

Albion Street Regeneration Framework

Project Mandate

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References

	Ref:	Document:
	1	Albion Street Area (Ideas) Forum workshop report
	2	Southwark Core Strategy
	3	Canada Water Area Action Plan

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1 Authority Responsible

The Elephant & Castle Project Director, also currently overseeing the Canada Water Regeneration, has authorised the start up of the Albion Street Regeneration Framework project. The Canada Water Principle Surveyor will lead on the project management and governance of this project reporting to the Elephant & Castle Project Director and Regeneration Director as appropriate.

2 Background

The decline of Albion Street as a commercial centre has long been a source of concern for people in Rotherhithe. This project comes about as the result of extensive public consultation and is intended to assist with the regeneration of the area.

There have been several rounds of consultation stretching back over a number of years:

- Between 2008 and 2011 as part of the preparation of the Canada Water Area Action Plan (CWAAP) officers from planning policy carried out extensive consultation with all local stakeholders.
- In 2009 the Canada Water Consultative Forum organised a series of cafe conversations on the future of the street.
- In 2010 as part of its programme of themed meetings the Bermondsey Community Council held a public meeting and workshops looking at the issues being faced by Albion Street. This led to the establishment of the Albion Street Steering Group (ASSG).
- In the summer of 2012 the council along with its regeneration partner at Canada Water, Canada Quays Ltd (formerly British Land Canada Quays) held an ideas forum; an open consultation event for all local stakeholders on how to take forward the regeneration of the area. This resulted in September 2012 in the release of a report on the outcome of the workshop.

A number of common issues have emerged from this consultation that will be taken forward as part of the Albion Street Regeneration Framework.

The project is structured around four themes that it is envisaged will progress in two distinct phases. The first phase focuses on developing a general approach for the particular theme area; the second on delivery of that theme. Transition to the second phase will depend on the availability of funding and where appropriate will involve local people and partner organisations in fund raising: for example through CGS bids.

The four theme areas are:

- Albion Primary School – to explore expanding the school to two forms of entry
- Albion estate – to respond to concerns from residents and local people about the condition of the estate and whether it can be better integrated into the regeneration of the wider area.
- The former Library on Albion Street – to ensure, so far as is possible, that the site is redeveloped in a way that supports the regeneration aspirations of local people.

- Public realm – looking at a number of initiatives to improve the general appearance of the neighbourhood, way finding and links with the wider Rotherhithe area.

2.1 Policy Background

The Council's adopted Core Strategy (2011) established a vision for Canada Water as a vibrant shopping centre with high quality public realm and open spaces. The central commercial district orientated around the Canada Water basin must seek to reach out to the wider Rotherhithe area as to improve accessibility by foot, bicycle and public transport. One of the ways in which the Core Strategy suggests that this is achieved is by creating a new north / south link between the Rotherhithe over ground station and Canada Water underground station as shown in figure one below.

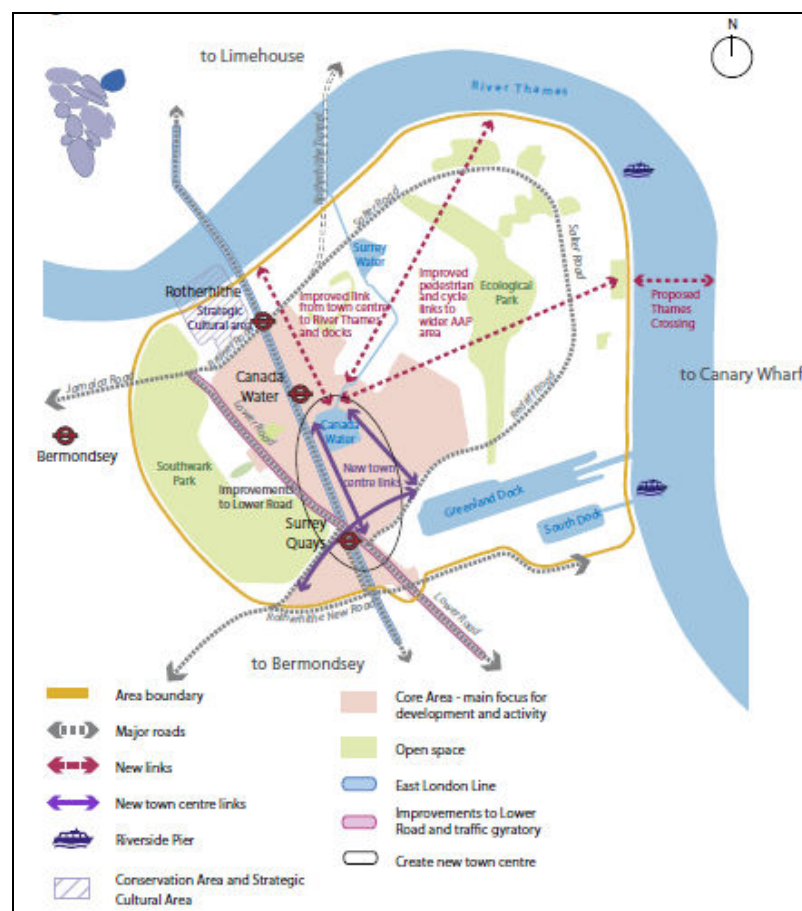


Figure One: Plan of Rotherhithe Peninsula and Canada Water Regeneration Area

The Canada Water Area Action Plan (2012) (CWAAP) sets out in more detail the initiatives required to realise this vision ahead of 2026 and provides specific guidance on enhancements to Albion Street that will contribute to this vision. CWAAP Policy 30 lists the following initiatives:

- Improving pedestrian and cycle links between Albion Street and the town centre, St Mary's Conservation Area and Rotherhithe Station

- Reinforcing the viability of the shopping parade by making sure that no more than two units are used as hot-food takeaways
- Working with leaseholders to improve the appearance of shop fronts
- Continuing to investigate the potential for a market on Albion Street through the Markets Strategy we are preparing
- Seeking funding to provide public realm improvements
- Using the library site as an opportunity to help improve the street
- Working with governors and staff to explore the potential to provide mixed use development on a part of Albion Primary school

One of the council's key housing priorities is to make all of its homes warm, dry and safe by 2014/15. Thus in 2011 the council approved a housing investment programme and strategy to ensure that works programmes and resources were targeted to meet this objective

The four theme areas from the project mandate link directly to these various policy statements and will assist the council in the delivery of important objectives.

2.2 Progress to date

Work is far advanced on the creation of a schools' investment programme for the whole of the borough. In spring 2013 Southwark's Cabinet will confirm the shortlist for the next programme of school expansions. It is anticipated that the Albion Street Primary School will be confirmed as one of the schools that will be increased from one to two form entry.

Canada Quays Ltd has agreed terms with Southwark Council for the purchase of the vacant former library building on Albion Street. The sale is due to complete by March 2013 and will be followed by Canada Quays Ltd bringing forward the redevelopment of this key site.

Southwark Council's Public Realm Team has progressed concept designs and initial costings for a new landscaped square adjacent to the main entrance of the Norwegian Church. This will be progressed to planning application stage.

The Canada Water project team has advanced negotiations with the owner of the derelict former public toilet, located outside of the main entrance to the Norwegian Church, in order to secure the purchase of this land. If this proves unsuccessful then a Compulsory Purchase Order will be considered.

The environment of Albion Street is likely to significantly change over the coming years with the proposed above development. It is important that these investments are coordinated in a way to help deliver maximum benefits to Albion Street particularly in order to increase pedestrian footfall moving throughout the area.

It is a strongly held view by local stakeholders that increased footfall will enhance the vibrancy and viability of the existing shops. This combined with improved strategic connections to

Canada Water underground station will help secure Albion Street's with a long-term future as an important local amenity.

3 Project Objectives

1. Overarching objective

To coordinate the delivery of the above developments and initiatives in order to achieve the CWAAP Policy 30 objectives, as listed in paragraph 2.1.

2. Albion Street overarching consultative group

To appoint an external expert to lead on establishing an overarching liaison group in order to facilitate a process of dialogue and ideas sharing between key stakeholders and the local community that will play a key role in shaping the future development plans into a unified and deliverable vision.

3. Albion Street Primary School

To explore options to expand Albion St Primary School to two form entry.

4. Albion Estate

To consult existing tenants and leaseholders on perceptions of the existing Albion Estate and whether it can be better integrated into the regeneration of the wider area.

5. Former Library building

To support Canada Quays through the pre-planning design and consultation phase in order to bring forward a viable detailed planning application for the former library building that maximises the regeneration benefits for the local environment and community.

6. Public Realm improvements

To appoint an external consultant to undertake the following public realm related tasks:

- Production of a 'Legible London' signage strategy for the wider Rotherhithe area (the area boundary as shown in figure one) in order to improve signposting and way finding for pedestrians and cyclists.
- Identification of agreed local and strategic routes that can be enhanced to improve connectivity between Albion Street, the river to the north and south towards the Canada Water central retail area.
- Identification of a small number of public realm schemes throughout the Albion Street area (as shown in figure two) that would enhance the local environment and support the above objectives.
- Concept design and costings of these public realm schemes.

- Identify practical measure that will support the aspiration for a regular street market and that possibly acknowledge the Baltic and Scandinavian link with Canada Water.

The project will also explore funding options for the delivery of specific measures and interventions.

4 Scope

The main focus for the project is the Albion Street area as shown outlined in blue in the map below. This includes Albion Street, Albion Estate, Albion Primary School, Albion St Library building and Norwegian Church buildings and square.

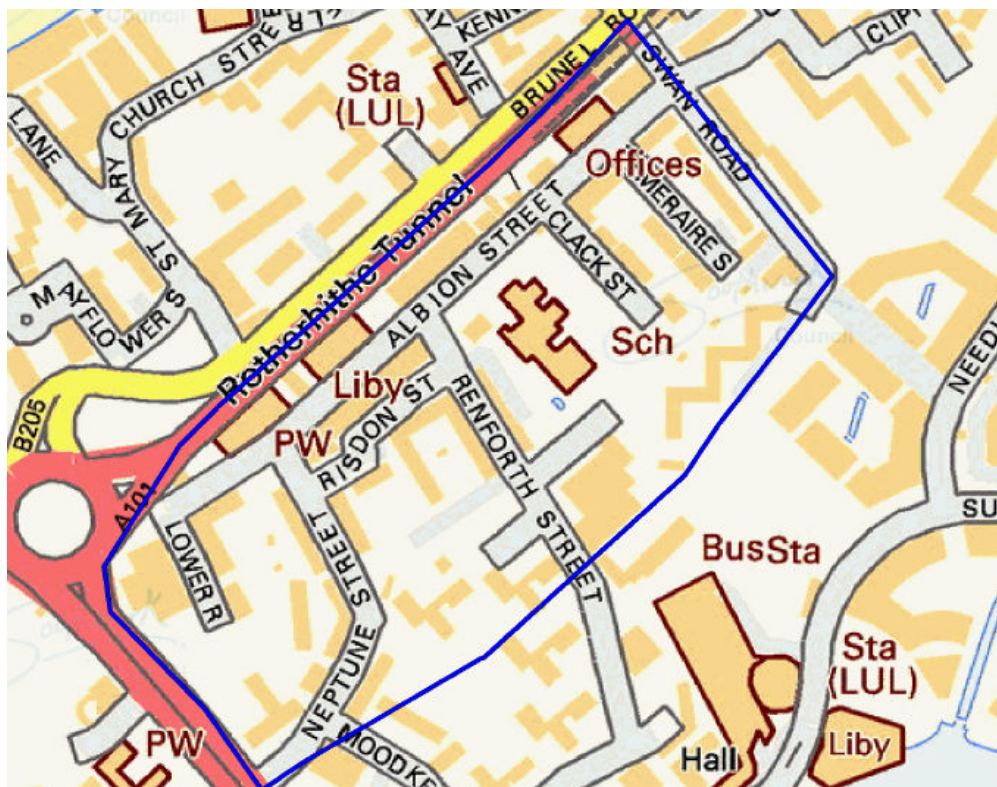


Figure Two: Albion Street Area

Delivery of certain of the project objectives: signage and way finding; access routed through the area, will extend outside of the Albion Street area, although it is not expected they will extend outside of the, 'area boundary' shown in figure one.

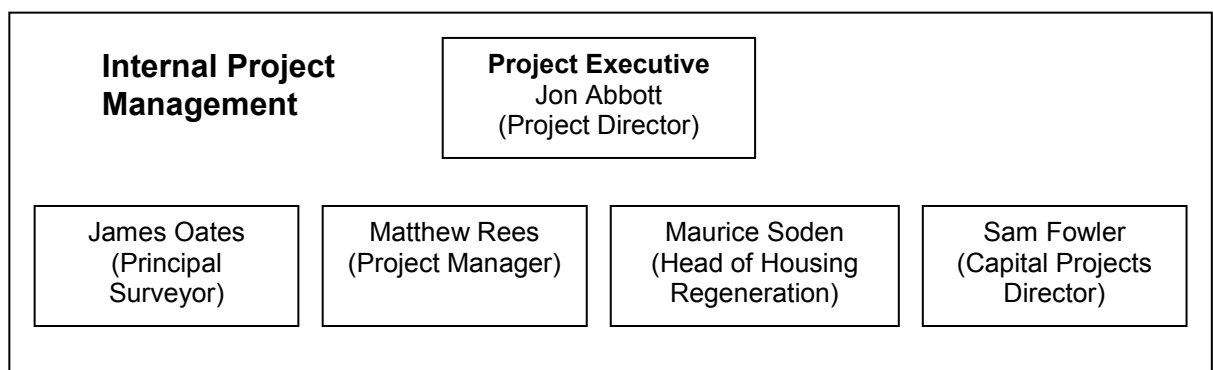
5 Constraints

5.1 The budget available for the appointment of the external experts will be confirmed and capped following the tendering exercise that is to be carried out. This project mandate and budget is not directly responsible for the delivery of the extended Albion Street School or the redevelopment of the Library Building by Canada Quays. Through coordinating the delivery of these initiatives and identification of

appropriate environmental improvements additional funding will be sought in order to progress the delivery of these.

6 Interfaces

- 6.1 In order to progress this project there will be interfaces between internal Southwark departments at an officer level. These will include representatives of the Property Regeneration team, Planning department, Southwark Highways authority, Environment & Leisure team and the Housing Regeneration team.
- 6.2 An internal project group will be established and meet at regular intervals to update on project progress, programme progress, risk or key project issues that may impact ability of meeting overall objectives.



- 6.3 An overarching liaison group is to be established as part of the work package that the appointed consultants will be required to deliver. This will be made up of representatives from established local groups and will meet regularly.
- 6.4 An aspiration for the liaison group is for a lead representative to be nominated who will attend specific update meetings with the internal project management structure. These meetings will also be held at regular intervals with the purpose of discussing key issues. The lead representative will act as a link to ensure the views of local people are fully understood and accounted for in the delivery of the project.

7 Quality Expectations

- 7.1 That the procurement, appointment and subsequent delivery of the project brief will be completed by September 2013.

8 Outline Business Case

- 8.1 The benefits of undertaking this project are that it will achieve the objectives of the adopted CWAAP policy 30.

8.2 A coordinated approach to the improvements within the Albion Street area will maximise the benefits to the existing Albion Street streetscape and also improve its connectivity and relationship with the core regeneration area.

8.3 Timescales

December 2012	Project Mandate document approved by Cabinet. Appointment brief and tendering documentation prepared.
January 2013	Stakeholders consulted on brief for appointment. Final drafting of project brief. Invitation to tender distributed Short listing, interviews and selection of consultant. Gateway Two report drafted to appoint selected consultant.
February to September 2013	Stakeholder Forum formed and terms of reference agreed Study undertaken including stakeholder meetings, regular update meetings with Canada Water project team, design sessions with highways. Public consultation with strategy proposals

9 Reference Documentation

The list of reference documentation is set out on page 2 of this document.

Sign-off

Authority Name:	Position:	Signature:
Jon Abbott	Elephant & Castle Project Director	Date:

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