

3991

HARMSWORTH QUAYS MASTERPLANNING STUDY CONSULTATION REPORT

THE CLIENT:
SOUTHWARK COUNCIL

PROJECT DIRECTOR:
HUGO NOWELL

TEAM:
URBAN INITIATIVES STUDIO
HAWKINS BROWN
MONTAGU EVANS

DATE:
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URBAN
INITIATIVES
STUDIO



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THE TEAM:
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04 MARCH 2013

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CONTENTS

01	Introduction	5
02	One to one briefing sessions	7
03	Workshop with landowners and developers	9
04	Workshop with stakeholders and members of the public	11

APPENDIX A: Workshop with landowners and developers - comments

APPENDIX B: Workshop with stakeholders and members of the public - attendance and comments



01 Introduction

Background

Southwark Council adopted the Canada Water AAP in March 2012. The AAP is a spatial plan which provides a vision and framework to guide development in the area over the next 15 years. The AAP was subject to an examination-in-public (EIP) in summer 2011 and was found to be “sound” by the independent planning inspector. It is part of Southwark’s Local Plan and together with the Core Strategy and the London Plan is used to determine planning applications in the area.

Since the AAP was prepared, the Daily Mail group has announced that it intends to vacate the Harmsworth Quays printworks by 2014 and move its operations to a greenfield site in Essex. The existing AAP is predicated on the site remaining in use as a printworks.

The option that the site could come forward as a development site during the life of the AAP was not fully considered. At the EIP hearing for the AAP, the council committed to reviewing the parts of the plan that relate to the site.

In September 2012, following a competitive tendering process, Hawkins Brown Architects were appointed by Southwark Council to prepare a masterplanning study for Harmsworth Quays and the adjacent sites. This study would explore options for the sites, undertake public consultation, estimate capacity and assess viability. The study would also inform the AAP review preferred options report which the council expects to publish in early 2013. Hawkins Brown architects were supported by Montagu Evans (development viability) and by Urban Initiatives Studio (urban design and consultation).

This report summarises the consultation with stakeholders and members of the public that was undertaken through the preparation of the masterplan study for Harmsworth Quays. The report has been prepared by Urban Initiatives Studio.

Consultation Brief

The brief for the Harmsworth Quays masterplan commission identified a need to:

Undertake a consultation exercise on options with land owners, developers, members of the public, councillors and other stakeholders.

The purpose of the consultation is to:

- Provide an opportunity for landowners and developers to explain their aspirations and to comment on emerging ideas and options; and
- Enable the public and relevant stakeholders to have their say on the future of Harmsworth Quays and the adjacent sites and help identify opportunities and constraints which might affect the sites.

Consultation process

Consultation with stakeholders and the public took place at three stages through the masterplanning commission.

- Initial one to one briefing sessions with landowners / developers early in the commission (week commencing 24 September 2012);
- Presentation of emerging ideas followed by a workshop with landowners / developers (8 November 2012); and
- Stakeholder and public consultation to enable the public to have their say (Saturday 17 November 2012).

Each of these sessions had a different purpose and outcome. They are documented further in the next sections of this report.

02 One to one briefing sessions

In advance of a workshop with developers the design team (Hawkins Brown and Urban Initiatives Studio) together with members of the councils client team met with a number of developers / landowners who had an interest in the Harmsworth Quays and the adjacent sites (Mulberry Business Park, Site E, Surrey Quays Leisure Park and the Surrey Quays Shopping Centre service yard). These meetings were held on a one to one basis so that the interested parties had the opportunity to present their current thinking and proposals and could advise the Council and design team of the opportunity that they felt the Harmsworth Quays site presents.

The following meetings were held:

- Representatives from Kings College with their designers Allies and Morrison regarding Mulberry Business Park (25 September);
- Frogmore regarding Surrey Quays Leisure Park (26 September);
- Surrey Quays Ltd (represented by British Land) regarding Surrey Quays Shopping Centre (26 September); and
- Sellar Property Group regarding the Decathlon site and Site E (28 September).

Information gathered at these meetings helped to shape the teams understanding of the area and informed the ideas presented to the same parties in the workshop on the 8 November 2012 (refer to Section 03 of the report).



03 Workshop with landowners and developers

On 8 November 2012 Urban Initiatives Studio facilitated a half-day workshop with landowners / developers to discuss emerging ideas for Harmsworth Quays and the adjacent sites. This session was held at Southwark Councils offices on Tooley Street to an invited group of landowners and developers (attendees are listed in appendix A), and ran from 2pm until 5pm.

Several potential scenarios were discussed. The key variables within these scenarios included:

- The amount of non-residential development. Non-residential development could include business uses, retail uses, community uses, university facilities and student housing.
- Residential densities. Which are the most appropriate areas for higher and lower density development?
- Distribution of land uses. Where should leisure, business and shopping space be located and how can it reinforce the town centre? Where would be the most appropriate location for university uses? Is there merit in integrating university and leisure uses close to the town centre?
- Building heights. The existing building heights strategy in the AAP envisages heights between 5 and 8 storeys on Harmsworth Quays and adjacent sites. Is this appropriate? Should there be scope for tall buildings and if so where?
- Grid of streets. Which are the most important links? Is there merit in straightening Surrey Quays Road? How can we facilitate diagonal movement between Site C and the corner of Redriff Road/ Quebec Way?
- Green infrastructure: How should green links and open spaces be incorporated?

Following the presentation delegates were subdivided into two groups and a focused discussion was held with each group around a number of pre-set questions. For each table a facilitator attempted to elicit responses on a range of issues including connections, land uses, development density and building height. Comments were recorded and these are set out in Appendix A to this document.

The main points of discussion are summarised below:

- In preparing a masterplan for the Harmsworth Quays site particular consideration must be given to proposals that may come forward on the Decathlon site (Site C - currently being prepared by Sellar);
- The future role and form of Surrey Quays Road will be important in ensuring a link between Harmsworth Quays and the existing Canada Water town centre;
- A hierarchy of streets should be considered;
- Leisure uses could back onto Surrey Quays Road sharing servicing with the Shopping Centre;
- University uses will enhance the daytime economy with students bringing life into the area;
- Options should be developable within existing landownerships
- There is no existing office market in the area but there is some synergy with university uses;
- A gradation of height from the town centre (greater height) to Greenland Dock was generally favoured;
- Views on tall buildings differed with some people believing that a less prescriptive approach should be taken, others favouring zoning;
- Densities should be higher to help reinforce the character of the town centre;
- Public spaces within the area are important and provision of a space that links the Harmsworth Quays site with Site C was supported;
- This space should be fronted by A1 and A3 uses;
- An east-west connection that links Russia Dock Woodland with Southwark Park was supported; and
- The public realm proposal should promote a mix of spaces including public squares and wider pedestrian priority streets.

04 Workshop with stakeholders and members of the public

On Saturday 17 November 2012 Urban Initiatives Studio facilitated a half-day workshop with an invited group of stakeholders and members of the public. Invitations were sent to around 400 individuals and organisations on the Planning Policy mailing list and 400 addressees on the community council mailing list by Southwark Council.

These included:

- Landowners/developers;
- Ward councillors and the local MP;
- Canada Water consultative forum;
- Representatives from Living Streets;
- Representatives from Southwark Cyclists;
- Friends of Russia Dock Woodland;
- Local tenants and residents associations
- Members of the public who attended the Canada Water EIP;
- Attendees of Bermondsey and Rotherhithe Community Council and
- Other interested members of the public.

46 people attended (excluding Southwark Council staff and the consultant team). The event was held at Alfred Salter Primary School on Quebec Way from 10am until 1pm within the school hall with refreshments provided. The full list of attendees is provided in Appendix B to this document.

The event was run as a workshop with an initial introduction from Tim Cutts (Southwark Council – Planning Policy Team Leader) to explain the reason why the event was being held and how it would help to shape the preparation of updated AAP policy for the area. Following this introduction Hugo Nowell (Urban Initiatives Studio) explained the format of the workshop and how attendees would be invited to participate. Kim Humphreys, representing Kings College, gave a brief introduction to the University’s ambitions for the area.

The main aim of the workshop was to encourage participants to consider the opportunity presented by the Harmsworth Quays site. In particular

the workshop was designed in order to gain an understanding of attendees thoughts on:

- The future uses of the site;
- The preferred/potential scale of development;
- The potential to improve connections through the area; and
- The opportunities, challenges and trade-offs that may be considered.

The event was structured in two parts with refreshments provided between the two. For the first part of the workshop attendees were split into groups and asked to consider a number of open questions through a facilitated discussion. The second part of the workshop was focused around a scenario planning game. Both are described in further detail below.

Workshop Part 1: Understanding the area

This part of the workshop served as an introduction to Part 2 and allowed a consideration of the opportunities and challenges presented by the Harmsworth Quays site. The school hall was laid out with six tables with delegates split between these tables. Discussion at each was focused around a series of pre-set questions with a facilitator helping to stimulate discussion and noting the issues and comments made. The session was fairly brief (45 minutes) but lively and engaging. Questions were focused around four themes:

- Future uses;
- Density of development and building heights;
- Connections and linkages; and
- Open spaces and public realm.

The main points raised are summarised below:

i) Future uses

- Create a town centre feeling close to Surrey Quays Road with residential further east;
- Area could be soulless if space cannot be created for a mix of uses;
- Provide small independent shops, local shops providing local services, a market, leisure centre restaurants and bars;
- Important to have jobs here, to offset loss of employment uses;
- While there are opportunities for different types of employment there should be consideration of the relationships of uses and the phasing;
- Need a better mix of housing types (including houses). There should be (affordable) housing options for local people;
- If a lot of new homes provided will need a new secondary school;
- A multi-use community facility, owned and run by the community for the community is needed;
- There is demand for a building that can provide a church for a range of different denominations;
- University uses generally supported:
 - would increase daytime footfall which is much needed.
 - will stimulate a daytime economy and support local shops
 - provide an established employer.



Stakeholder workshop - discussion groups

- “bring kudos to the area and put the place on the map”.
- provide services not just to students but also to the community through FE and adult training.
- will put less pressure on infrastructure and in particular public transport as they tend to travel at different times of the day.
- Car parking allocation and design will need to be considered for non-residential and residential uses.

ii) Density of development and building heights

- Generally provide a gradation in height with taller buildings closer to Surrey Quays Road and reducing towards lower scale residential areas to the south and east;
- Scale of recent development close to station is fine but streets are a bit narrow and lack trees;
- Mixed reaction to taller buildings. Some delegates felt that tall buildings ok but others did not support at all;
- Need to consider potential impact of taller buildings on local amenity and microclimate, eg: wind;
- The most important thing about tall buildings is the quality of space around the base of the building;
- Tall buildings need to be exemplar design; and
- It is very important that at street level buildings have a human scale. Tall buildings need to be able to provide life and character at street level.

iii) Connections and linkages

- The green link between Canada Water basin and Russia Dock Woodland is very important;
- A diagonal link from Quebec Way/Redriff Road towards the railway station is desirable;
- Support for improved connections to Greenland Dock;
- The idea of straightening Surrey Quays Road is a good one;
- Good cycling and walking routes are very important but need to be mindful of conflicts between the two;
- Greenery and planting along routes is important;
- Routes should be high quality in design and materials, stylish and vibrant with good street furniture;
- Routes should be lit well with lighting appropriate to use; and
- Buses should not just be routed at the peripheries of areas.

iv) Open spaces and public realm

- Open spaces can help provide a sense of perspective and contribute to the texture and scale of the environment;
- Reflect the history of the area in the green infrastructure – wetlands etc;
- Greenery and planting along routes is important. The green link between Canada Water basin and Russia Dock Woodland is very important;
- Canada Water Plaza is not being used enough. It feels a bit windswept;
- Play facilities are an important function of open spaces. Play space should offer a range of functions and cater for children of varying ages;
- Create a wider green strategy that promotes carbon neutral development, green roofs, collection of run off locally and other measures that make for a more sustainable neighbourhood; and
- Security is a concern – better lighting and even cameras to improve security.

A fuller commentary on discussions is included in Appendix B.



Workshop Part 2: Scenario Planning Game

The second part of the workshop involved playing a bespoke game. The game was designed to allow participants to explore and test:

- The broad distribution of uses and densities across the Harmsworth Quays site;
- Different scenarios for the area; and
- The trade-offs between different priorities.

The game

The scenario planning game is a simple but effective tool to allow people to generate their own development scenarios working as a team. It consists of a gameboard and a series of game tiles and takes about 20-30 minutes to play. A bespoke version of the game was made with a gameboard that represented Harmsworth Quays and the adjacent site and tiles that were appropriate to the location. As the game is played the information is recorded directly into a spreadsheet.

Each tile represents a 50 x 50m area (ie 2,500 sqm or 0.25 Ha) and the gameboard was marked up with a grid onto which these tiles can be laid. The game tiles represent different land uses and allow participants the opportunity to suggest where these land uses should be located and the density of development within the Harmsworth Quays area.

The gameboard also indicated two important connections through the area – an east-west ‘green link’ connecting Russia Dock Woodland with Canada Water (and beyond to Southwark Park) and a ‘blue link’ connecting Surrey Quays Road with Greenland Dock. These were incorporated to aid orientation and to allow participants to consider what the uses should be along these important connections.

In addition a number of tokens allowed participants to place a tall building in the area. These could be laid on top of the normal game tiles.

Aim of the game

The scenario testing game, was prepared to help people identify the most appropriate locations for the various land uses, including residential, mixed uses, leisure uses and open space, and to explore issues around density and height. In particular to identify those locations where lower and higher densities might be appropriate in relation to the surrounding area.

The game was prepared to promote discussion about priorities and trade-offs with different tiles representing different uses either generating or costing points dependant on the land use indicated. A notional target score of 100 points was suggested in order to create a challenge that would encourage debate around the priorities and trade-offs. It was however made clear in explaining the game that participants were not devising a masterplan or blueprint. Rather it was about exploring key principles and trying to articulate these on the map/board.

The points scores broadly relate to the viability of the use (ie residential uses generate points, leisure uses cost points). However whilst the game is linked to viability, this is broad brush only. The game is designed so that there are challenges to delivering the score and the important messages are more about the choices that are made by participants.

Furthermore the game aims to:

- Stimulate debate and discussion;
- Give participants an insight into some of the challenges that the local planning authority must consider; and
- Help the local planning authority to understand local peoples views, concerns and priorities.

Game tiles

A number of different tiles were available to play representing different uses and providing different outputs. These are set out in the table below:

TILE	Homes	Jobs	Points
High density residential	90		+6
Medium density residential	60		+4
Low density residential	30		+2
Mixed-use	30	200	+1
Open space			-4
Leisure: bingo		20	-5
Leisure: cinema		20	-5
Leisure Centre		20	-20
University teaching		200	0
Student homes	300*		+4

In addition a tall building token representing 60 homes scores +4 points.

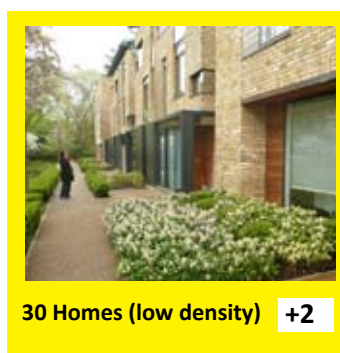
A 'with University' and 'without University' game was played.



High density residential tile



Medium density residential tile



Low density residential tile

Uses

Residential: Residential homes will be the most viable use in a development. They would include affordable homes and can help meet Southwark's need for homes.

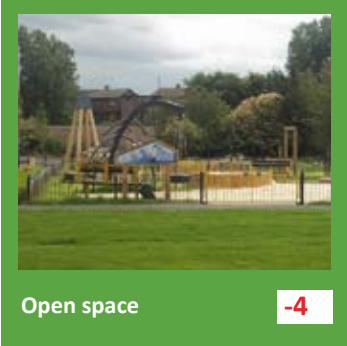
Mixed use: This tile includes office space, shops, community facilities which could help bring vibrancy to the town centre.

Open space: Open spaces are an important part of any very large development and can provide a range of uses including children's play facilities, informal recreation and food growing.

University teaching and student homes: We are aware that Kings College are proposing to provide new university facilities in the area, including a lecture hall, teaching space, catering space, offices and student housing.

Leisure cinema and bingo: There is an existing cinema, bingo and bowling hall on the Surrey Quays Leisure Park. The adopted AAP requires the re-provision of existing leisure facilities as part of the mix of town centre uses.

Leisure centre: The Seven Islands Leisure Centre provides a swimming pool as well as a gym and a sports hall. The council has funding committed to refurbish the centre. In the long term however, there may be an opportunity to provide a new centre. We will consult separately on the sports and leisure needs of the area and how these might best be met in the long term.



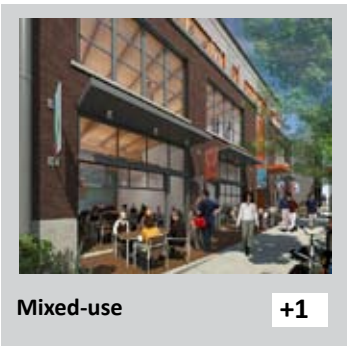
Open space tile



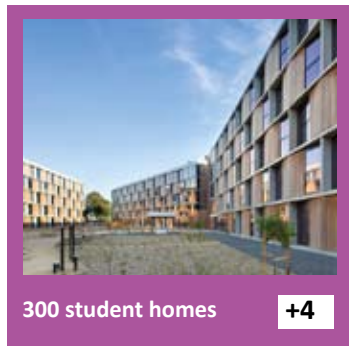
University teaching tile



Leisure: cinema tile



Mixed-use tile



University student homes tile



Leisure: bingo tile



Leisure centre tile



The Gameboard

Playing the game

Delegates were split into two groups around two separate gameboards with a facilitator for each game initially explaining the rules and helping to steer the game. On one table participants played with university tiles on the other without. At the outset a number of participants were assigned a role. This helps to both confirm the aims of the game and to encourage these individuals to start laying tiles. Immediately trade offs between different 'players' aims emerge. The roles assigned were:

- 1 Planning officer:** would like to see mixed-use development providing both new homes creating local employment and a vibrant town centre.
Target: 700 jobs (1,000 jobs in university scenario) together with 2 or 3 mixed-use tiles laid (but no more as there is unlikely to be sufficient market demand).
- 2 Housebuilder:** would like to deliver new homes in the area (including 35% affordable housing delivered in line with London Borough of Southwark policies).
Target: 2,000 new homes (1,600 homes in university scenario).
- 3 Local developer:** would like to deliver a prestige mixed-use development close to Canada Water Station.
Target: a tall building close to the station.
- 4 Local resident one:** would like to see better leisure facilities in the area.
Target: a new leisure station in the area.

- 5 Local resident two:** would like an attractive green route linking Russia Dock Woodland with Southwark Park and better routes to the station.
Target: Attractive green routes through the area.
- 6 Owner Surrey Quays Leisure Park:** would like to develop part of the site for housing and need to re-provide the existing cinema and bingo uses.
Target: Lay Leisure bingo and Leisure cinema tiles.
- 7 University representative (Game 1 only):** would like to establish a university campus in the area including teaching accommodation where it is accessible from the station together with student accommodation.
Target: 2,000 student bed spaces together with 3 university teaching tiles.

As tiles were laid the facilitator provided regular updates on the overall points score and how the participants were fairing against their targets.

The spreadsheet provided an immediate output against the following:

- Total points;
- Total homes;
- Total jobs;
- Total student homes; and
- Number of tall buildings.

The game continued until the delegates had agreed a preferred scenario.



The game in progress



The final scenario for game one

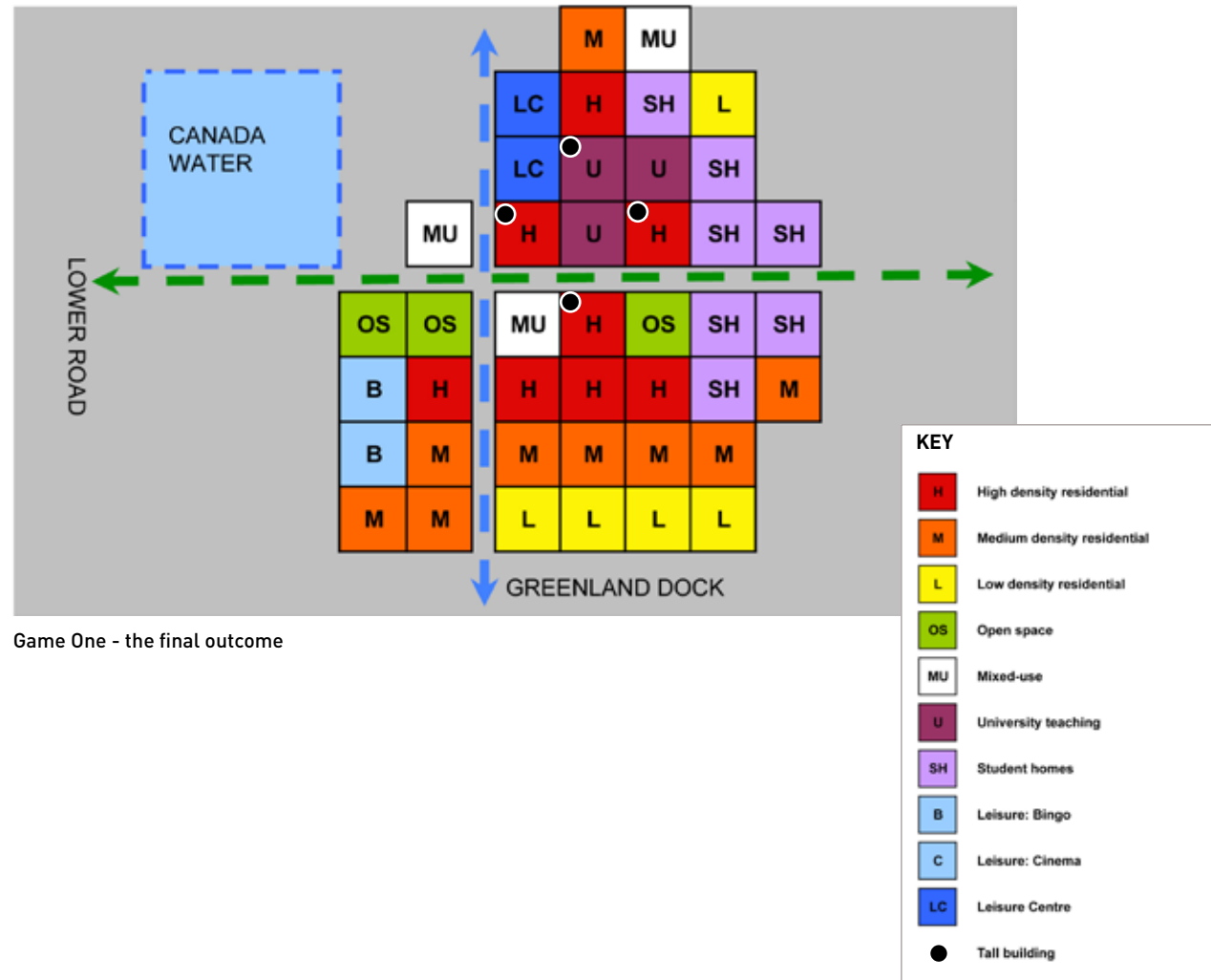
Outcomes

Two games were played. The first on table one with university tiles; the second on table two without. In both games the majority of players were local residents. A summary of each game is provided below:

Game One: with university

The game was played out quite rapidly initially with participants getting actively involved and keen to try to achieve their targets. As the game settled some clear principles started to emerge:

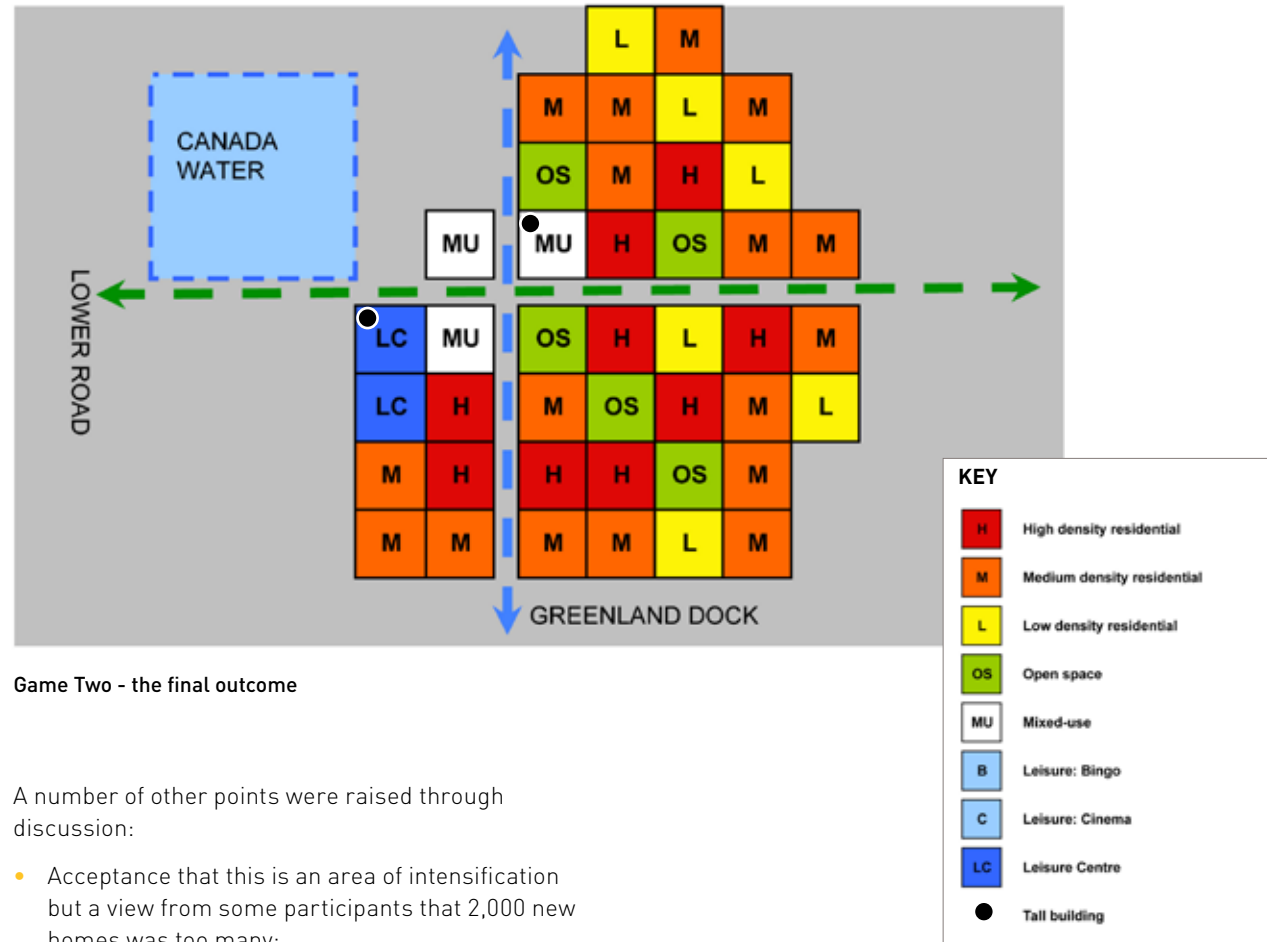
- Locate mixed-use tiles close to Canada Water town centre;
- Locate leisure centre close to the town centre (on Site C);
- Locate the bingo and cinema (on top of each other) at the western end of the Surrey Quays Leisure Park site;
- Reinforce the east-west link from Canada Water to Russia Dock Woodland as a green link by providing open space along the route;
- Distribute housing so that higher density is closer to the town centre and the density reduces towards the south and east of the area;
- Locate university uses towards the north-east of the area with teaching facilities closer to the town centre. Generally cluster the student housing together; and
- If tall buildings are introduced they should be located close to the town centre. .



Game Two: without university

Participants in this scenario took a different approach to development. The important principles that they expressed through the game were:

- A mixing of the high, medium and low density tiles through the area in order to achieve a variation in development form;
- A contextual response to the surrounding residential areas to the south and east of the area with high density residential tiles avoiding these areas;
- The need for open space through the area;
- An aspiration for a diagonal green route across the Harmsworth Quays site from Canada Water in the north-west towards Redriff Road/Quebec Way junction in the south-east;
- The desire for a Leisure Centre in a central location with the bingo and cinema uses stacked within the same building/site;
- The desire to locate the mixed-use tiles close to the north west of the area near to Canada Water Station.
- A mixed response to the idea of locating tall buildings within the area. The scenario indicated in the above diagram shows two tall buildings in the north-west portion of the site however some participants did not support this.



Game Two - the final outcome

A number of other points were raised through discussion:

- Acceptance that this is an area of intensification but a view from some participants that 2,000 new homes was too many;
- Development must ensure quality of life;
- There must be fairness to existing residents;
- Protect the environment;
- Provide places for the creative community;
- There is a need for substantial green links; and
- Lack of infrastructure in the area needs to be addressed.

APPENDIX A

Workshop with landowners and developers Comments

(8 November 2012)

Summary of discussions on options made in workshop with landowners and developers (8 November 2012)

Group One

Facilitator:

Hugo Nowell – Urban Initiatives Studio

Attendees:

- 1 Paul Appleton - Allies and Morrison representing Kings College
- 2 Gavin Finnan - Maccreanor Lavington representing Sellar
- 3 Robin Goodlet - representing Sellar
- 4 Gavin Kieran - representing Kings College
- 5 Kim Humphreys - representing Kings College
- 6 James Oates - Southwark Council
- 7 Michael Tsoukaris - Southwark Council
- 8 Samantha Frame – Hawkins Brown architects (consultant team)
- 9 Malcolm Hewines – Montagu Evans (consultant team)

Comments:

i) Access and movement

- Site E is important (western most site on Surrey Quays Road) – should be considered if looking at movement.
- Site C (Decathlon site) also important and should be included in the study area
- Assessment of Surrey Quays Road and its future function will be important to both the masterplan options and Sellar options
- Important space is between sites C and E.
- An arbitrary curve to Surrey Quays Road has determined the planning of the area – minimise the importance of this road particularly with its service function.

- It would be good to explore the public spaces which help deliver diagonal movement between Site C and Redriff Road/Quebec Way.
- If Surrey Quays Road were closed it would make a proposed east to west route stronger helping to guide pedestrians through the area.

ii) Mix of uses and their location

- Masterplanning options should reflect landownerships.
- Scenarios which do not include university uses will provide limited daytime economy.
- Densities should be higher to help intensify use of this inner city site.
- Students will bring activity to the area and consultation initiated by Kings College so far has not indicated any local concern.
- University teaching function would be considered to be a town centre use – a large lecture theatre is proposed as part of Kings College aspirations.
- There is not currently a market for office space in the area but, combined with university use, could enhance the opportunity for B1 use (synergy between uses).
- Sellar will put in application for a significant quantum of B1 use on site E.
- There is a need for space that will make people want to stay in the area.

iii) Building heights

- Massing of buildings should take into account the Sellar proposals.
- Current AAP needs challenging with regard to building height – too limiting – should not prescribe locations for taller building elements.
- There should be a zoning policy – height ascending towards town centre
- Need gradient from town centre to Greenland Dock.
- Don't spread height evenly.

iv) Open spaces and public realm

- Desire to reclaim use of Canada Water through Site C.
- Emphasise different types of public space through the plan ie park / dock edge / street promenade.
- Site C should be the point of arrival.
- Kings College could act as a catalyst connecting sites.
- New civic spaces should not be too large. They need to be animated.
- Should a wide green route through the site be provided? This could enable smaller public spaces within blocks? Generous streets rather than spaces.
- A public square around sites C and E and Canada Dock and closing Surrey Quays Road is the best location.
- More residential development will require more open space.
- Need to connect both parks – Russia Dock Woodland and Southwark Park.

Group Two

Facilitator:

Darryl Chen – Hawkins Brown Architects

Attendees:

- 1 Jonathan East - Aviva
- 2 Lisa Heywood – DMGT
- 3 Leonie Oliva - Drivers Jonas representing Kings College
- 4 Hugh Sowerby - DP9 representing Surrey Quays Ltd
- 5 Alex Wraight – Allies and Morrison representing Kings College
- 6 Tim Cutts – Southwark Council

Comments:

i) Access and movement

- There is a need to integrate proposals on Site C and on the Harmsworth Quays study site.
- Where is the existing town centre, and future town centre?
- Ambition to spread the town centre intensity to beyond the Decathlon/tube/shopping centre sites.
- Kings college provides an opportunity to provide a mix of uses to provide ingredients for an extended town centre.
- It's important to link the leisure centre and the shopping centre
- There should be a clear hierarchy of roads to alleviate rat-running traffic throughout.
- What evidence base/pedestrian modelling study does the diagonal route respond to?
- An east-west connection to Russia Woodlands at risk of being unsafe through lack of activity.

ii) Mix of uses and their location

- Masterplanning options should reflect land ownerships.
- Leisure and student residential don't provide compatible uses.
- Some A1/A3 uses would enhance a 'town square'.
- Security of public space/routes can be helped through activity/activity-generating uses.
- Fronting ground floors. eg, student communal use, learning/teaching space.

iii) Building heights

- Building heights should integrate with development on Site C.
- The scope for tall buildings was supported.
- Kings College Campus at The Strand has intensity that comes through density and mix of uses.
- Viability of student accommodation requires vibrancy.
- Markers can provide appropriate entries to site.
- Site C is probably the most appropriate location for the tallest element of development
- There should be a variety of building heights throughout the Harmsworth Quays site.
- Density is more helpful as a planning guide than restrictions on height, so that individual site designers are free to interpret in terms of proposed form.

iv) Open spaces and public realm

- Comments included above.

APPENDIX B

Workshop with stakeholders and members of the public

Attendance list

Comments

(17 November 2012)

Number	Name:	Organisation
1	Andy Mayer	Resident
2	Helen Mayer	Resident
3	Jerry Hewitt	Resident
4	John O'Kelly	Resident
5	Olivier Stockman	Sands Films Studios
6	Steve Cornish	Friends of Russia Dock Woodland and resident
7	Pauline Adenwalla	Canada Water Consultative Forum and resident
8	Anthony Wilson	Resident
9	Nigel Spalding	Resident
10	Hon Wai Lai	Resident
11	Christina Reinke	Resident
12	Sven Reinke	Resident
13	Felipe Hsieh	Resident
14	Graham Coles	Resident
15	Philip Baker	Resident
16	Leonie Oliva	Representing Kings College
17	Kim Humphreys	Representing Kings College
18	Alex Wraight	Representing Kings College
19	Craig Stansfield	Representing Southwark Living Streets
20	Alastair Hanton	Representing Southwark Living Streets
21	Kath Whittam	Surrey Docks farm
22	John Warren	Resident
23	Jodi Warren	Resident
24	Michele Page-Jones	Resident
25	Ameneh Enayat	Resident
26	Clr. David Hubber	Surrey Docks ward councillor
27	Clr. Wilma Nelson	Rotherhithe ward councillor
28	Clr. Veronica Ward	Cabinet Member for Culture, Leisure, Sport, the Olympics and Regeneration (South)
29	Simon Hughes MP	Local MP
30	Christina Jackson	Resident
31	Joseph Rodney	Surveyor
32	Lisa Heywood	DMGT
33	Valentia Wong	Resident
34	Tom Hawkey	Resident
35	Anastasia Cavouras	Resident
36	Alan Chadborn	Surrey Docks Farm
37	Hugh Closs	Resident
38	Ben Ramsden	Resident
39	Mrs Marcel	Resident
40	John Wills	Resident
41	A Kent Rolfe	Resident
42	Barry Duckett	Chair of Area Housing Forum and resident
43	Kruger de Kok	Resident
44	John Taylor	Resident
45	Iain MacGregor	Sellar
46	Jennifer Ross	Representing Sellar

Stakeholder workshop attendees (17 November 2012)

Harmsworth Quays Public Consultation

Future Vision - Workshop

17 November 2012

Introduction

In summer last year, the Daily Mail Group confirmed that it would be moving its printing operations from Harmsworth Quays in Canada Water to a new site in Essex by 2014. This will leave a major site available for development and creates an exciting opportunity at Canada Water. This workshop is focused on exploring that opportunity.

Time available: 45 minutes

Table One

Facilitator: Tim Cutts (Southwark Council)

i) Future uses

Redevelopment of the Harmsworth Quays site could include a mix of uses that will enhance the offer of the town centre and increase its vibrancy.

How can Harmsworth Quays contribute to a more vibrant town centre? What sort of uses might be appropriate for Harmsworth Quays?

Kings College are investigating the potential to locate both academic teaching space and student housing to the area. This could help to add vibrancy to the area and provide local employment. Would you support this?

- There might be opportunity to provide a hotel. A decent hotel would be beneficial.
- We need light industrial space and office space for start-up businesses and SMEs.
- There should be local shops for independent businesses. At the moment the range of shops is very limited. It would be good to have shops which provide local services such as a barber's shop.
- New facilities should enable dual use eg. community use outside of core hours.
- We should define more clearly what we mean by active frontages – do we refer to frequency of doors and windows or are we referring to uses such as cafes etc. The latter would be beneficial. There should be more active uses on the ground floor of Site A (Decathlon site).
- The Kings proposal would increase daytime footfall which is much needed.

- Kings are an established employer. They would “bring kudos to the area and put the place on the map”.
- There are opportunities for Kings to provide services not just to students but also to the community through FE and adult training.

ii) Density of development and building heights

The character and identity of the Canada Water town centre and wider neighbourhood will be strongly influenced by the scale and massing of buildings and their relationship to streets and spaces. Taller buildings can help to shape the image of an area and make it easier to orientate oneself (a tall building marking the location of the station for instance).

How sort of development would you like to see in the Harmsworth Quays area? Recent buildings constructed around Canada Water station are 6 to 8 storeys in height and provide continuous frontages onto the surrounding streets and spaces. Is this appropriate for parts of the area?

Should development reduce in scale from taller higher development closer to the station (say 6-8 storeys) to less high development further away (say 4-6 storeys)

Do you think there are any sites that may be suitable for taller buildings?

- Height is not the key issue – buildings could be 150 storeys tall. New York is a good example of high-rise environments which can be great to visit. Height and scale can help provide a texture for the area. Height brings more people who will sustain shops etc.
- Because of land values in the area, developments will not comprise detached houses.

- The most important thing about tall buildings is the quality of space around the base of the building. The heights on Site A are ok. However, some of the spaces around the base of buildings on Site A feel overshadowed.
- It is very important that at street level buildings have a human scale. Tall buildings need to be able to provide life and character at street level.
- Height has to be offset against the quality of open spaces and the public realm. There needs to be a trade off between the two.
- The Water Gardens is an example to avoid. The gardens in the middle are closed off and there are no views into them.
- Taller buildings should be located in the centre. There should be a gradation of scale. Buildings should be lower on the periphery eg around Redriff Road and Quebec Way. Heights proposed on the Quebec Way Industrial estate are ok ie 6 storeys on the street frontage and three storeys to the rear.
- There should not be gated communities.

iii) Connections and linkages

Redevelopment of the Harmsworth Quays site presents an opportunity to create a connected network of routes that will integrate the area with its surroundings and improve connections to neighbourhood assets including Canada Water station, Russia Dock Woodland and Greenland Dock. In particular this will create an attractive environment for walking and cycling.

Do you support this aspiration?

What are the important connections that need to be made?

What should the character of these routes be? How can development help to make routes safe to use at all times of the day?

- Good cycling and walking routes are very important.
- Greenery and planting along routes is important.
- The green link between Canada Water basin and Russia Dock Woodland is very important.
- There should be a link between the Decathlon site and the south-east corner of the leisure park (Redriff Road) to help people move from the area around Greenland Dock up towards the tube station.
- The idea of straightening Surrey Quays Road is a good one.

iv) Open spaces and public realm

The quality, location and animation of the public realm helps to define the character of an area. The masterplan options aim to establish a hierarchy of streets and to provide public spaces at the meeting points of important routes within the area. However in defining a public space hierarchy for the Harmsworth Quays site it is important to consider its wider context. A new public square has recently been completed adjacent to Canada Water Station and a further public space is proposed as part of a scheme for the Decathlon site adjacent to Canada Water. Southwark Park and Russia Dock Woodlands are located to the west and east of the area.

Are further public spaces required within this area? If so what is their role and function?

Do you support the principle of establishing a 'green corridor that links Southwark Park with Russia Dock Woodland?

- Greenery and planting along routes is important. The green link between Canada Water basin and Russia Dock Woodland is very important.
- Canada Water Plaza is not being used enough. It feels a bit windswept.
- In the design of new spaces, we need to think carefully about microclimate impacts such as overshadowing and wind.
- Open areas should have trees which are of an appropriate scale.
- Consideration of surface treatment is also very important.
- Open spaces can help provide a sense of perspective and contribute to the texture and scale of the environment.
- Play facilities are an important function of open spaces. Play space should offer a range of functions and cater for children of varying ages. The Albion Channel play area on Site B is only for toddlers. There are more children in the area now.
- There should be facilities for older children as well eg skateboard parks, giant chessboards, outdoor gyms, boules pitches.

Table Two

Facilitator: Hugo Nowell (Urban Initiatives Studio)

i) Future uses

- Area could be soulless if space cannot be created for a mix of uses.
- Provide small independent shops, a market, leisure centre (all singing and dancing) restaurants and bars.
- Create a town centre feeling close to Surrey Quays Road with residential further east.
- Opportunity for small business – labour intensive types.
- There is demand for a building that can provide a church for a range of different denominations – flexible use. At the moment many buildings carry out this function and some not ideal.
- A multi-use community facility, owned and run by the community for the community is needed. Library provides some of this function but is run by the council so not the same.
- If a lot of new homes provided will need a new secondary school.
- Kings College will provide a focus for the area and would give the place a buzz – more than any other use.
- Other new development in the area is not vibrant.
- May bring some tension between residents and students – design so that uses are arranged to avoid conflict. Students will not just live in 'student housing' but will live in the wider community.
- Student / university use will put less pressure on infrastructure and in particular public transport as they tend to travel at different times of the day.

ii) Density of development and building heights

- Generally provide a gradation in height with taller buildings closer to Surrey Quays Road and reducing towards lower scale residential areas to the south and east.
- Scale of recent development close to station is fine but streets are a bit narrow and lack trees.
- Taller building ok in the centre but relationship to a surrounding modest scale is a problem. A sense of gradation required.
- Wary of wind issues generated by taller buildings.

iii) Connections and linkages

- Need to be mindful of the conflicts between cyclists and pedestrians.
- Creating a strong link through the site – eg the green east west link is a good way to improve development values – 'drag value through the site'.
- A diagonal link from Quebec Way/Redriff Road towards the railway station is desirable.
- Is there infrastructure capacity for all the new homes? Public transport already crowded.

iv) Open spaces and public realm

- Reflect the history of the area in the green infrastructure – wetlands etc
- Also reflect heritage value embodied in design the various typologies dockland, waterside, town centre etc
- Create a wider green strategy that promotes carbon neutral development, green roofs, collection of run off locally and other measures that make for a more sustainable neighbourhood.

Table Three

Facilitator: Ben Sztainbok (Southwark Council)

i) Future uses

- Kings College proposal was supported by the group, particularly if this brings additional benefits of sports and leisure functions for use by local community as well as additional retail. The academic functions would need to be integrated into the surrounding community.
- Need for more smaller scale shops, such as those seen around Bermondsey Street. Potential for the area around Harmsworth Quays to have more of a high street feel and character.
- While there are opportunities for different types of employment there should be consideration of the relationships of uses and the phasing / time it may take these to develop / secure user.
- Car parking allocation and design will need to be considered for non-residential and residential uses, eg: underground car parking.

ii) Density of development and building heights

- Density should be lower around the edges of the area, relative to existing densities and higher towards the centre, around the shopping centre. Potential for the odd taller building towards the centre and heights reducing away from the centre.
- Ensure high quality of public spaces surrounding tall buildings.
- Need to consider potential impact of taller buildings on local amenity and microclimate, eg: wind

iii) Connections and linkages

- Good cycling and walking routes are very important with potential to unlock barriers, particularly around shopping centre and car park areas. This can encourage people to visit different parts of the area.
- Important route from Southwark Park to the Canada Water Basin, and through to Russia Dock Woodlands. Potential to improve links diagonally from Redriff Road through to Canada Water Basin.
- Routes can enhance views of the water and focal points identify important destinations.
- Routes should be high quality in design and materials, stylish and vibrant with good street furniture. The character can change from the urban centre to the residential surrounds. The quality of spaces along the canals are a good example.
- Routes should be lit well with lighting appropriate to use, eg: for pedestrians and cyclists.
- Shops along the routes can enhance the use of the spaces and create destinations.
- Benefit of green for way finding and migration corridors for wildlife.

iv) Open spaces and public realm

- Need for different spaces which offer different types of activity, with the layout and design of spaces, furniture and provision of surrounding uses relative to the type of space, eg: shops and community uses. More informal spaces unlike the formal feel of Canada Water Plaza.
- A green corridor between Southwark Park and Russia Dock Woodland is supported, though this connection is difficult at the moment. There would need to be better connections to enhance this connection particularly around the shopping centre car park.

Table Four

Facilitator: Darryl Chen (Hawkins Brown architects)

i) Future uses

- The town centre requires daytime uses/ employment to give life through the day and support local economies. Kings College could improve daytime footfall and general activity.
- The town centre requires places where the community can interact, eg. Pubs, restaurants, affordable cafes.
- There are difficulties with planning for restaurants/ food outlets at the ground floor of residential buildings. Take up of units is slow as witnessed at Deal Porter Plaza (at library), because of the perceived risk of resident complaints. Integration of food and beverage and residential must be well planned.
- The idea of a marketplace is good. But the framing and design of spaces need to be better designed to eg. Minimize downdrafts from neighbouring buildings.
- There should be (affordable) housing options for local people. Should consider alternative housing products, eg. Smaller affordable units with communal facilities.

ii) Density of development and building heights

- Barratt tower felt to be too tall at 26 storeys.
- Heights at HQ site should fall west to east across the site.
- Quebec Way consented scheme represents a good approach in terms of height, massing, and engagement with community.
- Tall buildings must be good quality, eg. Insulation between units.
- Design is key.

iii) Connections and linkages

- Yes, aspiration is supported.
- Better connection should be made to shopping centre.
- Connection east to west from basin to woodland is very important.
- Lower Road should be considered part of the town centre, as an already functioning high street.
- Pedestrian and cycle connections further around the site should be considered, including west and south, where large residential communities are located; and also north.
- Agreement that Lower Road will continue to be a cause of severance because of the nature of the road, but better connections should be made across it.
- Buses should not just be routed at the peripheries of areas.

iv) Open spaces and public realm

- Not discussed.

Table Five

Facilitator: Michael Tsoukaris (Southwark Council)

i) Future uses

- This table felt the best future uses to contribute to a vibrant town centre should be:
 - Ordinary shops – not a mall
 - Ordinary high street
 - Residential properties
 - Live-work areas – need to attract the creative industries
 - Proper office space – flexible and affordable
 - Good restaurant facilities
 - Student uses that will bring the creative industries and a buzz – but need to consider noise pollution
 - University or tertiary education uses could be of interest
 - What about arts and health – we need to think about these uses too
- Other comments included:
 - Must improve links to Albion Street to the north
 - We want to see the 'Hoxton buzz'!!
 - Well designed shop fronts – preferably at a reduced rate to encourage local occupiers
 - There is no focus in the area – It would be better if we could define a focus
- The table raised an associated question about the location of the town centre – they suggested that the traditional town centre is arranged along a spine that connects the three transport hubs: Surrey Quays; Canada Water; and Rotherhithe. The widened town centre in the Harmsworth Quays site needs to compliment this, not detract from it, and be part of the wider vision for the area.

ii) Density of development and building heights

- 6-8 storeys – definitely no tall buildings!
- No to excessive height
- Current apartments are attractive but there should be a better mix – more houses
- Not a fortress of flats
- 6-storeys should be the absolute maximum – stepping up to 8
- There could be more flexibility in height at the very heart of the town centre – linked to the Campus
- Not in favour of very tall buildings – monolithic slab block
- Taller elements could be placed here and there – as a cluster they look more organic as a group
- We worry about the quality of Surrey Quays Road – the design should not have buildings above a basement edge
- Density could vary – height should be graded down towards the edges
- Greater density can be accommodated as long as it is coupled with public realm. We love the Albion Channel
- The public realm should be like the Olympic Park where places where people can gather or relax are included in the public realm
- Let's make this a modern garden city

iii) Connections and linkages

- Open spaces and generous public realm where people feel safe.
- Pedestrian and cycle-friendly spaces – providing good links to the peninsula.
- Diagonal link to Salter Road.
- The E-W link from Southwark Park to Russia Dock Woodlands is good.
- Security is important along these links.
- Would be good to have a link to Greenland Dock too.

iv) Open spaces and public realm

- More open spaces as amenity for local residents and visitors.
- We would like to see a variety of open spaces.
- The use of water – this is a traditional feature of the area and should be used in the new town centre.
- Need to compliment the old docks and the Albion Channel.
- Security is a concern – better lighting and even cameras to improve security.

Other Issues raised:

- Mobile telephone connection is very poor in the area – this affects several square miles of the peninsula which is recognised by the mobile phone providers.
- No fibre-optic cable to the peninsula – the nearest connection is at the Hilton Hotel. The council should encourage the connectivity providers to bring the fibre-optic connection through the Rotherhithe Tunnel from the north bank of the river.

Table Six

Facilitator: Matthias Wunderlich (Urban Initiatives Studio)

i) Future uses

- Support to the expansion of the town centre, comparison to Greenwich Town Centre, offering a wide variety of uses, such as health facilities and a decent size cinema.
- Important to have jobs here, to offset loss of employment uses and to be more sustainable. Support for the university in this respect.
- There was the view that local infrastructure and in particular the existing road infrastructure could not support any increase in flats – as there is only one access route that serves the peninsula which already has bottlenecks.
- In this context the need for both primary and secondary schools was mentioned.
- Need to improve broadband connection to the area.
- The University was seen as putting Canada Water on the map, students were preferred over new homes as they don't rely on local infrastructure and are car free.
- The university will stimulate a daytime economy and support local shops.

ii) Density of development and building heights

- There was the view that the centre is more suitable for height, while height should be lower towards the periphery of the site.

- Height next to the woodland should be 3 storeys only, it was acknowledged that the permitted Quebec Way scheme next to Harmsworth Quay is six storeys while stepping down to 3 storeys next to woodland;
- The peninsula was compared to a saucer where height was concentrated along the river, which now sees the development of greater height also in the centre.
- There was support for taller buildings if they
 - Are of exemplar design; and
 - If they provide public spaces as a complement.
- They should fit together and are not scattered, and should not look like offices.
- Spaces need to be conducive to create community, people need to spend time in the area – support for higher density if this can be achieved.

iii) Connections and linkages

- Support for enhancing walking and cycling environment.
- Need for a better link between Greenland Dock and Canada Water Tube Station.
- Historically, Russia Dock Woodland was a no-go place but it has been improved significantly, people would not walk through it, in particular women.
- The green link is an absolute 'must' feeding into the new entrance into the Woodland as part of the Quebec Way scheme.
- North-south route was also supported.

iv) Open spaces and public realm

- There was concern about how to establish a link between the local community and the high turnover student population, with suggestions for public space where they could mingle.
- Students should have their own open spaces and not overburden the woodland.
- Opportunity to link SUDS into the woodland.
- Generating an urban atmosphere with (street) fronts facing each other was seen as important.