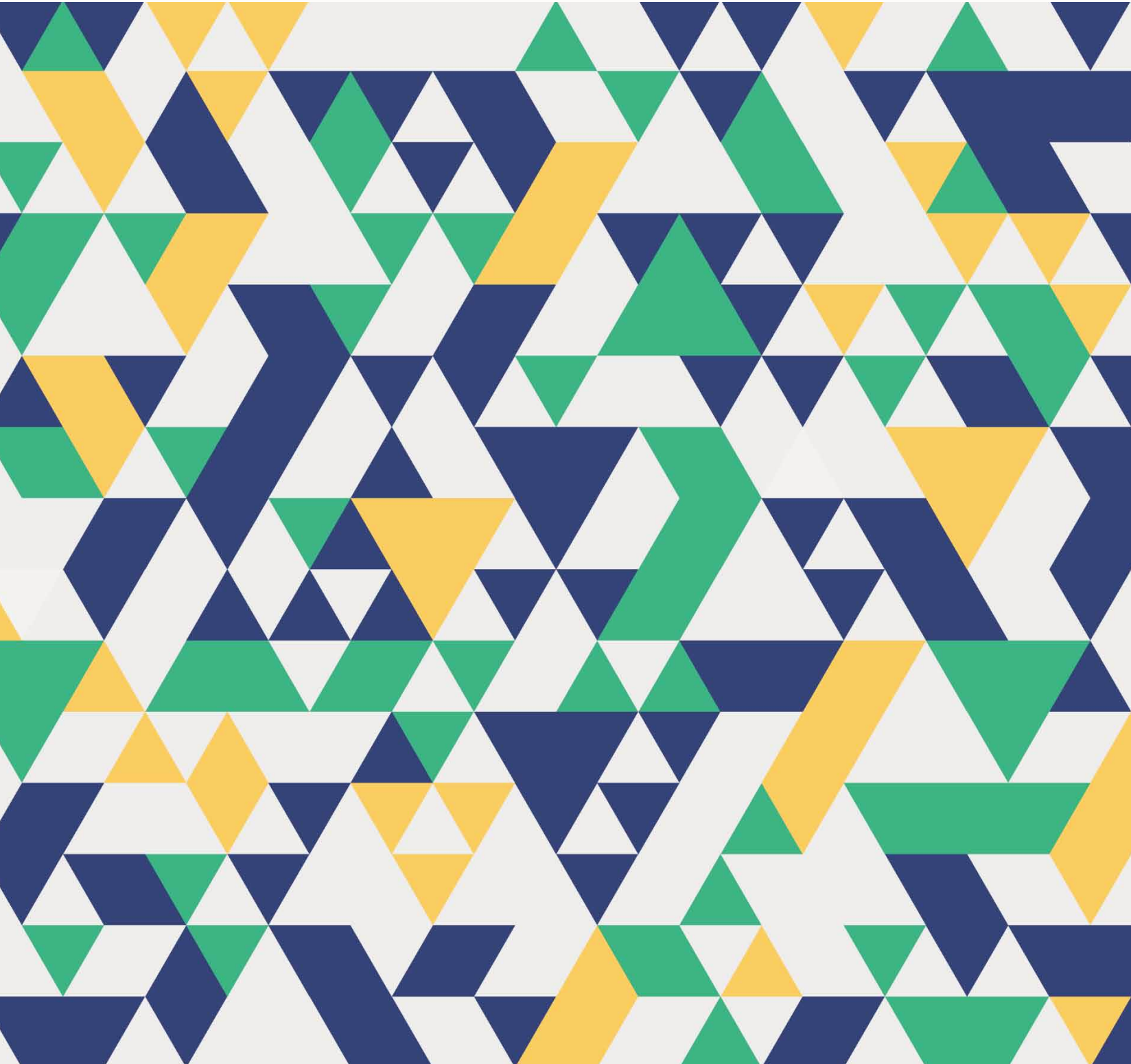


SE16
PRINTWORKS
+ SURREY QUAYS
SHOPPING CENTRE

APPENDIX 2

Stage 1A Interim Consultation Report
Executive Summary only

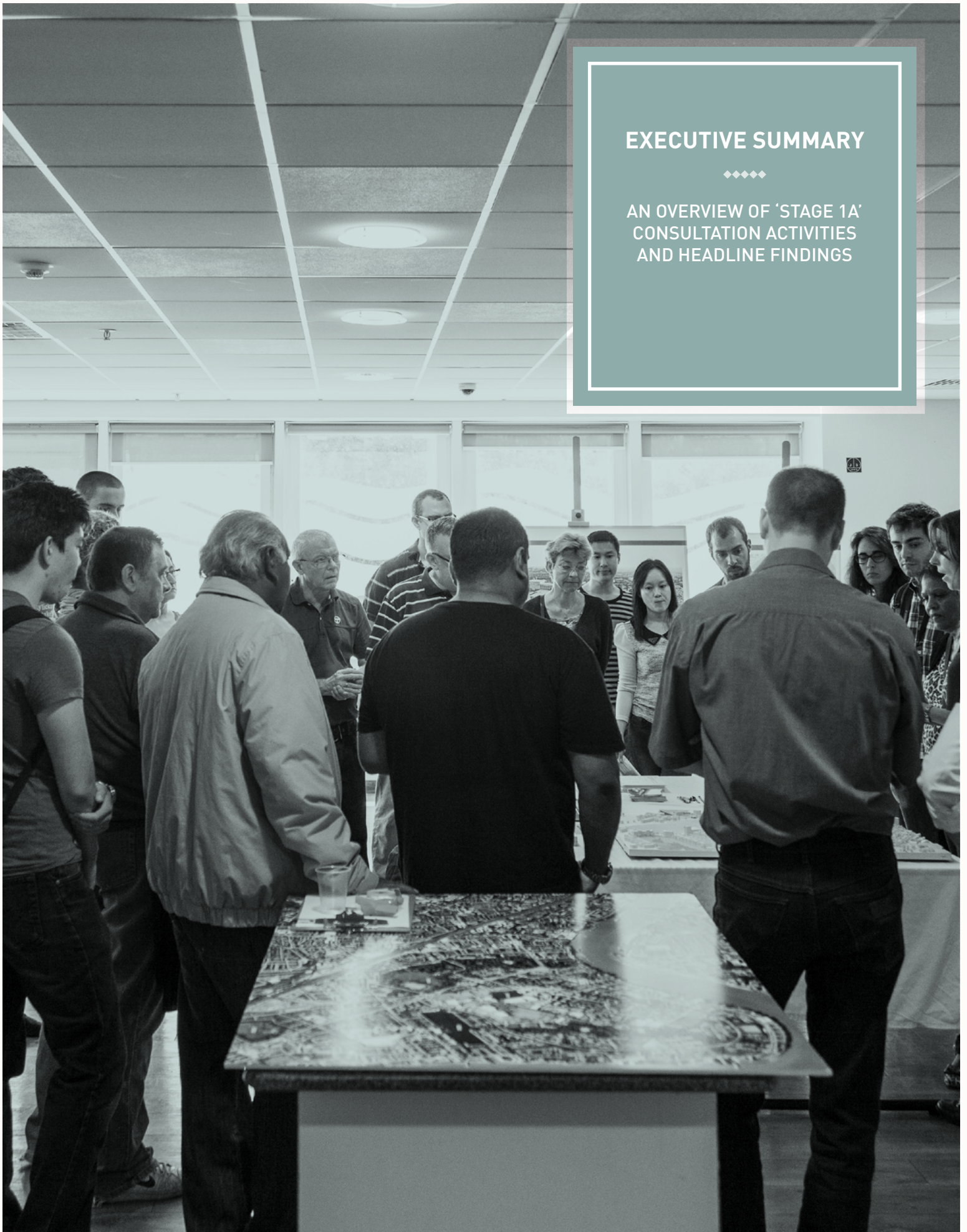
June | August 2014



EXECUTIVE SUMMARY



AN OVERVIEW OF 'STAGE 1A'
CONSULTATION ACTIVITIES
AND HEADLINE FINDINGS



About this report

This document is an extract from the full Stage 1A Consultation Report. To view the full report please visit:

www.SE16printworks.com/info-documents

Alternatively, you can contact Soundings using the details on the back page.

'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.

CONSULTATION DIARY: JUNE - AUGUST 2014

ACTIVITY	DATE	DETAIL	OUTCOME
Community Review of Stage 1	11th June 2014	Mini-exhibition Presentation and discussions	<ul style="list-style-type: none"> • 30+ attended the exhibition and presentation
SE16 Summer events	21st June 2014 28th June 2014 5th July 2014 18th August 2014	Albion Street Mid-Summer Market Bermondsey Carnival, Southwark Park Rotherhithe Festival Redriff Community Day	<ul style="list-style-type: none"> • Estimated 200+ people informed
SE16 Printworks + Surrey Quays Shopping Centre exhibition & workshops	12th July 2014 15th July 2014 17th July 2014 23rd July - 31st July 2014	Printworks tours & exhibition 1 Exhibition 2 & presentation & feedback session Exhibition 3 & 'street & spaces' focus session Online feedback	<ul style="list-style-type: none"> • 250+ (approx) exhibition attendees • 30+ feedback session attendees • 13 walkabout mappings • 76 individual feedback forms
One-to-one meetings & group sessions	Ongoing	One-to-one meetings Youth engagement Outreach Local meeting attendance	<ul style="list-style-type: none"> • To date, 10 one-to-one / group meetings, plus wider outreach
Facebook / Twitter	Ongoing	Regular updates	<ul style="list-style-type: none"> • Over 170 Twitter 'followers' • 15 Facebook page 'likes'
Newsletter	June 2014	Newsletter 02	<ul style="list-style-type: none"> • 23,000 copies of Newsletter 02 distributed locally
Posters & flyers	Event posters & flyers distributed locally		



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 Quays 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.*

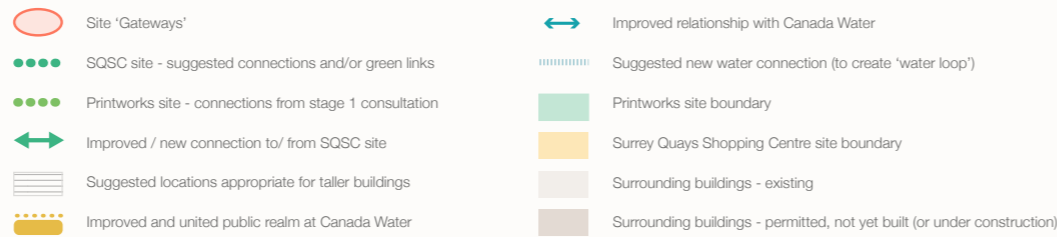
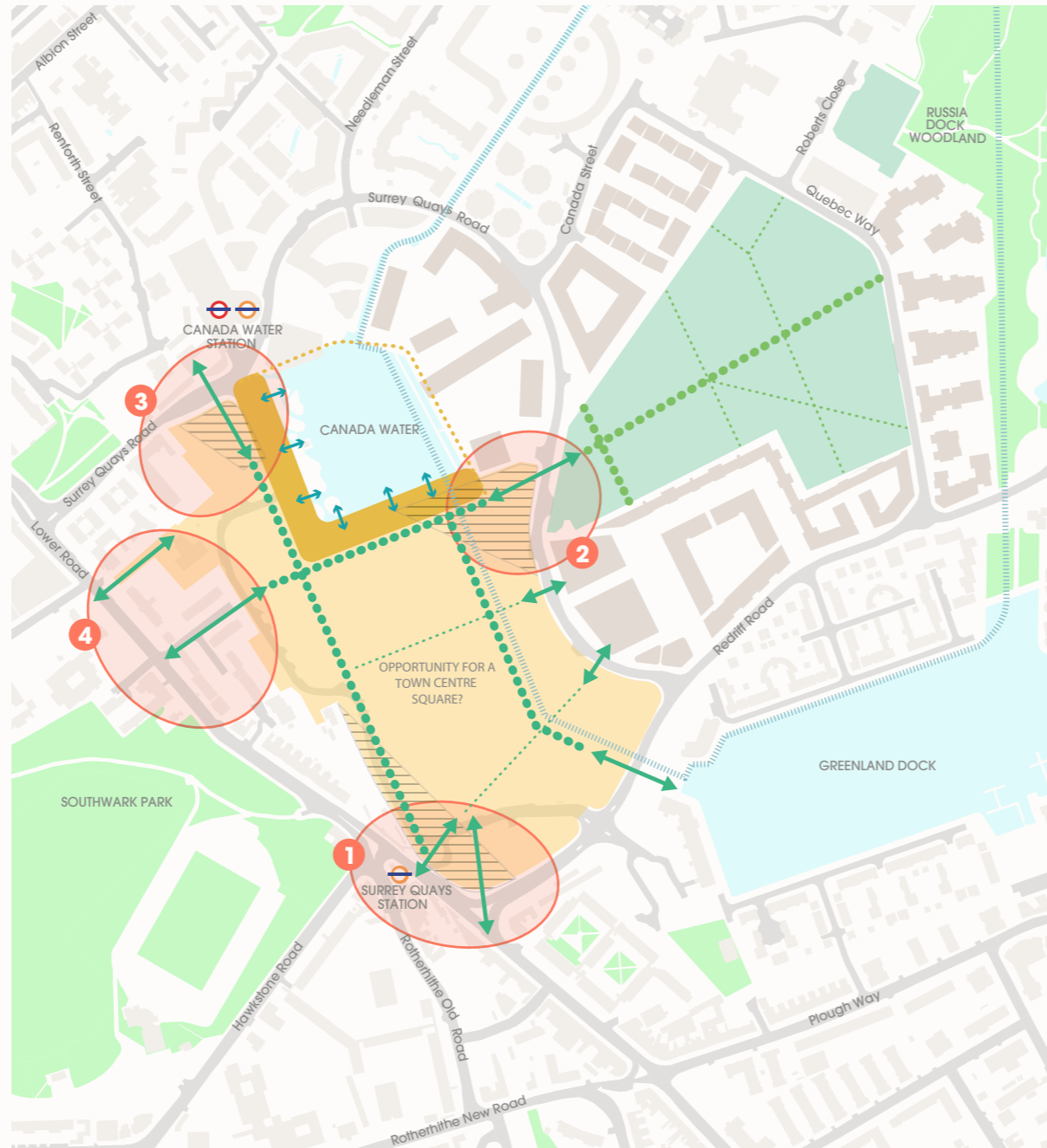
Higher education in the area was received positively

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 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.

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

- Southern gateway (Surrey Quays Station)**
 - This is 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
- 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
- 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
- Improve access to the west**
 - Improve the currently very limited access towards Southwark Park. Address the level change and use the land by the petrol station to create an additional route. Requests to retain the petrol station.

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

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 shops to accommodate all budgets. Need alternatives to Tesco

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

This summary is an extract from the main
Stage 1A Consultation Report produced by:

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