land by the petrol station to create an additional route. Requests to retain the petrol station.

Where's the 'focus'?

- Should the focus of a town centre be water (Canada Water), or a more traditional square where events can take place? There could be opportunity for different focal areas with different identities.
- Demands for better access and shopping / leisure facilities at both the northern and southern ends of the site.

Clustering tall buildings

- Clustering around Canada Water was favoured overall taking viewing corridors and preferred location for tall buildings on the Printworks site into account. There were also some suggestions for taller buildings to mark the southern Gateway.
- Concerns were raised about the impact of shading on Canada Water in terms of wildlife and creating successful places to enjoy / sit.

Use & identity

Overall

- There should be a strong focus on green spaces and enhancing local wildlife. Use and connection to the water is important.
- The two sites should have distinctive character, the Surrey Quays Shopping Centre working as an active mixed-use town centre / high street and the Printworks site linking to the potential Kings College London site and the more residential areas.

Surrey Quays Shopping Centre

- Create an attractive and 'up to date' destination in London - but ensure it's characterful and unique, not corporate.
- A mixed-use town centre that is better connected to outdoor streets and spaces (part-covered, part-open).
- Improve the existing range of shops and food/drink. Include independents and higher quality shops, whilst retaining the mix of uses to accommodate all budgets. Need alternatives to Tesco.

Treatment at Canada Water

- Have an active frontage to Canada Water with cafes, outdoor seating and evening activity.
- The nature and wildlife of Canada Water is integral to its character and should be protected and enhanced.
- There is opportunity for an innovative and sensitive solution to meet both ecological and 'human' needs. Coordinate with development on all edges of Canada Water.

Streets, spaces & movement

- Have clear, navigable, attractive and 'green' public streets and spaces. Key routes include north-south link between the stations and east-west link between the parks.
- Consider covered / semi-covered routes. Ensure routes are pedestrian and cycle friendly. Include cycle hire if possible.
- Public realm should offer some continuity between the different developments.

Parking & transport

- Ensure car parking does not dominate - enabling pedestrian and cycle focused routes. Underground parking is preferred.
- Keep sufficient parking. Fear of overspill if there is not enough and there may be the need to consider controlled parking zones.
- The increased site will need to ensure the traffic / transport issues are addressed appropriately. Bus routes and stops should be better co-ordinated.
CONSULTATION PROCESS

DIFFERENT FORMS OF ENGAGEMENT & CONSULTATION HAVE BEEN USED TO ENSURE AS MANY LOCAL PEOPLE AS POSSIBLE CAN BE INFORMED & INVOLVED
Consultation overview

This report documents ‘Stage 1A’ of an engagement process that involves the community at each stage of design development and will continue beyond the planning application.

The following pages outline the consultation events and activities that have taken place since the publication of the Stage 1 Consultation Report in May 2014.

Keeping in touch

Newsletters

Over 23,000 copies of the second project newsletter were delivered to an extended distribution boundary - reflecting the increased project scope. The thumbnail diagram to the right illustrates the boundary. The newsletter distributed to the extended area was tailored to provide a project introduction, as it is assumed this group had not received the first newsletter.

In addition, all identified local groups and people who have been involved so far or registered their interest were emailed or posted a copy. Finally, ‘bundles’ of newsletters were distributed to local destinations and shops wherever possible.

Website

www.SE16printworks.com

The project website is regularly updated to keep people informed about the project and how to get involved. It provides access to exhibition material, feedback gathered and other key documents relating to the project. The website also provides opportunity for people to submit online feedback in response to the exhibitions.

Facebook & Twitter

@SE16printworks

Facebook and Twitter are regularly updated with key information on the consultation. To date there are over 170 Twitter followers and 15 Facebook ‘likes’.

One-to-one meetings, group sessions & outreach

One to one meetings with local groups are currently ongoing. British Land and Soundings have been arranging meetings to update on the project, feedback on the consultation process and to help ensure a representative cross-section of views are being heard. Over the summer, meetings have focused on outreaching to harder to reach groups identified in the first stage of consultation.
SE16 Summer events, Albion Street Mid-Summer Market, Bermondsey Carnival and Rotherhithe Festival
Stage 1 community review

The community review session followed the first stage of consultation on the SE16 Printworks.

Further to the Stage 1 consultation report being put online, the purpose of the session was to review Stage 1 and check the consultation findings. It also provided opportunity for anyone wanting to get involved to find out what’s happened so far.

Feedback suggested that, overall, those attending felt the Stage 1 findings were representative of the key local issues. A summary note of the key points raised at this meeting sits as an addendum to the main Stage 1 consultation report and has helped inform the ongoing consultation.

Event details
- 11th June 2014
  - Mini-exhibition, 2pm – 6.15pm
  - Presentation and Q&As, 6.30pm-8pm
  - At Decathlon Cafe

SE16 Summer events

Through June and July Soundings attended a range of summer events in SE16. These events aimed to raise awareness, reach new audiences and provide a project update, including details of upcoming events.

At these summer events all who were interested in the project could sign up to be added onto the project mailing list and receive all future project updates. There was also opportunity to ask questions and submit written comments or feedback for the team.

SE16 Summer events
- Albion Street Mid-Summer Market 21st June 2014
- Bermondsey Carnival 28th June 2014
- Rotherhithe Festival 5th July 2014
- Redriff Community Day 18th August 2014

Printworks tour: 12th July 2014

Alongside an exhibition to discuss the inclusion of the Surrey Quays Shopping Centre site (see right), this series of events also provided opportunity for further tours of the vacant Printworks building.

Around 100 people visited the exhibition and also went on the tour. There were three tour slots throughout the day.

Event details
- Sat 12th July 2014
  - Tour 1 - 10am
  - Tour 2 - 12pm
  - Tour 3 - 2pm
Drop-in exhibition: 12th - 17th July

The drop-in exhibition provided opportunity to discuss and give feedback on the changes linked to incorporating the shopping centre site. British Land, Allies & Morrison and Soundings were on hand to answer any questions.

The first exhibition was held at the Printworks, alongside the tours (see left), and the following two exhibitions outside BHS at Surrey Quays Shopping Centre.

Following the public events, the exhibition was made available online together with an online feedback form. In total over 200 people attended the drop in exhibition over three days, with 76 individual feedback forms being completed.

To view the full exhibition, please visit www.SE16printworks.com

Event details
- Exhibition 1
  Sat 12th July, 10am - 4pm
- Exhibition 2
  Tues 15th July 12.30pm - 6.15pm
- Exhibition 3
  Thurs 17th July 5pm - 8pm
- Online feedback 23rd - 31st July

Presentation & feedback session: 15th July 2014

Following the drop-in exhibition in the afternoon, the evening feedback session included a presentation by the project team and Q&As to discuss key issues surrounding inclusion of the shopping centre site.

Following the Q&As, round table discussions facilitated by Soundings explored the opportunities and considerations in more detail. At the end of the session the table spokespersons shared the groups’ findings with all participants.

A total of 15 people joined the feedback session and 3 group worksheets were completed.

Event details
- Tues 15th July 6.45pm - 8.30pm
  At Surrey Quays Shopping Centre

‘Streets & spaces’ focus session: 17th July 2014

The public focus session held on 17th July was an opportunity to ‘dig deeper’ into the design principles of streets, public spaces and connections in this area. The session looked particularly at the edges and ‘gateways’ of the Surrey Quays Shopping Centre site to understand how a future development should best connect with the surrounding area and deal with the edge condition.

The focus session included a walkabout and study of the surrounding area with masterplanners Allies & Morrison, closing with a Q&A session back at Surrey Quays Shopping Centre. Many different points of view were shared and discussed.

A total of 16 people joined the session and written comments were recorded on 13 individual comment sheets.

Event details
- Thurs 17th July 6.45pm - 9pm
  At and around Surrey Quays Shopping Centre
Community involvement

Below is a geographical mapping of event attendees and people who have given us their feedback in both Stage 1 and Stage 1A consultation. In total, it is estimated that over 250 people attended the Stage 1A tour, exhibition and workshop events, with approximately 200+ attending the summer events.

Due to the nature of the exhibition and summer events (in public thoroughfares) it was not possible to record details of all attendees. However we have mapped the recorded attendees below to provide a broad indication of where people have been coming from.

Throughout this stage of consultation the number of project contacts has grown to over 900 individuals or organisations who have been informed or directly involved in the process.
Exhibition and Printworks tour, 12th July 2014
Chapter 4

FINDINGS

OPPORTUNITIES & KEY CONSIDERATIONS IN RELATION TO INCLUSION OF THE SURREY QUAYS SHOPPING CENTRE SITE

A. Printworks site
Size: 13.7 acres

Specifically constructed as printworks in 1960s and extended in 2000 - this site used to house the printworks and includes the main Daily Mail General Trust printworks vehicle parking and paper storage. The site is in British Land’s joint leasehold, part freeholder ownership, with Southwark Council as the freeholder of the majority of the site. As the main contributor to one of the key plans throughout for consultation.

B. Robert Sangster Square
Size: 18 acres

Buildings were also built in 1960s and extended in 2000 to house the printworks and includes the main Daily Mail General Trust printworks vehicle parking and paper storage. Building is in British Land’s joint leasehold, part freeholder ownership, with Southwark Council as the freeholder of the majority of the site. As the main contributor to one of the key plans throughout for consultation.

C. Surrey Quays Shopping Centre
Size: 22.4 acres

Buildings were also built in 1985 and includes the shopping centre, service yard and car park to house the printworks and includes the main Daily Mail General Trust printworks vehicle parking and paper storage. Building is in British Land’s joint leasehold, part freeholder ownership, with Southwark Council as the freeholder of the majority of the site. As the main contributor to one of the key plans throughout for consultation.
Introduction

The main ‘Stage 1A’ events explained and gathered feedback on the opportunities and considerations in relation to the inclusion of the Surrey Quays Shopping Centre site, together with the Printworks.

Feedback received was predominantly about the shopping centre site and should be seen in addition to the ‘Stage 1’ findings on the Printworks. This stage of consultation has provided more detail as well as highlighting some changes as a result of the increased project scope. Other comments focus on how the two sites could work together and with the neighbouring areas.

Inclusion of the Surrey Quays Shopping Centre site was generally received very well with many seeing opportunity to improve the public realm, connections and the retail/leisure offer. It’s also worth noting that the concept of potential removal of the existing shopping centre building and redevelopment of the whole site, including the car park, was sometimes a difficult concept to fully grasp. It has been assumed that Tesco will remain in its current location.

A total of 76 individual feedback forms were collected, 3 workshop sheets compiled by 15 workshop attendees and 13 walkabout mappings compiled by 16 attendees. A number of emails and quick comments forms have also been received and these have been included in the analysis.

Feedback has been collated into three separate areas, detailed on the following pages:

1. A connected site: looking at the relationship between the combined sites and the wider area
2. Opportunities and considerations around inclusion of the Surrey Quays Shopping Centre site
3. Town centre identity

1

Looking at the relationship between the two sites & the wider area.

Inclusion of the Surrey Quays Shopping Centre site increases the number of areas that the site runs directly adjacent to. Part of the Stage 1A discussions aimed to establish how these relationships could potentially be addressed. It also looked at how connections and activity could work between the two sites, building on the earlier consultation on the Printworks.

The following page summarises the key comments and findings that arose through these discussions. This incorporates feedback from the following sources:

- Feedback form
- Feedback group session
- Focus session walkabout
- Emails and quick comments
Southern gateway (Surrey Quays Stn)
- The southern gateway is an established high footfall route and needs to be highly accessible
- The shopping centre development should not turn its back on the west and south west corner of the site
- The area is poorly maintained now and this should be addressed
- Have inviting, safe and accessible pedestrian access to/from Surrey Quays Station and Lower Road Traders

Connections & routes
- Have a strong north to south connection between Canada Water Station and Surrey Quays Station
- Have a clear, accessible and green east-west connection through the site
- Good car access will be important. The site is much of the new town centre and will need to ensure the traffic issues are addressed appropriately
- Consider covered / semi-covered routes
- Consider a new water-link between Canada Water and Greenbank Dock
- Bus routes and stops should be better co-ordinated throughout the site

Northern gateway
- An opportunity for a gateway cluster: ground floor activities linked with the library, creating an enterprise ‘hub’ near to Canada Water Station
- Opportunity for an iconic tall building here
- The area is currently not well-used. It is a drop-off point for the station, as the formal drop-off point is inefficient and unsafe
- Keep the trees where possible - it is one of the few access points to the ‘peninsular’ and the ‘green identity’ should be visible
- Currently the area is dark at night and has poor signage
- Opportunity to create links to Canada Estate

Treatments at Canada Water
- Have an active frontage to Canada Water with cafés, outdoor seating and evening activity
- The nature and wildlife of Canada Water is integral to its character and should be protected and enhanced (linked to character of wider area)
- Many considered the soft green edges about the Canada Water as critical in preserving nature but concerns were raised that it’s too wild, dark, unsafe at night and blocks views of the water
- There is opportunity for an innovative and sensitive solution to meet both ecological and ‘human’ needs. There is potential to work with an ecologist for a fully integrated approach
- Cobble or stone edge of Canada Water are a real barrier to movement
- Have a co-ordinated public realm on all fronts of the waterfront

Where’s the ‘focus’?
- Debate around whether the centre or ‘heart’ of a town centre should be water (Canada Water). Or should public space be a more traditional square with access across and where events like markets and entertainment can take place?
- There could be opportunity for different local areas with different identities?
- There were demands for better access and facilities at both the northern and southern ends of the site

Clustering tall buildings
- Clustering around Canada Water was favoured overall (taking into account the restrictions of the viewing corridors)
- Concerns were raised about the impact of shading on Canada Water in terms of wildlife and creating successful places to enjoy/sit
- Suggestions that some taller buildings should be located towards the south-west to act as a gateway to the site, even though the area sits outside of the tall building zone
- There were general concerns about tall buildings, but acceptance of a small number; understanding the need for development to deliver other benefits and noting that tall buildings should be of the highest quality design

Use & identity
- There should be a strong focus on green spaces and enhancing local wildlife
- The two sites should have distinctive characters, the Surrey Quays Shopping Centre site working as an active mixed-use town centre / high street and the Printworks site potentially linking to Kings College and the more residential areas
- Use and connection to water is important
- Ensure car parking does not dominate - undergrown preferred
- Naming will be important - bear in mind the historical controversial re-naming from Surrey Docks to Surrey Quays
- Public realm should offer some continuity between the different developments
- If there is to be a ‘high street’, not clear where this should be yet - or could routes have themes?
The chart on the opposite page shows a summary of the main opportunities and considerations raised through all individual feedback forms and at the group feedback session.

2a
Inclusion of Surrey Quays Shopping Centre
Opportunities & considerations

The chart on the opposite page shows a summary of the main opportunities and considerations raised through all individual feedback forms and at the group feedback session.
### Opportunities & considerations

A percentage breakdown for topics that received more than 2% of all comments.

#### Opportunities

<table>
<thead>
<tr>
<th>Category</th>
<th>Topics</th>
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<tbody>
<tr>
<td>Retail</td>
<td>Improve the range of shops, including independents and higher quality</td>
</tr>
<tr>
<td></td>
<td>shops, whilst retaining the mix to accommodate all budgets</td>
</tr>
<tr>
<td>Streets, Spaces &amp; Movement</td>
<td>Integrated and attractive public spaces where people want to spend time</td>
</tr>
<tr>
<td></td>
<td>Create new, pedestrian priority public space and routes</td>
</tr>
<tr>
<td>Town Centre Identity</td>
<td>A mixed-use town centre: a place to shop, socialise live and work</td>
</tr>
<tr>
<td></td>
<td>Better connected to outdoor streets and spaces (part-covered, part-open)</td>
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<tr>
<td></td>
<td>Create an attractive and ‘up to date’ destination in London</td>
</tr>
<tr>
<td>Car Parking</td>
<td>Reduce surface parking, increase public space</td>
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<tr>
<td></td>
<td>Creative alternatives for parking - underground preferred</td>
</tr>
<tr>
<td></td>
<td>Avoid unsightly multi-storey car parks</td>
</tr>
<tr>
<td>Public Transport</td>
<td>Opportunity to improve bus routes to shops and access to Surrey Quays Station</td>
</tr>
<tr>
<td>Ecology / Sustainability</td>
<td>Inclusion of green spaces - linked to the wider area</td>
</tr>
<tr>
<td>Road Networks</td>
<td>Make improvements to the existing road network, improve junctions</td>
</tr>
<tr>
<td></td>
<td>and conflicts with pedestrian movement</td>
</tr>
<tr>
<td>Food &amp; Drink</td>
<td>More social spaces to eat, drink and meet</td>
</tr>
<tr>
<td></td>
<td>Make good use of outdoor spaces</td>
</tr>
<tr>
<td>Architectural Design</td>
<td>Create a fresh design that doesn’t date</td>
</tr>
<tr>
<td></td>
<td>Active frontages - links to streets and spaces</td>
</tr>
<tr>
<td>Leisure</td>
<td>Relocate leisure centre / improved swimming pool</td>
</tr>
<tr>
<td></td>
<td>Activities and sport for young people</td>
</tr>
<tr>
<td>The Wider Area</td>
<td>Better links to the wider area, with joined up services</td>
</tr>
<tr>
<td></td>
<td>Improve Lower Road</td>
</tr>
<tr>
<td>Community Benefit</td>
<td>Increased facilities and community opportunity</td>
</tr>
</tbody>
</table>

#### Considerations

<table>
<thead>
<tr>
<th>Category</th>
<th>Topics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>Bars shouldn’t dominate - need alternatives</td>
</tr>
<tr>
<td>Streets, Spaces &amp; Movement</td>
<td>Ensure routes are clear and navigable (consider cycle hire)</td>
</tr>
<tr>
<td>Town Centre Identity</td>
<td>May change the peaceful character</td>
</tr>
<tr>
<td></td>
<td>Ensure characterful and intimate places for people to spend time,</td>
</tr>
<tr>
<td></td>
<td>there’s a danger of new corporate spaces being created</td>
</tr>
<tr>
<td>Car Parking</td>
<td>Keep sufficient parking. Fear of overspill if there is not enough and</td>
</tr>
<tr>
<td></td>
<td>may be the need to consider controlled parking zones</td>
</tr>
<tr>
<td>Public Transport</td>
<td>Increased pressures on an existing busy transport system is a concern</td>
</tr>
<tr>
<td></td>
<td>and will need to be addressed</td>
</tr>
<tr>
<td>Ecolody / Sustainability</td>
<td>Concerns over environmental impact of development, need to:</td>
</tr>
<tr>
<td></td>
<td>- Have low environmental impact</td>
</tr>
<tr>
<td></td>
<td>- Maintain &amp; enhance use of water</td>
</tr>
<tr>
<td></td>
<td>- Protect &amp; enhance the existing wildlife</td>
</tr>
<tr>
<td>Road Networks</td>
<td>The roads are already congested, further increase in traffic is a</td>
</tr>
<tr>
<td></td>
<td>concern</td>
</tr>
<tr>
<td>Food &amp; Drink</td>
<td>Some pubs and bars, but consider impact on safety / antisocial</td>
</tr>
<tr>
<td></td>
<td>behaviour</td>
</tr>
<tr>
<td>Community Benefit</td>
<td>Concern about lack of sufficient social infrastructure (doctors,</td>
</tr>
<tr>
<td></td>
<td>dentists, schools etc) to accommodate increased population</td>
</tr>
<tr>
<td>Crime &amp; Safety</td>
<td>Improve existing safety issues (bad lighting, lack of active frontages)</td>
</tr>
<tr>
<td></td>
<td>and help ensure activity doesn’t attract crime</td>
</tr>
</tbody>
</table>

The topics that received less than 2% of comments are listed below. It should be noted that this does not necessarily represent the general significance of each topic, but its perceived relevance to the inclusion of the Surrey Quays Shopping Centre site:

2%: Housing, Business & Enterprise, Education, Project Timeline
1%: Employment & Training, Heights, Services, Management and Maintenance and Noise
Inclusion of Surrey Quays Shopping Centre

More detail on the type of use

Through the feedback form and group session we asked, in more detail, what type of retail, food and drink and leisure facilities people would like to see. The boxes to the right include a summary of the most frequently occurring comments, broadly listed in descending order of priority from top to bottom.

For clarity, we have listed each category separately, however it’s worth noting that most responses identified a desire for a mix of uses.

In addition to these three categories additional comments were:

• Allow space for business and enterprise

• There should to be a system in place to enable affordable rents for smaller units to house small / start-up / independent businesses

• It is important to have a ‘critical mass’ of people to create a successful place, which new residents will provide
**Suggestions for retail, food & drink & leisure include:**

**RETAIL**
- Wider range of shops, including a mix of high street stores and independents
- Better quality shops and some larger chain stores - Waitrose, M&S, John Lewis, Whole Foods
- A mix of shops which reflect the local community from affordable to more high quality
- Market for food, arts and local goods, farmers market
- Bookshop and more clothing retail (fashion)
- Local feel with own identity i.e. local butchers / bakers / greengrocers / fishmonger / deli / bank
- Avoid too many multiples of the same type of shop
- A range of scale of shops - from anchor tenant to ‘boutique’ to convenience store

**FOOD & DRINK**
- Good quality cafes and restaurants
- ‘Cafe culture’, coffee shops with outside seating - somewhere to meet
- Restaurant and bars (pubs and wine bars) places to drink to bring an evening atmosphere so it doesn’t shut down in the evening
- Healthy food places (although some requests for fast food)
- Support independent food retailers
- Have familiar chain restaurants (e.g. Nandos, Leon, Wagamamas, Pizza Express)
- Link food and drink with outside seating and places to eat / drink by the waterside

**LEISURE**
- Have green space and encourage wildlife, with spaces to enjoy and benches away from shopping etc.
- Community space for music, group exercise, discussion group
- Swimming pool for all to use
- Arts / theatre provision, galleries
- Children’s play facilities
- Sports field and sports facilities (squash courts, volleyball, skatepark, BMX track)
- Local museum / heritage centre
- Cinema (alternative to Odeon)
- Entertainment and safe night life for younger people / students
3
Town centre identity

The feedback form also asked what type of town centre environment people would like to see and to share examples of these where possible.

Identity & character

- Open spaces, light filled, modern architecture
- Inside / outside
- Tie into the history / heritage of the docks (wood / Canadian influences)
- A mix of uses - leisure, cafes, restaurants, ground floor retail, clubs, bars, business
- Active in the day and evening
- A ‘high street’
- Unique / feels different - independent shops
- Have economic diversity
- Opportunities for smaller-scale enterprise (affordable rents)

Public space

- Public spaces that promote activity
- Closely linked to water
- Integrate wildlife and nature (grass, water features, trees)
- Lively, active, pop-ups, markets, arts events
- Open air (not harsh plaza)
- Playspaces

Movement & streets

- Movement routes closely linked to water, trees and greenery
- Pedestrian focused streets and squares
- Ground floor activity on key routes - no blank facades like Surrey Quays Road
- Safer, overlooked and well-lit

Rotterdam Waterfront, Netherlands
‘glass and water, modern architecture’

Kings Cross, London
‘great public space, good use of steps/water’

Westfield, Stratford
‘inside, outside’
London Southbank
‘vibrant, activity, arts’

Modern Scandinavian design
‘village feeling, Scandinavian style’

Bermondsey Square
‘outside seating, markets and events’

The Scoop, More London
‘community space’

Volleyball, Beach Mitte, Berlin
‘activity in public spaces’

Wapping
‘local markets’

Southgate, Bath
‘hidden car parking’

Sicilian Avenue, London
‘Arcade, with independent shops’

Rose Kennedy Greenway, Boston
‘Green park / green links’
Chapter 5

NEXT STEPS

DETAILS OF STAGE 2 EVENTS, HOW WE WILL BE KEEPING YOU UPDATED & INFORMATION ON THE PLANNING SUBMISSION TIMESCALE
Next steps

This report concludes the summary of findings and community involvement from the ‘Stage 1A’ consultation.

The findings are discussed directly with British Land, Southwark Council and the masterplanners Allies & Morrison to help inform the proposals.

Full details of the next stage of consultation are still to be finalised - however, it is intended that a Draft Masterplan will be developed by Allies & Morrison and presented for community review in Autumn 2014. Alongside which, we will track how proposals have responded to feedback. As soon as details of the next stage of consultation are known we will update the website and all project contacts.

If you would like to be directly informed as the project progresses, please just let us know - contact details are on the page opposite.

Updating the project timeline

As inclusion of the Surrey Quays Shopping Centre site is a significant change, British Land and masterplanners Allies & Morrison need to do further work to understand how it could all come forward.

This naturally affects the project timescales and it is now anticipated that a planning application considering the sites will be submitted next year.

The consultation process is adapting to the changed scope of the project. The diagram to the left shows the anticipated stages of consultation that will take place alongside the masterplanning process.
Planning Application & Statement of Community Involvement

A clear record
This report, and reports produced at subsequent stages of the consultation, will be publicly available to ensure they are scrutinised and accurate.

At the end of Stage 3, the reports will be combined to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final masterplan.

Planning application
It is currently anticipated that a planning application will be submitted to Southwark Council in the first half of 2015.

We will work with Southwark Council to help ensure the Statutory Consultation period is fully accessible to local people.

Based on this timescale, a decision on the planning application by Southwark Council would be anticipated during the second half of 2015.

Beyond the Planning Application
Throughout the consultation process we will work with the community to identify how involvement could be continued beyond the planning submission. It is currently too early to have a reliable estimate of the overall project timescale, however as the project develops, this should become clearer and we will share this with you.

Staying in touch

Website
www.SE16printworks.com

The website will continue to be regularly updated to keep people informed about the consultation process, events and community feedback to date. It will also provide a platform for people to view and respond to consultation information.

Newsletters
Further newsletters will continue to be issued ahead of each stage of consultation. Newsletters will be circulated to approximately 23,000 local residents and businesses, all project contacts and will also be available online and as hard copy on request.

Contact us
To ask any questions or to let us know you would like to receive future updates, please contact Amanda or Lizzie at Soundings on:

020 7729 1705

soundings@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

SE16 Printworks
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London EC2A 3AT

Any queries should be referred to the **SE16 Printworks** consultation team as follows:

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📞 020 7729 1705