

Welcome to the Printworks (Zone H) exhibition

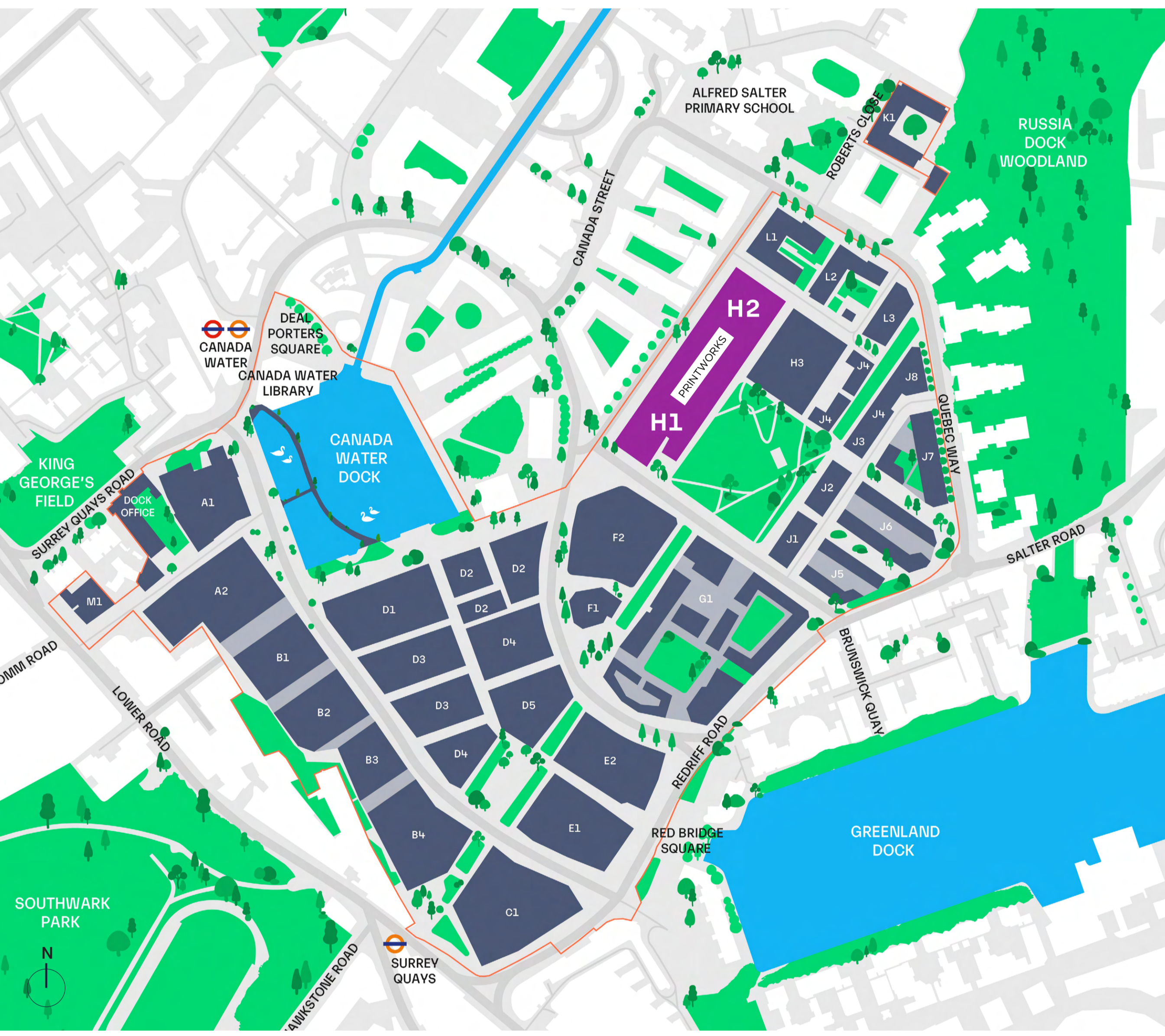


Illustrative image of the proposed new Printworks building

Welcome to British Land’s public exhibition, displaying our updated proposals for flexible workspaces and a new cultural venue within the Printworks building – formerly the Harmsworth Quays printing works.

Where is the Printworks building?

The Printworks building is located on Surrey Quays Road, a short walk from Canada Water station, within the Canada Water development. The site is currently occupied by the defunct Press Halls, office space and warehouses of the former printing works.



Overview map of the Canada Water development

Background

In summer 2021, British Land revealed plans for re-purposing the Printworks building into an office-led development. The two halves of the building, referred to as H1 and H2, had space for workspace/offices and retail provision on the ground floor, along with improvements to the public spaces surrounding the building. A Reserved Matters Application (RMA) was submitted in September 2021, and permission was granted by Southwark Council in July 2022 (ref. 21/AP/3338).

We have now produced new proposals for the Printworks building, which include workspace within H1, alongside a new cultural venue within H2. We have listened to the feedback we’ve received and have developed new proposals for the Printworks building, as we recognise it is a unique and popular venue and appreciate that the support for retaining its cultural and music use.

The history of the Printworks building

The site, known historically as Harmsworth Quays, was opened as a printing works for the Daily Mail in 1989. The building was vacated in 2012, and British Land bought the site in 2013. A temporary planning permission was granted in 2016 for the Printworks building to be used as an events and entertainment space while British Land and their design team worked up plans for the long-term future of the site. Printworks London operated out of this space until May 2023, and during this time hosted music concerts, corporate events, film shoots and other cultural events.



Opening of Harmsworth Quays in 1989 (C) John Sturrock.



Example of previous Printworks London events

Who is British Land?

British Land is a leading UK-based property company. We have significant experience in delivering long-term and large-scale regeneration projects, creating and managing high-quality and inclusive places that reflect the changing needs of the people who work, visit, or live in and around them.

British Land has been a neighbour in the Canada Water, Rotherhithe and Surrey Docks area since 2009. Since then, we have worked closely with many charities, social enterprises, community groups and local businesses to support the vital work that these organisations do in the local community. Support we have provided for our community partners has included direct funding, access to space, pro bono services, and volunteering through British Land’s supply chain.

For more information on our work with our community partners, see the ‘Local Investment’ page of our website: www.canadawater.co.uk

About the Canada Water development

Since 2014, in partnership with Southwark Council, British Land has worked collaboratively with the local community to shape the Canada Water development, with a vision of creating a new town centre. In May 2020, Southwark Council granted 'hybrid' planning permission for the Canada Water development.

Today, a partnership between British Land, AustralianSuper, and Southwark Council is working to deliver the Canada Water development.

What is a 'hybrid' planning permission?

British Land received hybrid planning permission for the Canada Water development in May 2020 (ref. 18/AP/1604). Some parts of the development were given outline planning permission, which establishes the parameters within which future buildings and spaces can come forward, such as the maximum building heights and uses. The planning consent also included detailed permission for the first phase of the development (Plots A1, A2, and K1).

In the areas where outline planning permission has been granted, Reserved Matters Applications will be submitted to Southwark Council in the coming months and years.

What is a Reserved Matters Application?

A Reserved Matters Application, or RMA, seeks permission for the detail of a development (or part of one) and provides information on layout and use, scale, appearance, access, and landscape.

What's currently happening

Plots A1 & A2: Construction work is well underway to build new homes, offices and shops, as well as a new leisure centre and public open spaces. Expected completion late 2024.

Southwark Construction Skills Centre on Surrey Quays Road is running free pre-employment training courses for local residents.

Below-ground substation (Zone L): The new below-ground electricity substation at the rear of the Printworks by Quebec Way is now complete. It will provide electricity for the development as well as the wider local area. UKPN will now commence their internal fit-out, and contractor Galldris will return in summer 2023 to install covers over the transformer bays, before UKPN return again to continue with the fit-out/installation. The site will reach full operation by 2025.

Former Dock Offices: Restoration works to create a sales and marketing suite in the Grade II-listed former Dock Offices are now complete. The courtyard of the former Dock Offices will provide a new community space that will soon be opening to the public.

Zone G: A Reserved Matters Application has been submitted to Southwark Council to develop Zone G, providing affordable housing and a brand new Tesco.

Plot K1: Construction work is progressing well to build 79 homes for Southwark Council and is due to complete by autumn this year.

Paper Yard: Work on phase two of the temporary modular hub next to TEDI's campus is ongoing, with the completion of works planned for the end of this month. The building is similar in design to TEDI and of modular construction.

Canada Dock: Work to revitalise the dock continues, as piling has now commenced. Main works, including the new 170-metre boardwalk, are scheduled to complete in spring 2024. Landscaping is scheduled to finish in late summer 2024.

'Printworks Street/Reel Street' (working names): Enabling works are underway to facilitate the ongoing development. This includes crossovers and service installation works to facilitate Zones F, H and L.

Global Generation is building a more permanent home. It will include a multi-use education space to continue education workshops with local schools and groups.

Map Legend:
 - Dashed red line: Canada Water Development boundary
 - Yellow circle: Location of the first buildings being built
 - Light blue circle: Location of buildings awaiting Reserved Matters approval from Southwark Council
 - Orange circle: Location of buildings where Reserved Matters approval has been granted by Southwark Council

A greener, more sustainable place



- A minimum of 35% of the development will be public open space:
- 12 acres of new open space
- A new town square
- A 3.5-acre park
- Over 1,200 new trees, provided both on and off site
- Ecological enhancements to improve biodiversity at Canada Water Dock.

Affordable homes for local people



- Around 3,000 new Net Zero homes, including 35% affordable housing
- 6 out of 10 of the affordable homes will be two-bed or larger, so suitable for families.

Over £33m local transport investment



- Improvements to Surrey Quays and Canada Water stations - including step-free access
- New bus routes, cycle routes, highways, and public spaces
- Approximately 10,000 new cycle parking spaces
- 16 new streets.

Support for a thriving local community and economy



- Up to 1 million sq ft of shops, restaurants, leisure, entertainment and community space
- Up to 2 million sq ft of workspace
- Up to 20,000 new workers
- A broad range of employment opportunities, from construction to retail and office jobs
- Support for local businesses to access workspace by allocating 50,000 sq ft at 75% of market rent for 15 years.

New and improved facilities for local people



- A new public leisure centre for Southwark Council
- Space for a health centre, police hub and community use space
- Space for a sixth-form school, plus funding to expand a local primary school.

Construction of Plots A1, A2, and K1 is now well underway, alongside improvement works to Canada Dock, and the interim petrol filling station is now in full use. To date, we have also received Reserved Matters approval for Plots L and F. An RMA for Zone G and the new park has also been submitted recently.

The Vision

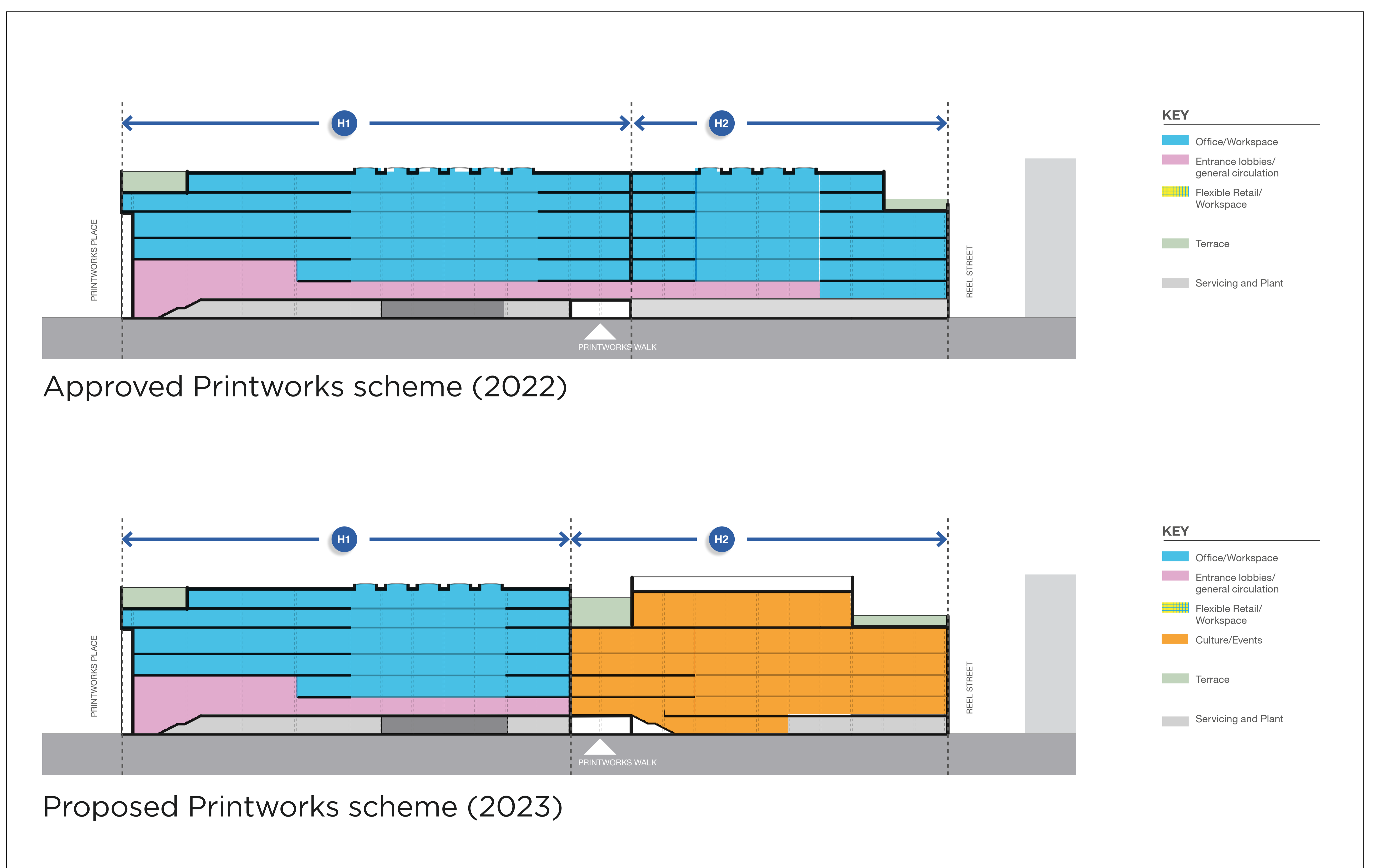
We want the Printworks building to continue to be an iconic venue serving people from Southwark, London and beyond, and one that welcomes artists from across the world. The feedback we received in 2021, both from our consultation and from the national response, regarding our office-led proposals for the site, told us that there was strong support for retaining the site as a cultural venue. We acknowledge the significance of this feedback and recognise the role the Printworks building and its events programme has in supporting London's vibrant cultural scene.



Previous examples of events that have taken place within the Printworks building

Where we are with the office scheme

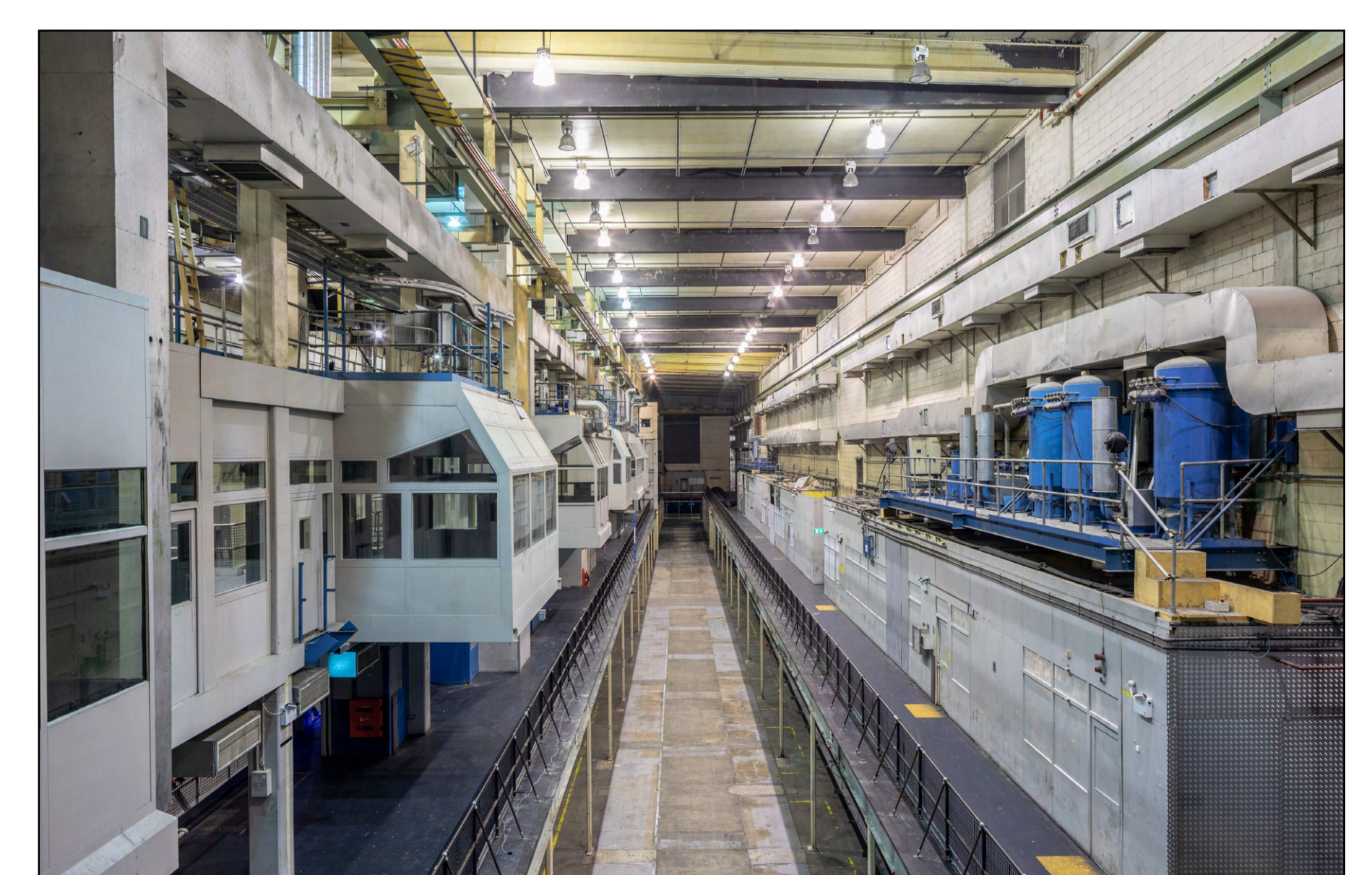
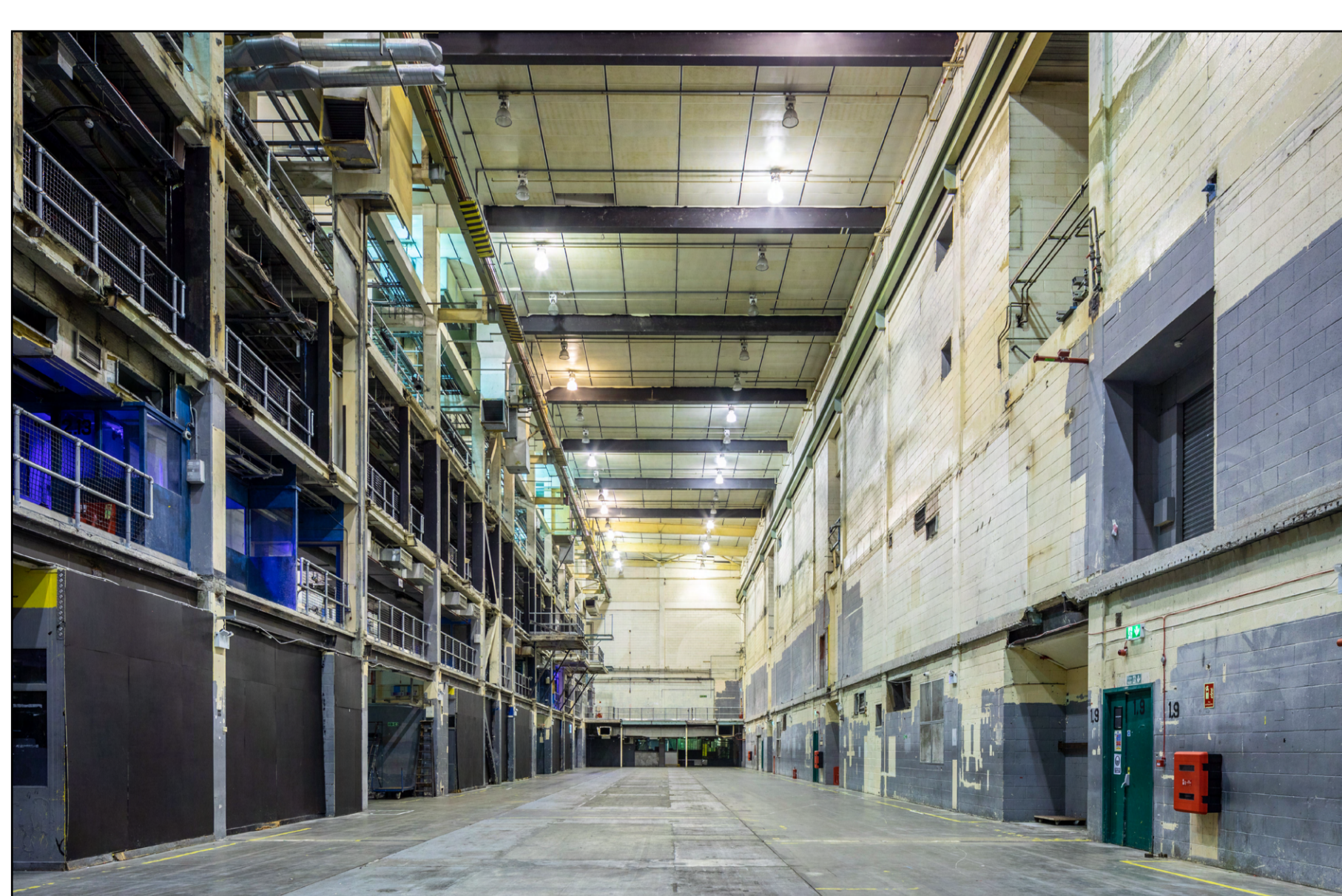
We have listened to the feedback that we received during the 2021 RMA consultation and have revised the scheme following the planning permission we received in July 2022. Our new Reserved Matters Application will include designated workspace in H1 towards the front of the Printworks building, facing 'Printworks Place' and the new cultural venue in H2 towards the rear of the Printworks building. A new pedestrian walkway, 'Printworks Walk', will be provided between H1 and H2 at ground level.



Concept section of the existing permissions in H1 and the new proposals in H2

Honouring the site's industrial heritage

Our proposals aim to reflect the industrial heritage of the existing building by retaining the landmark Printworks building while bringing its appearance up to a modern and energy efficient standard to create a truly iconic and highly sustainable building. We understand the importance that the Press Halls play in the identity of the building and the unique drama that they inspire in people when visiting the Printworks. We have retained both Press Halls in the proposals, and maximised their length within the scheme. To further reflect the building's unique history, we will be preserving key original features, such as the Press Hall's control booths.



Left and Right: Inside the Press Halls today, Centre: Outside the Printworks building.

Events in the cultural venue (H2)

The new cultural venue will deliver a highly flexible and diverse offering which will centre on four key spaces for events, arts, culture and music. These are described below.



Secret cinema presents Star Wars: The Empire Strikes Back

Press Halls

Our proposals are to keep the character of the existing Printworks building and retain the highly acclaimed and world-famous Press Halls. The Press Halls will be a unique and flexible space which can host events for up to 5,000 people. These events will include music, concerts, immersive art, corporate hires, and more.



BBC Proms 2022



New Years event at the Printworks building (c) Jake Davis

Rooftop Box

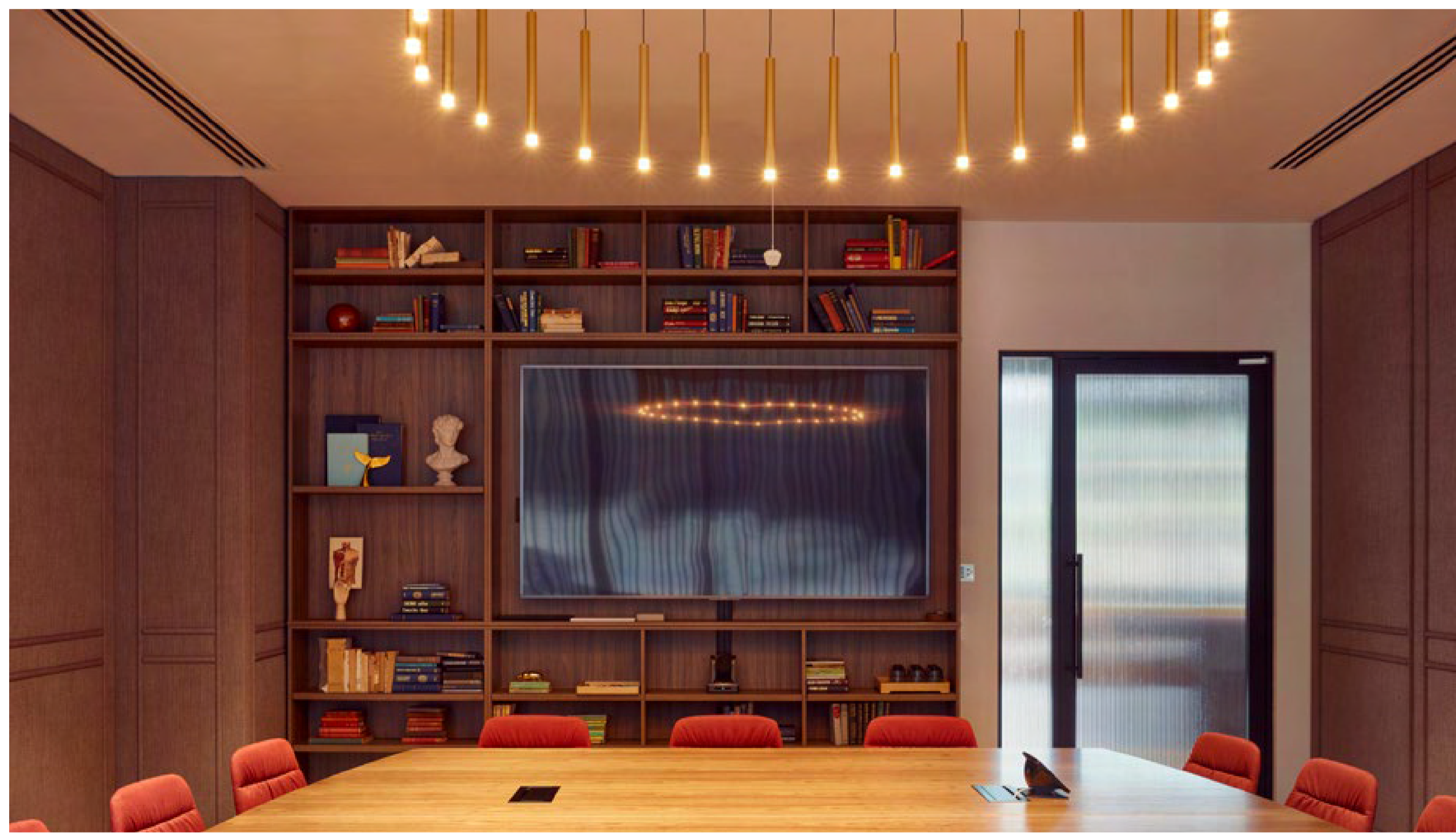
By retaining and reusing the existing Rooftop Box (which housed much of the plant and equipment used to serve the original printing operation), we have been able to create a brand-new space for leisure and cultural events for up to 2,000 people. This will be a unique space where events, including exhibitions, product launches, awards, conferences, and dinner events, can take place. Visitors will also be able to enjoy views over London via two external terraces.



Examples of events that could take place in the Rooftop Box

Meeting Space

There will be 11 meeting suites of varying sizes, a conference room, and a bar/café area, with a shared viewing platform for meetings, entertainment and hospitality.



Reference image showing possible meeting room usage

The Inkwells

The Inkwells may host events for up to 700 people, including immersive exhibitions and art shows, as well as acting as a support room for music events.



Examples of past immersive experiences which have been held in the Printworks building

The building will also provide artist hospitality, building support, and management and operations offices. These will be accessed through an additional entrance. Safety is, of course, paramount, and our designs will ensure we deliver a vibrant environment for high-capacity cultural events, while creating a building that is a safe, well-managed, and inclusive environment for all visitors and users. Building H1 will provide workspace to the same design and quality as was provided in the 2022 RMA.

Layout, Size and Appearance

The following sections on layout, size and appearance are the technical aspects that an RMA is required to address. This Reserved Matters Application (RMA) for the Printworks building will re-purpose the space into a mixed-use scheme comprised of two sections, referred to as H1 (office space) and H2 (cultural event space). The table below shows a side-by-side comparison of the existing permissions uses, alongside the uses within the new proposals for the entire Printworks building:

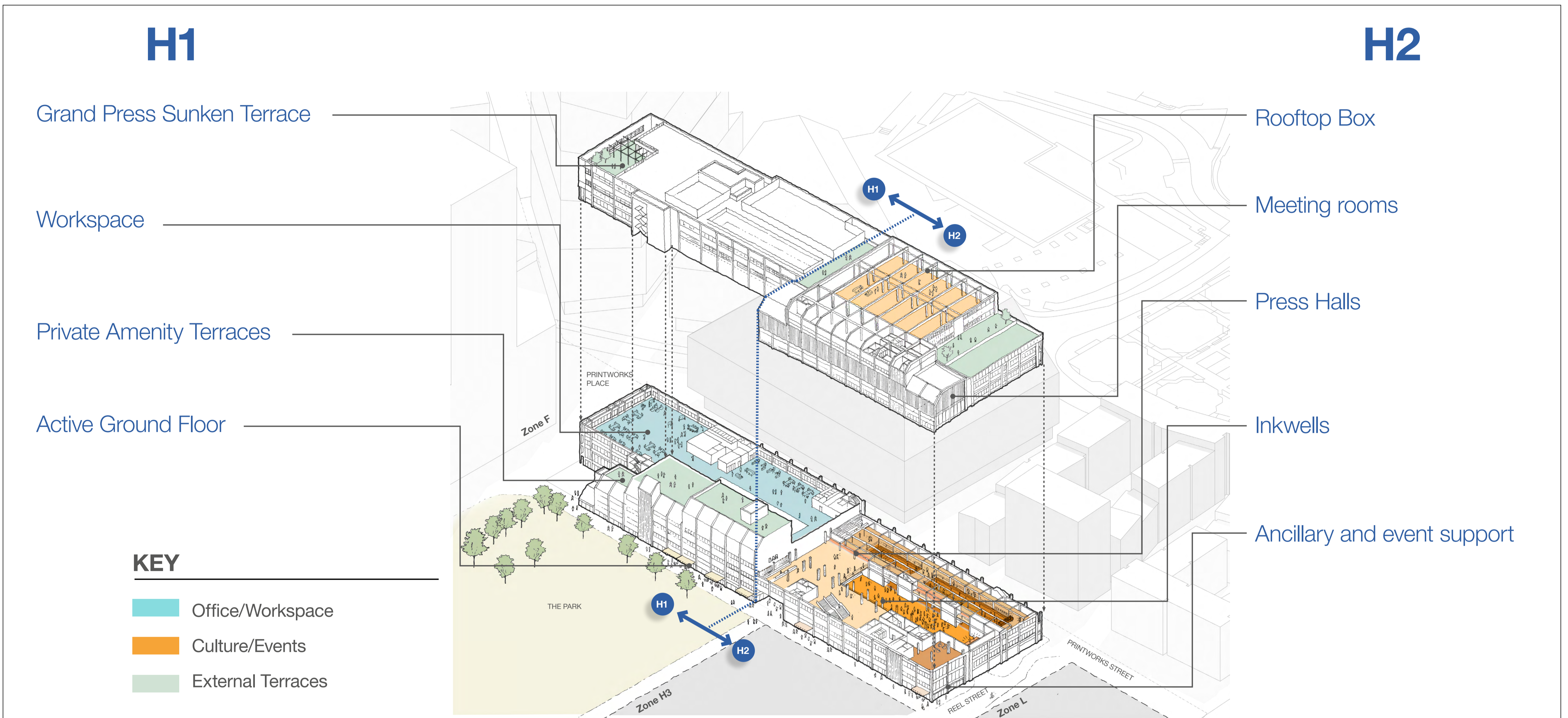
Use	Existing permissions Gross External Area (GEA)		New proposals Gross External Area (GEA)	
	H1 (office space)	H2 (cultural venue)	H1 (office space)	H2 (cultural venue)
Workspace	21,353 sqm	16,315 sqm	18,440 sqm	0 sqm
Flexible office/Retail	2,065 sqm	351 sqm	2,141 sqm	0 sqm
Retail	58 sqm	371 sqm	0 sqm	0 sqm
Leisure/Culture	0 sqm	0 sqm	0 sqm	16,827 sqm

These proposed uses and areas work within the parameters agreed in the outline planning permission.

- H1 (office space). The H1 proposals are almost exactly the same as the scheme that was consulted on in September 2021 and approved by Southwark Council in July 2022, with a few differences, as detailed above.
- H2 (cultural event space). The amended design proposals support the new cultural venue while reflecting the industrial past of the Printworks building. This will involve moving the dividing wall between the workspace and the cultural venue by 13m, to give more space to the proposed cultural venue.

Layout

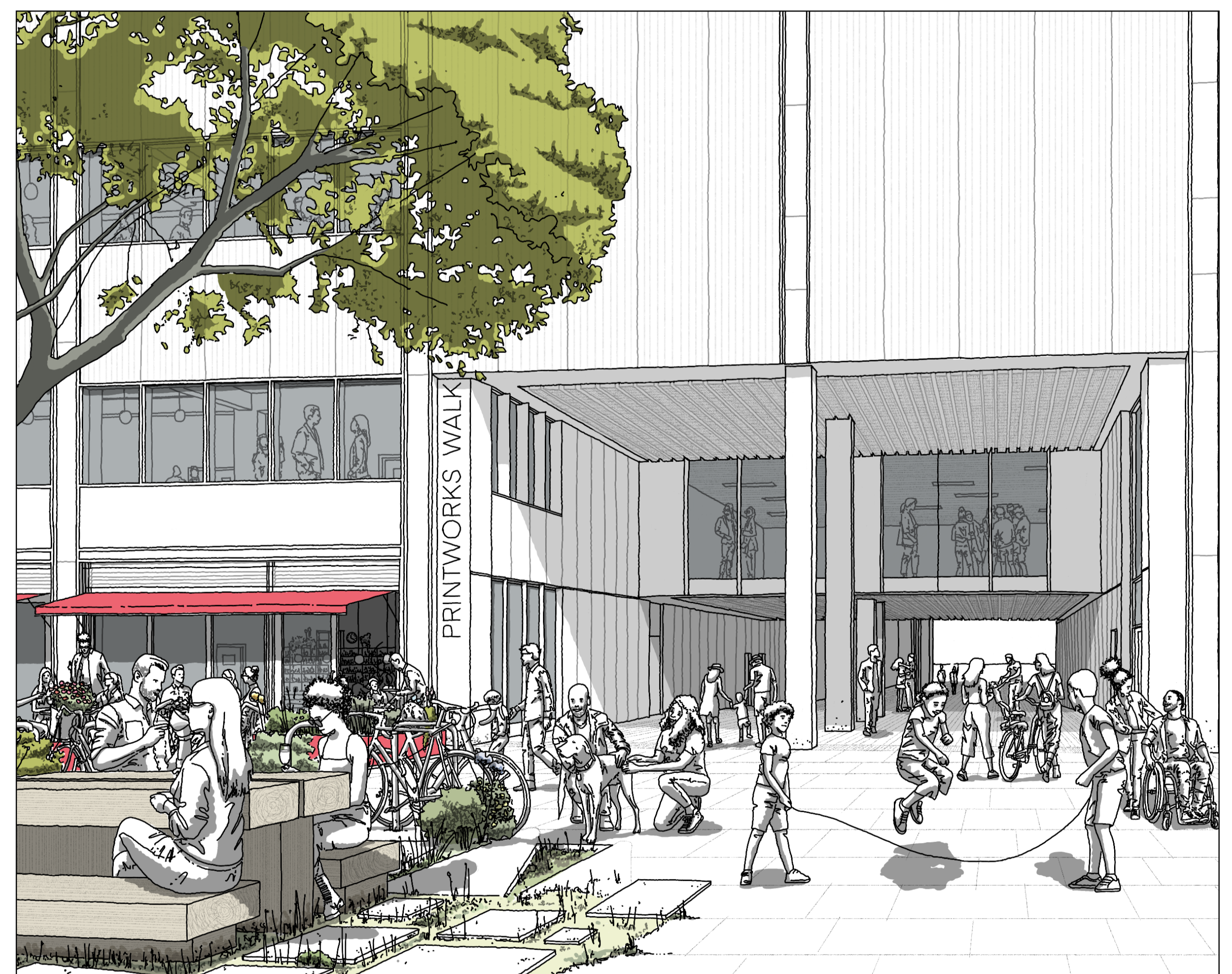
An indicative layout of the building and the different uses within it can be seen in the image below.



Overview of scheme proposal showing the arrangement of spaces

Appearance

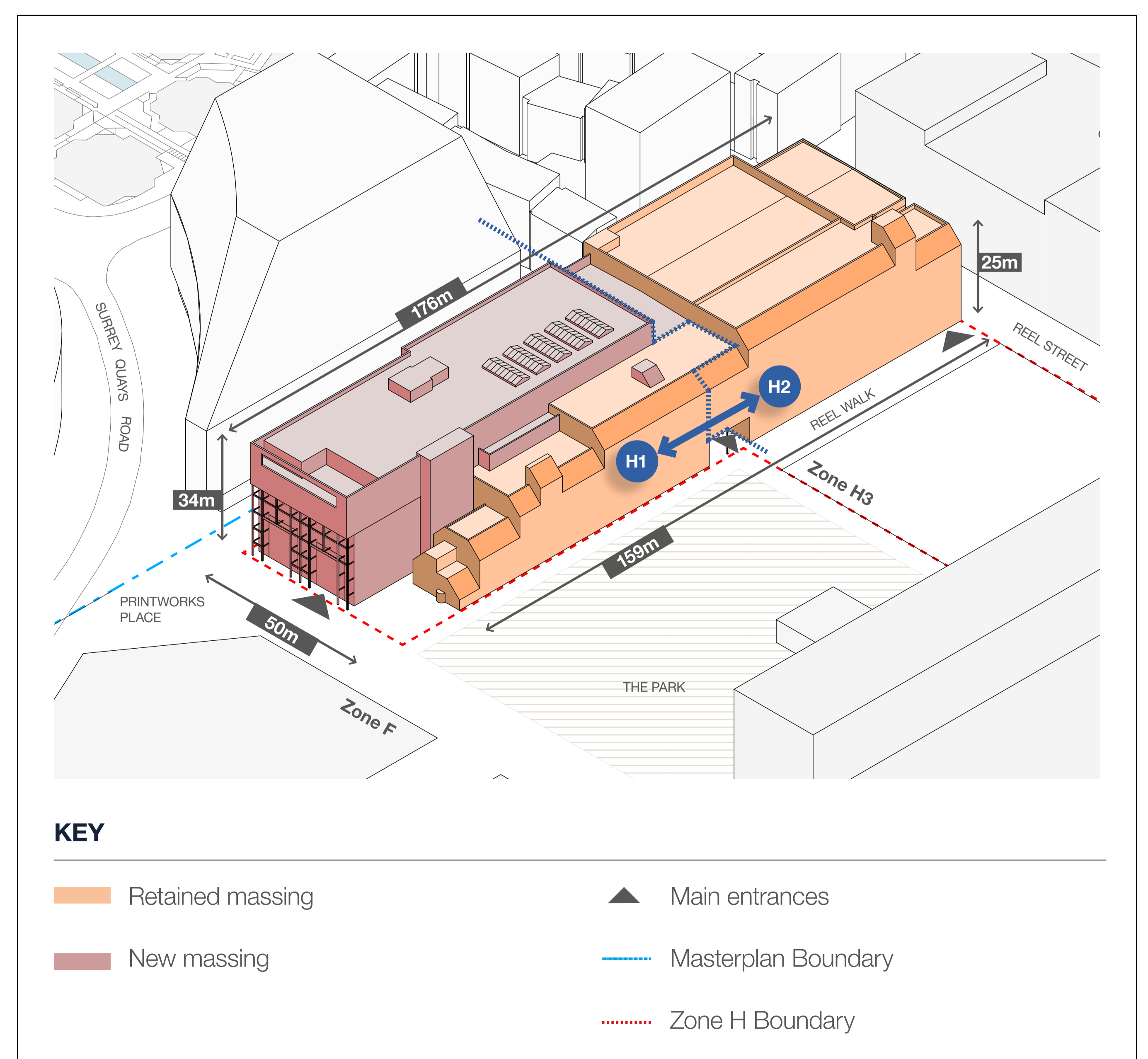
The design team has worked to balance the character, history and identity of the Printworks building with the functional and environmental benefits of a modern workplace and cultural space. The bold, functional form of the original Harmsworth Quays Printworks building has strongly influenced the approach to the design and composition of the new façades. Clear distinction between the characters of the Press Halls and Spine volumes has been retained in order to honour the original building. External metal cladding is proposed as a reference to the industrial past, while composition of the façades respects the existing building’s rhythm and form.



Illustrative image of the new pedestrian route, Printworks Walk, connecting the park to Printworks Street (under the Printworks building)

Scale

The proposals will see the Press Halls within the Printworks building and the structure of the existing building retained, while removing some of the later extensions. Once left with the core of the building, extensions will be added to the front of H1. These will be sympathetic to the impressive existing architecture and align with the previously consented design of the 2022 RMA. The maximum height of the building will be 34m (six storeys), along with a rooftop. This is in line with the parameters agreed in the outline planning permission. The cultural venue will retain the existing building’s Rooftop Box volume in full, to create a new event space while minimising demolition.



Overview of the massing and size of the Printworks building

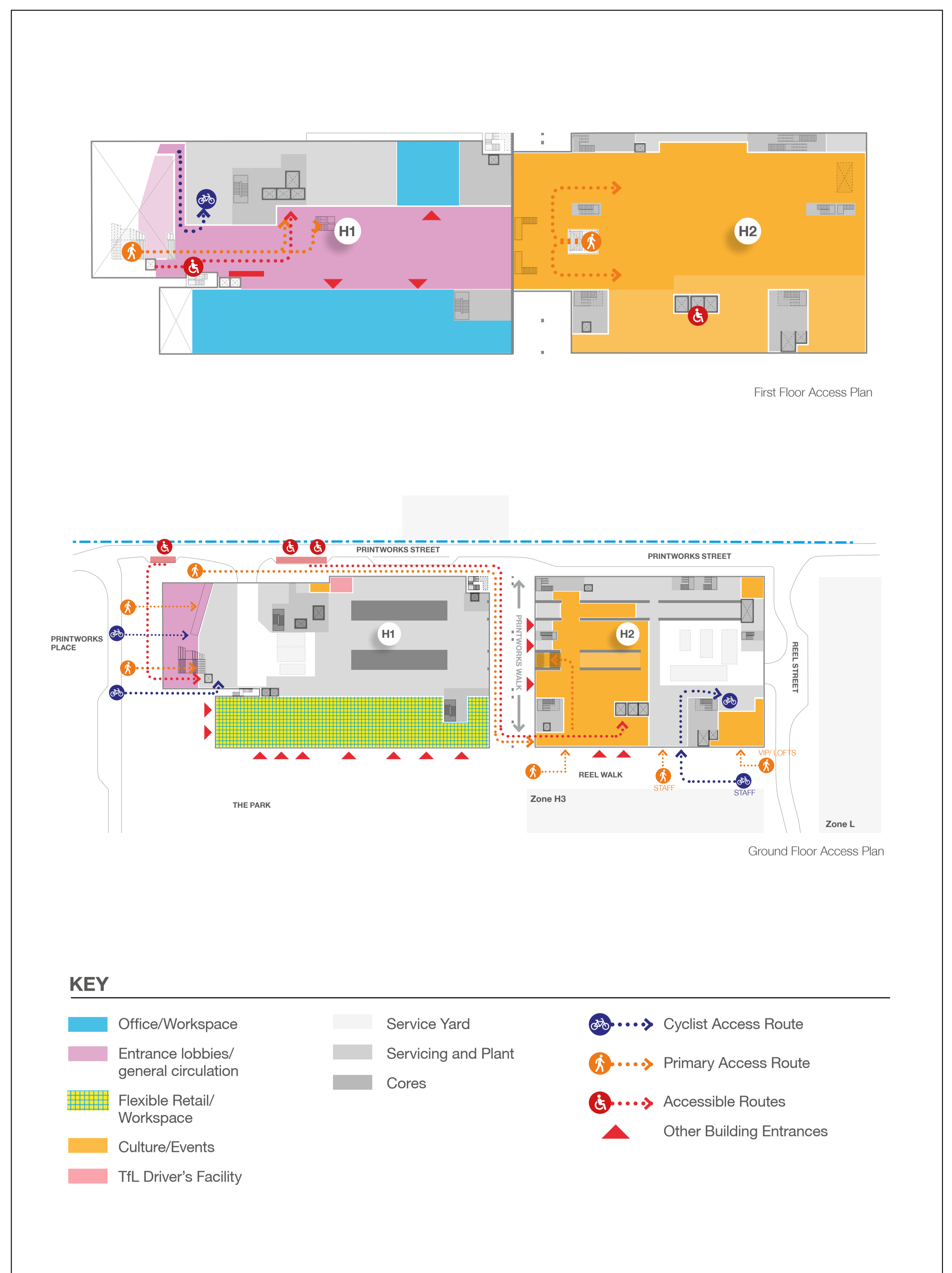
Accessing the Printworks building

Pedestrian access

The main pedestrian access to the H1 work space will be via the new front extension off 'Printworks Place'.

The cultural venue will feature multiple access points, reflecting the range of events and scenarios the building can operate in. The primary entrance for those arriving on foot will be via the new pedestrian walkway underneath the building. Secondary entrances will be off 'Reel Walk', offering access to the Rooftop Box and meeting rooms. We will be seeking feedback from local people in the near future on the permanent names for the new streets and public spaces that will be created as part of the development.

To manage the flow of people at larger events, 'Printworks Walk' will be used for queues and security checks. This sheltered area ensures safe crowd control away from public roads, and limits disruption to neighbours. At peak times, 'Printworks Walk' and 'Printworks Street' may close temporarily for safety.



Illustrative image of pedestrian walkways

Based on the venue's previous operations, we know that around 80% of attendees will use Canada Water station to travel to the Printworks building. It is expected that a marshalled route from the station to the entrance will be arranged for high-occupancy events, primarily using the new 'Printworks Street' to the west of the building and to route visitors away from existing residential areas.

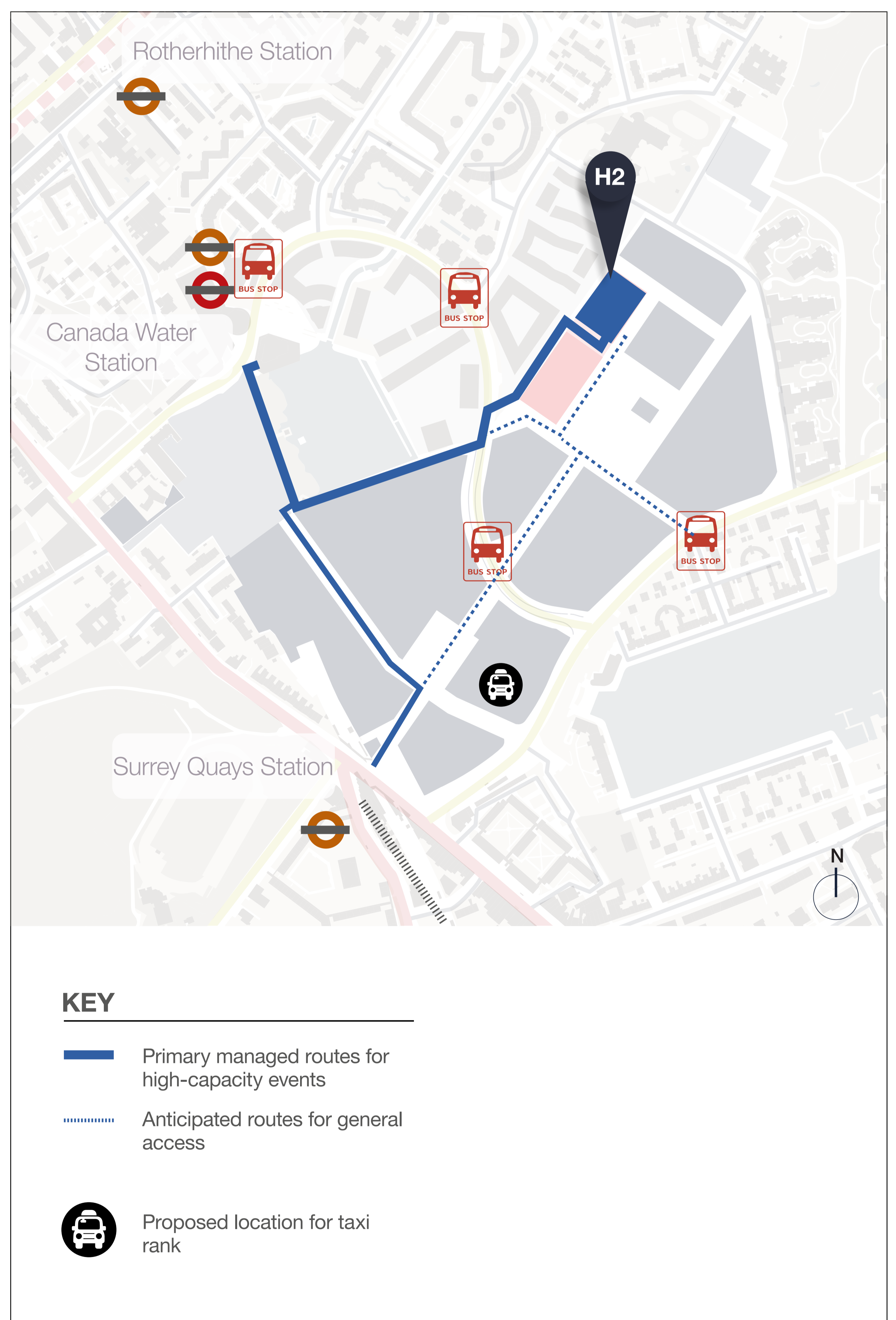
Vehicle Access

The transport impact of the proposals has been assessed and discussed with both TfL and Southwark Council throughout the application process.

Vehicle servicing will remain unchanged from the consented 2022 RMA scheme. This means the main servicing areas for delivery vehicles and other contracted workers will be via 'Printworks Street' for the H1 workspace and 'Reel Street' for the H2 cultural venue - both at ground-floor level.

Visitors to the Printworks building will be encouraged to walk, cycle or use public transport.

There will be a designated and managed taxi drop-off area. Due to the phasing of the wider development, there will be a temporary taxi drop-off and pick-up area at first, with the ambition to provide a permanent town-centre taxi rank for management of taxis associated with the venue as part of the town-centre car parking.



Illustrative map depicting the local stations, bus stops, taxi drop-offs and pedestrian routes

Being a good neighbour

How Printworks London was operated

From 2017 to 2023, the existing building was home to the award-winning Printworks London venue. Broadwick Live, the operator of these events, has extensive experience of managing large-scale events across its vast portfolio of events spaces.

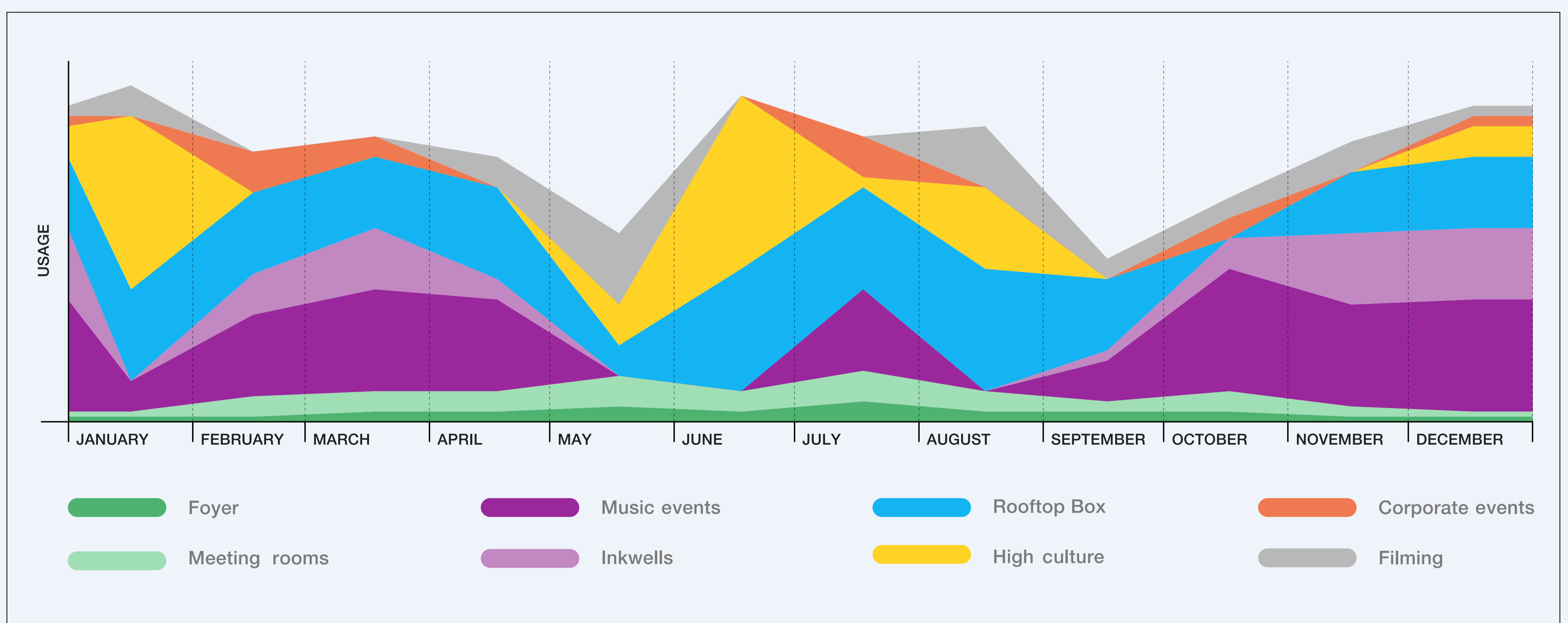
During these exciting six years, local people had access to a venue of international acclaim on their doorstep, with an opportunity to attend and enjoy the many events that were held here. In order to manage these events safely and inclusively, the operator employed 600 people to assist with crowd control and event management.

How the new cultural venue will be operated

The new cultural venue aims to build upon the excellence of previous events, with modern improvements to optimise the experience for visitors from Canada Water and beyond. This new venue will also require significant levels of staffing to maximise safety and to support the management of a wider and more diverse range of events.

The soundproofing of the new building will be heavily upgraded to keep the noise from events contained. Using two layers of high-density insulation to control noise breakout and minimise any disruption to the adjoining workspace, and adjacent properties. The location of entrances and queuing has also been carefully considered to minimise any disruption to neighbouring properties.

Indicative programming and number of visitors per year



Indicative overview of events seasonality – broad mix of use and programming through the day, weeks and months

The venue will host a diverse range of events, including art, dance, music, and corporate functions. Event programming will be seasonal, with music events split into two seasons, and corporate events held throughout the year. The plan is to host events throughout the week, with a range of daytime corporate events alongside cultural events in the evenings and weekends.

Music events are one of the key reasons for the success and fame of the existing venue, and the proposals intend to retain and build upon this in a permanent venue. We have appointed independent event management specialists, who have carefully considered and analysed how the flow of people to and from these events would be managed, using previous events at the Printworks building to inform these studies.

- **During the week**, we would expect arrivals to the Printworks building to peak between 08:00-09:00 and 17:00-18:00. On Fridays, we would expect arrivals to peak from 20:00 to 21:00 and departures to peak between 03:00 and 04:00.
- **At the weekend**, during the main seasons we would anticipate arrivals to peak between 12:00 and 13:00 on Saturdays and Sundays, with departures to peak between 22:00-23:00 and 03:00-04:00.

The maximum event capacity will be 5,000, but attendance will depend on seasonality and programming of events.

Operating hours

We anticipate that a typical music show could last from 19:00 to 23:00 on weekdays, and from 12:00 to 23:00 or 20:00 to 04:00 on the weekends. We will also be operating a number of daytime corporate events, which could take place from 09:00 to 17:00.

Summary of the proposals

Below, we have summarised the key elements that will be delivered as part of our updated proposals for the Printworks building.



Flexible workspace for a range of businesses

- The new workspace will respond to the various needs of small and large businesses, offering employees and visitors an amazing environment that contributes positively to their health and wellbeing.



Four reimaged spaces

- Alongside the retention of the iconic Press Halls, we will be providing three exciting and flexible spaces that could play host to a diverse array of culture, art, music, and corporate events, along with meeting rooms and a café as part of an 'all-week' offer.
- The new cultural venue will provide an inclusive space for people of all ages and backgrounds.



A celebration of the building's industrial heritage

- We will ensure the designs maintain the essence and scale of the Printworks building to create a new cultural destination of international acclaim.



A new modern space

- It is our intention to bring the building up to modern standards of environmental and operational performance to ensure the space can remain a viable piece of London's cultural future, and acts as a good neighbour that contributes to a vibrant and active community as part of the Canada Water development.



Attracting talent from across the globe

- We have developed new proposals for the Printworks building, as we appreciate that it is a unique and popular venue and we recognise the interest in retaining it as a cultural asset.
- We want the Printworks building to be an exciting venue that will attract creative artists from all around the world.



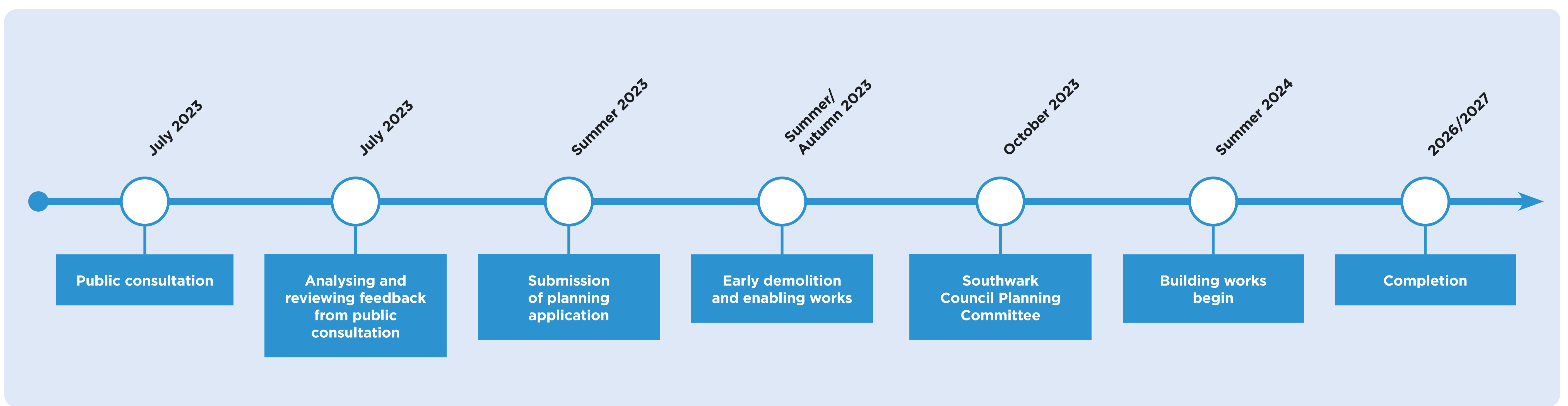
Being a good neighbour

- During the six years that Printworks London operated out of the Printworks building, our operators were attentive in listening to and addressing residents' questions and concerns when they arose.
- The soundproofing of the building will be heavily upgraded, and the location of entrances and queuing has been carefully considered to minimise any disruption to neighbouring properties.
- Drawing on the years of experience gained in running a venue in the local area, it is expected that a marshalled route from Canada Water station to the entrance will be arranged for high-intensity events.

What happens next

Thank you for taking the time to view our updated proposals. Please do fill out a feedback form, which can be found on the tables in the room.

Printworks (H1 + H2)



Once your feedback has been analysed and fed back to the project team, British Land will prepare a Reserved Matters Application (RMA) for the Printworks building, which we plan to submit to Southwark Council later this year.

Southwark Council will then conduct its statutory consultation, during which you will be able to submit comments directly to the council for its consideration. The Canada Water website will also be updated once the application has been submitted.

Subject to approval by Southwark Council, British Land will then begin construction work.

Construction Management

We are committed to being a considerate neighbour during the construction process, and have a proven track record, with over 28 National Site Awards for highly considerate work.

Our contractors will be signed up to the Considerate Constructors Scheme and will work in accordance with the Framework Construction Management Plan, as approved as part of the overall development. This sets out the guiding principles for the proposed construction approach within the Canada Water development.

We are also committed to providing regular construction updates, and will ensure the opportunity for direct contact with contractors and British Land throughout construction (including through Construction Liaison Forums).

Get in touch and ask for further information

If you have any other questions or comments you wish to raise directly, please feel free to get in touch with the Canada Water team via the details below, and we will be happy to help.

If you have any further questions, there are FAQs located around the room. Alternatively, you can view the wider development FAQs by visiting:

www.canadawater.co.uk/faqs

Request a printed or translated copy of exhibition materials

Please email team@canadawater.co.uk if you would like to obtain a printed copy of the exhibition boards or the FAQs, or if you would like them translated into a specific language.

Thank you for taking the time to visit the exhibition. We look forward to hearing from you on the proposals.