

APPENDIX 5

Albion Street Regeneration Framework

Project Mandate

Author:	Fahad Nakendo
Version no:	Issued V2
Date:	November 2014
Document Owner:	James Oates
Copy No:	
File Name:	
Doc Ref:	

Version control

	Version no.:	Change Description:	Requested by:	Date:
	Issued v2		Jon Abbott	Nov 2014

References

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

Contents

1. Authority Responsible	4
2. Background	4
2.1 Policy Background	5
2.2 Progress to date	7
3. Project Objectives	8
4. Scope	9
5. Constraints	10
6. Interfaces	10
7. Quality Expectations	11
8. Outline Business Case	11
8.1 Benefits	11
8.2 Timescales	11
9. Reference Documentation	11
A.1 Sign-off	11

1 Authority Responsible

The Head of Regeneration North Team has authorised the extension 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 Head of Regeneration North.

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 emerged from these consultations that are being taken forward as part of the mandated Albion Street Regeneration Framework agreed in November 2012.

The project was initially structured around five 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 five 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.
- Identify opportunities or undertake site assembly to deliver sites suitable for the construction of new council homes, where necessary as part of mixed use development schemes.

In terms of exploring the feasibility of delivering new council homes the project will look at a number of sites including:

- Land released as part of the rebuilding of Albion Primary
- The former library
- Land around 71-75 Albion Street and also explore with private adjoining land owners the feasibility of creating a larger scheme that could generate a mixed uses scheme potentially containing council homes.

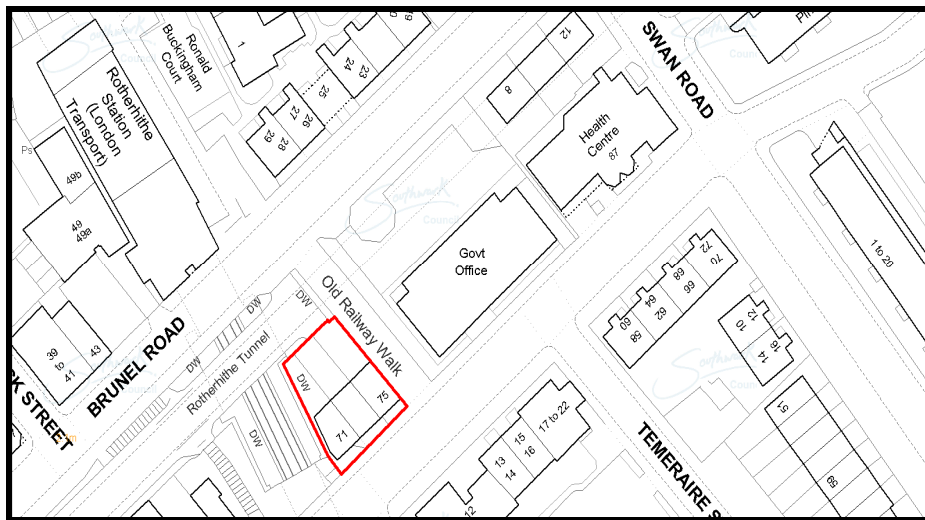


Figure One: Land around 71-75 Albion Street

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.

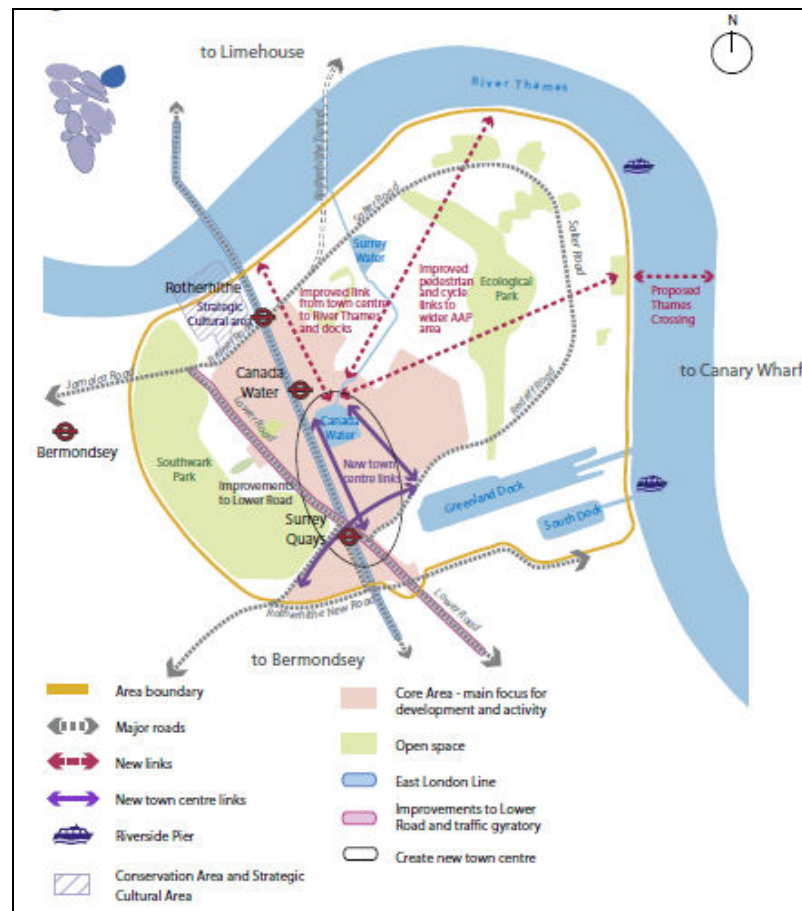


Figure Two: Plan of Rotherhithe Peninsula and Canada Water Regeneration Area

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 five theme areas from the project mandate link directly to these various policy statements and will assist the council in the delivery of its fairer future promises such as:

- Value for money-by the rationalisation and creative use of council property assets to support service delivery.
- Quality affordable homes- Through identification of sites that have potential to deliver new Council homes
- More and better schools-through extension of Albion primary school from one to two forms of entry in an entirely new building.
- A greener borough-working with the local community to deliver a number of significant public realm improvements.
- Revitalised neighbourhoods- by coordinating and rationalising potential investment in a way that will help deliver maximum benefits to Albion Street.

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 and Rotherhithe over ground stations will help secure Albion Street's with a long-term future as an important local amenity.

2.2 Progress to date

In April 2013, Cabinet resolved to pursue a compulsory purchase order (CPO) in respect of the dilapidated former public toilets at the western end of the site (title of cabinet report: St Olav's Public Convenience Site, Albion Street, resolution to make a compulsory purchase order for site assembly purposes). The council took possession of the building in July 2014 and demolition and back filling of the deep foundations is currently underway. The council is working in partnership with the Norwegian Church to create a new public space on St Olav's Square.

In October 2013, Cabinet agreed the inclusion of the former library in Albion Street in the programme for the Directly Funded Housing Delivery: Phase 2; the initiative for building new council homes. Since then preparatory work on the site has continued and the building will be demolished in the New Year.

In March 2014, Cabinet confirmed the shortlist for the programme of school expansions of which Albion Street Primary School was confirmed as one of the schools that will be increased from one to two form entry.

In October 2014, Cabinet agreed to the purchase of the freeholds of three dilapidated houses, number 71 to 75 Albion Street, occupied by the council under the rump of three long leases. After completion of the purchase the properties are to be used to support regeneration objectives.

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.

Fairer future promises

2. Albion Street overarching consultative group

We will continue to consult widely, particularly with the Albion Street Steering Group and the area Housing Forum, in order to ensure that the local community plays a key role in shaping the future development and regeneration of Albion Street.

3. Albion Street Primary School

To progress the design process for proposed two forms entry school that will ensure a better reconfiguration of the site to better support education activities and to reduce running costs.

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 officers in Housing and Capital Projects 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 subject to external funding being availed to the project team.
- 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.

7. Land at 71-87 Albion Street and 8-12 Brunel Road

To undertake feasibility and capacity assessments on land around 71-87 Albion Street and 8-12 Brunel Road with a view to assessing potential development options which support residential led mixed use schemes, can maximise site benefits and are in line with the Council's regeneration agenda at Albion Street.

We will also look at opportunities to create sites for the Council's Housing direct delivery programme through negotiation with land owners and where required use statutory powers availed to the Council. As a specific example the Council approved the acquisition of 71-75 Albion Street in October 2014, with a view to using it for a future provision of Council housing.

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, Norwegian Church buildings, land at 71-75 Albion Street, 77 Albion Street, 87 Albion Street and 8-12 Brunel Road.

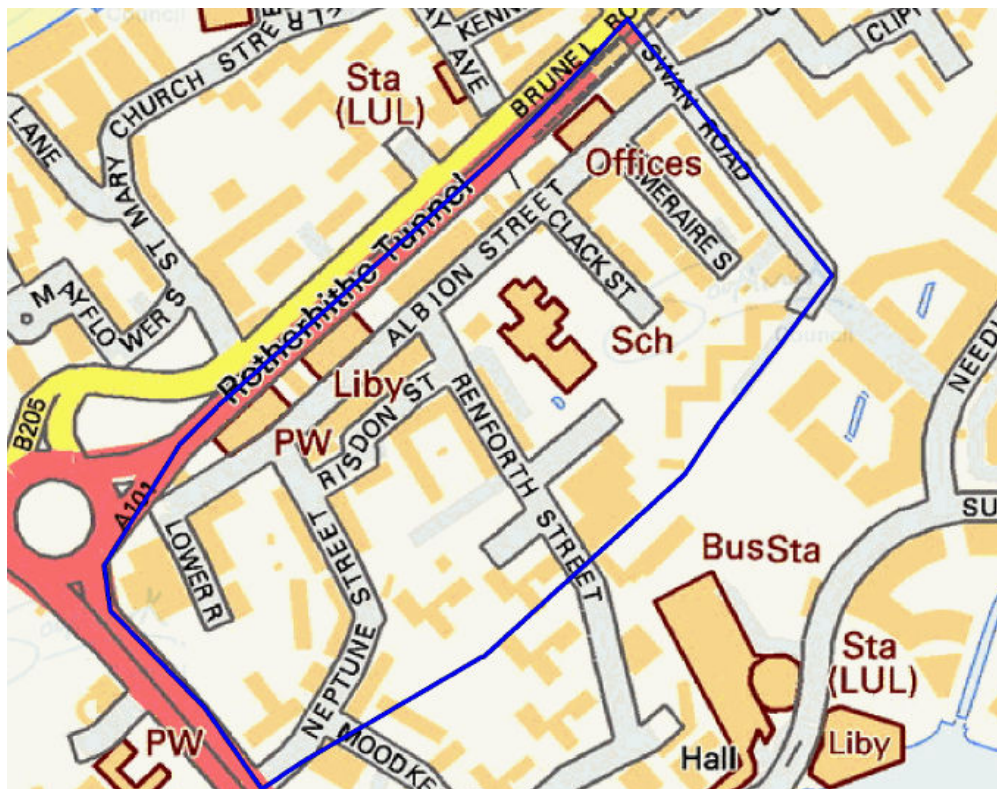


Figure Three: Albion Street Area

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.

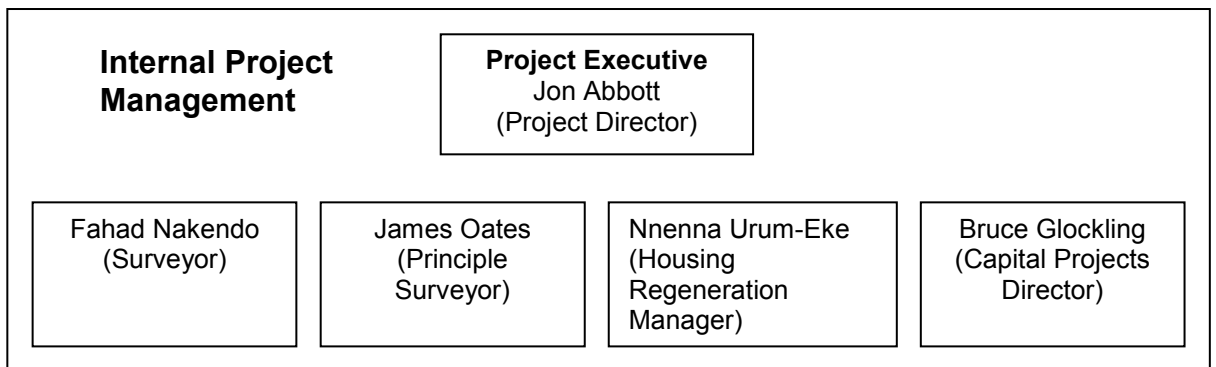
5 Constraints

5.1 The budget available for the appointment of the external experts will be confirmed and capped following the tendering exercises that are to be carried out. This project mandate and budget is not directly responsible for the delivery of any potential site redevelopment. 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 projects within the mandated area will be completed by December 2020.

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 2014 Project Mandate document approved by Cabinet.

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	Head of Regeneration North Team	Date:

End of Document