

CANADAWATER

ZONE H including the Printworks building – Committee Briefing Document

British Land is seeking permission to transform the former Harmsworth Quays Printworks building into a sustainable office-led development with ground floor retail and improved landscaping. The proposals also include the creation of a new east-west connection which will provide routes through the wider redevelopment of Canada Water.



The vision

The Printworks, and the other pending RMAs, will support the delivery of a new town centre in Canada Water - providing a mix of new uses, spaces, vibrancy and green jobs to bolster the local economy and create opportunities for locals.

These proposals look to re-purpose the Printworks building, celebrating the raw and industrial character of the existing building while bringing its appearance up to a modern standard, creating an iconic building with local, UK and international renown. We want to achieve this in a number of ways:

- The design reuses the existing structure of the building to ensure a highly sustainable and carbon efficient project.

- The proposals will have green roofs on top of the press hall building for the use of the new occupiers. There will also be some soft landscaping and planting at ground floor level, particularly along the south-eastern edge of the building.

The team

The designs for Plot H1 and H2 have been developed by internationally renowned architects Hawkins\Brown, whose practice has a track record of delivering similar types of successful office buildings across, London, such as at Here East in Stratford, and 53 Great Suffolk Street, in Southwark.



Sustainability

- The designs look to maximise reuse of the existing building.
- There will be a reduction in operational impacts and adoption of natural ventilation and energy efficient materials.
- 53% improvement to Building Regulations (Part L 2013) and an all-electric energy strategy.
- The proposals will include 154 PV Panels and extensive green roofs.



Office and Cultural Offering

- British Land believes that culture will play an important role in the new urban centre at Canada Water and remain in discussions with Broadwick Live as a key collaborator and tenant, following their events in the Printworks over the last five years.
- Please also refer to the culture briefing note issued by British Land to committee members last week. This outlines our thinking on whether a cultural offer would be retained in the Printworks building. It makes clear that any decision on this future provision will require an acceptable design, operator, and business plan, but that constructive discussions continue with Broadwick Live about a future presence at Canada Water.
- We believe that workspace will continue to play an important role in our city and the Canada Water Masterplan, as part of a vibrant mix of uses alongside shops, restaurants, new homes, and culture. The office space will be flexible, sustainable, and able to adapt to the demands of future workplace trends and in response to the post-pandemic recovery. This will support the delivery of c. 3000 jobs.



Pedestrian Walkway between H1 and H2

- Printworks Walk will form a new route, accessible for the public, through the Printworks building and open up an area which has been difficult to navigate. This much-needed route through will particularly benefit people living along Quebec Way and anyone wishing to walk or cycle to Canada Water from the east.
- British Land has extensive experience in managing numerous large areas of public space across the UK. In order to ensure this new route is safe for all, regular patrols and CCTV coverage of the area would be adopted to ensure public safety at all times of the day and night.



Printworks Street

- Printworks Street, which will be delivered adjacent to the Printworks Building (subject to a separate approved RMA) will provide additional pedestrian and cycle permeability for people travelling in the locality.



Parking and Cycle Parking

- The proposals will be car-free, with the exception of some dedicated spaces for disabled users on Printworks Street. This is very much in our ethos to make the development as sustainable as possible by reducing the need for car usage and encouraging people to cycle and use public transport.
- Across building H1, H2, and ground floor retail, there will be a total of 595 long stay cycle parking spaces, with a mix of Sheffield stands, two-tier and other parking racks to suit all cycle users.



Existing Tenants (TEDI-London and Global Generation)

- We have already created new premises for previous occupiers of the Printworks - TEDI-London and Global Generation - in the local area.
- It has been important for us to retain both TEDI-London and Global Generation, given their contribution to the local community.

Community engagement for Zone H RMA



Virtual exhibition which saw good levels of public engagement and local support for the proposals.



1,039 flyers sent to direct neighbours to the site.



298 unique users visited the virtual exhibition during the two-week consultation period.



Meeting and tour of the site with the Leader of Southwark Council and the Cabinet Members for the Climate Emergency & Sustainable Development and Council Homes & Homelessness.