

WELCOME

SE16 PRINT WORKS – MEET THE TEAM AND SITE TOUR

Welcome to the SE16 PRINT WORKS,
and thank you for coming to our
Meet the Team event. We hope you
enjoy your tour of our site.



The SE16 PRINT WORKS – previously known as Harmsworth Quays – became available for development in 2012. British Land purchased the Daily Mail General Trust's interests of the site in 2013. The sale followed the decision of the newspaper group to move their print operation to Thurrock. Before we start our consultation on the future of the site, we would like to introduce our project team and allow you to get a sense of the scale of the print works.



BRITISH LAND

British Land is a FTSE 100 property investment company. We actively manage, finance and develop some of the UK's finest buildings.

Our corporate aim is to build the best Real Estate Investment Trust (REIT) in Europe, and an important part of this is being the best neighbour we can be – creating environments where communities and businesses thrive.

HIGHLIGHTS FROM 2013 INCLUDE:



90

APPRENTICES are learning while they earn at our assets, supported or part-funded by us and our suppliers (2012: 24).



£20.9 MILLION CONTRIBUTED TO COMMUNITIES

for affordable homes, community facilities, pedestrian links, public spaces and more (2012: £11.6 million).



64% PROGRESS

on our Community Charter commitments at our major properties and developments in the first year.

2015 TARGET: 100%



225

DISADVANTAGED YOUNG PEOPLE have benefited from training and support through our long-term partnership with The Prince's Trust.



14,800 PEOPLE

benefited from our community programme through education, training, employment and other initiatives (2012: 19,400).



£1.3

MILLION COMMUNITY INVESTMENT through cash, time and gifts in-kind (2012: £1.1 million).

OUR SUSTAINABILITY BRIEF for development describes the processes by which we set and deliver our environmental and social goals.

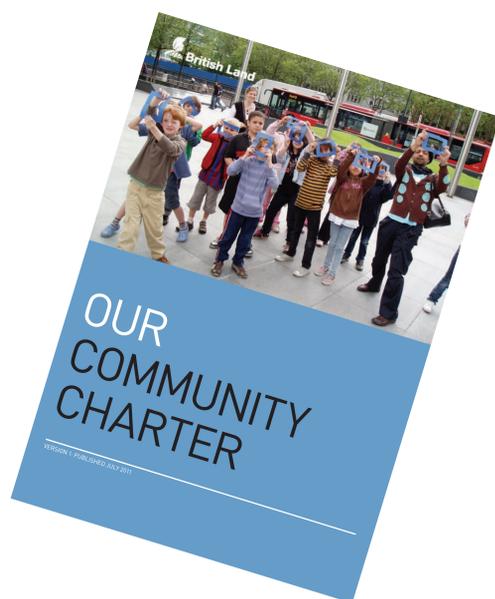


SUPPORTING COMMUNITIES AND ENHANCING ENVIRONMENTS
Sustainability Brief for Developments



OUR COMMUNITY CHARTER

adopted in 2011 outlines our commitment to earn local support by listening to local people, responding to their needs and concerns, keeping our promises and building trust.



British Land

TEAM & HISTORY

SITE HISTORY

FOR MANY YEARS, HARMSWORTH QUAYS HAS BEEN THE HOME THE PRINT OPERATION OF THE DAILY MAIL AND GENERAL TRUST (DMGT).

In 2011, the DMGT announced that they would be moving their print works to Thurrock in Essex, and agreed the sale of their interests at the site to British Land – the owners of Surrey Quays Shopping Centre. This announcement triggered a new draft of the new Canada Water Area Action Plan, a policy document designed to guide development in the area over the next 15 years.

With the Area Action Plan currently being reviewed, and the Mayor's proposals to make Canada Water an opportunity area, British Land and Southwark are keen to get started on the regeneration of the SE16 Print Works.

PRINT WORKS FACTS

Harmsworth Quays is named after the founders of the Daily Mail, Alfred and Harold Harmsworth, and was opened in 1988

The site printed all Metros, Evening Standard and the Daily Mail for the South West and South East of England

The Print Works employed around 250 staff at the peak of its production, which reduced to around 60 shortly before the operation moved to Thurrock in 2013

The printing hall is nearly the same size as the turbine hall in the Tate Modern; with eight presses using up to 360 paper rolls a day, weighing a total of 537 tonnes

On Saturday they would print up to 2 million copies of the Mail on Sunday for a big news story

THE TEAM

Allies and Morrison



ALLIES & MORRISON

Allies and Morrison is an architecture and urban planning practice based in Southwark. It operates from its own studios in Southwark Street which won the RIBA London Building of the Year award in 2004. The practice brings to all its projects the same rigorous approach which places importance on the way buildings work, the way they are made, and the public spaces they generate. Allies and Morrison was named Architect of the Year in the 2007 Building Design Awards and has won 34 RIBA Awards.

While the practice has completed projects throughout the UK and abroad, they are particularly interested in working on projects close to home and have a large number of built and proposed projects in Southwark.

The practice has received planning permissions for two projects adjacent to

the SE16 Print Works site. Firstly, a mixed use scheme on the Canada Water Leisure Centre Site for Frogmore and Aviva in 2008. More recently, a student housing-led scheme on the site on the former Mulberry Business Park site for Kings College University. Approved by Southwark Council in 2013, the scheme includes flexible retail units, communal amenity spaces, and a mix of shared ownership and social rent on site housing.



Left: public space for Allies and Morrison's Bankside 123 project

Right: consented scheme for Mulberry Business Park



SOUNDINGS

Soundings is an established community consultation and engagement company with extensive experience in London and across the UK. We work with developers, communities, local authorities, planning consultants, housing associations and architects to support inclusive design processes. We have previously worked on a number of projects within Southwark and in the local area including The Wharves Deptford, Albion Street and London Docks.

Soundings has been appointed as an impartial consultancy to carry out public consultation on the SE16 Print Works. The aim for the consultation is to ensure that the process of planning and design for the site is as transparent as possible, and that residents, businesses and other stakeholders are well informed about the development and have opportunities to input into the process at key stages in the design development.



Site tour and route map for the Wharves Deptford in Lewisham

DP9

DP9 is established as one of the leading expert consultancies in planning, development and regeneration in the UK. The partnership is an independent practice providing advice to major developers and landowners on the most exciting and challenging town planning projects. DP9 is currently advising on over 7,500,000 sq.m of floorspace for clients in both the private and public sectors.



Please note that the project team will be taking photographs of today's event. Let a member of the team know if you are unhappy for any photographs of you to be used in future project materials.

THE FUTURE

British Land's aspirations are to enhance the delivery of a new town centre for Canada Water and Rotherhithe on the SE16 Print Works site. The views of local residents and stakeholders will feed directly into our design process, and we look forward to hearing your thoughts when the consultation process begins.



Over the next few months Soundings, our community consultation consultants for the project, will be holding a series of consultation events including exhibitions, walks, and workshops. This will give us a chance to understand your priorities for the site and how you feel about the area; and offer the opportunity for you to influence and contribute towards our emerging thoughts and designs for the site.

WE ARE ANTICIPATING SUBMITTING A PLANNING APPLICATION TOWARDS THE END OF THE YEAR.

Further details of our consultation programme will be announced soon, and publicised in local media and at local events, and on our website www.SE16Printworks.com

If you would like to be involved, please email team@se16printworks.com and we will ensure that you receive an invitation in due course.

CONSULTATION PROGRAMME – NEXT STEPS

NEWSLETTER

Delivered week commencing 17 March

POP UP EVENTS

Canada Water Station / Library
Thursday 20 March 3-7.30pm

Surrey Quays Shopping Centre
Saturday 22 March 10-2pm

Alfred Salter School
Tuesday 25 March 2-4pm

St John's Primary School
Tuesday 25 March 2-4pm

EXHIBITION, WALK & TALK TOURS, AND WORKSHOP

From 29 March

FEEDBACK & WORKSHOPS

Feedback from the events and workshops published on the website April 2014

CONSULTATION UPDATE

Late May / June 2014