

WELCOME



View over the Printworks site, looking east (photo taken from the top of Ontario Point)



A. Harmsworth Quays site
Size: 13.7 acres
(about the same as 7 and 3/4 international football pitches)
Specifically constructed as printworks in 1980s and extended in 2000 - this site used to house the main printworks and includes the vehicle parking and paper storage. British Land are the leaseholders and Southwark Council are part freeholders. As the main site, it will be the key topic of discussion throughout this first stage of consultation.

B. Roberts Close site
Size: 0.86 acres
(about the same as 13 tennis courts)
Purchased by the Daily Mail General Trust for an additional car park but never used. British Land own the freehold. This site will be discussed in more detail as the consultation progresses - please let us know your thoughts.

Plan of the area and Printworks site

The Printworks

The SE16 Printworks is the vacant Daily Mail General Trust (DMGT) printworks formerly known as Harmsworth Quays.

The main site is located between Surrey Quays Road and Quebec Way and has been vacant since September 2013, after the Daily Mail General Trust decided to relocate their operation to Essex.

British Land have purchased the site and is working with the London Borough of Southwark as a part freeholder. They are in the early stages of bringing forward redevelopment proposals for a mixed use scheme on the site.

Informed by community consultation, Masterplanners Allies & Morrison will develop proposals over the coming months with a view to submit a planning application towards the end of 2014.

There are two separate sites that the planning application for the Printworks will jointly consider. Please see the plan to the top right for further details of each.

The Starting Point

The wider area has been identified as a significant town centre in Southwark Council's revised Canada Water Area Action Plan; and a potential Opportunity Area in the Greater London Authority (GLA) 'Draft Further Alterations to the London Plan'.

The Printworks site sits at the centre of a significant area of change with a number of different developments coming forward.

Any proposals for the site will need to align with both the changing context and the relevant policy guidance that is shaping change in this area.

Please see the 'Local Change' and 'Planning Context' boards for further details.

Exhibitions & Workshops

This is the first in an ongoing series of public events to ensure that local people are properly informed about the project and have opportunity to input at key stages of the masterplan development.

At this stage, it is too early for detailed proposals or designs, however it is one of the most important times to be involved as key decisions are yet to be made.

This exhibition provides an introduction to the project within the context of wider local change. It also presents a series of design principles for discussion and, crucially, your input.

On the evenings of Tuesday 1 April and Wednesday 2 April, 2014, we will also be holding Principles Workshops where we will discuss approaches to the site in greater depth - please let a member of the Soundings team know if you would like to reserve a place.

Your Feedback

The exhibition describes a range of masterplanning principles and we would very much like your thoughts on the alternatives outlined.

Please complete a feedback form to tell us your views.

We would also like to understand what the area means to you and important issues to consider - please speak to us and you can also use a Canvass Card or the 'Big Ideas Map' to share your thoughts.

Through debate, discussion and your feedback, we hope to establish a shared set of community aspirations to inform development of a masterplan for the Printworks site.

A report of outcomes from the first stage of consultation will be shared with the community to ensure the findings are representative.



View of the existing printworks from Canada Street



Inside the printworks - vacated printing room

TIMESCALE & CONSULTATION

The Consultation Process

The consultation process is facilitated by Soundings and will involve the community at each stage of design development to help inform the proposals. Please see the diagram to the right for an overview of each stage of consultation.

Stage 1

We are now in the first stage of consultation which will discuss how initial principles and ideas for the site could be approached. It will build on the outcomes of previous consultation on the revised Canada Water Area Action Plan; looking at opportunities and constraints of the site in more detail and to agree shared community aspirations for the project moving forward.

Following this stage of consultation, the outcomes will feed into development of the Draft Masterplan proposals over the coming months.

A clear record

Following each stage of consultation, Soundings will produce transparent records of the process and findings. These will be publicly available to ensure they are scrutinised and accurate.

At the end of Stage 3, the reports will combine to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final masterplan.

Planning Application

It is anticipated that a planning application will be submitted to Southwark Council towards the end of 2014; following this, a decision on the planning application by Southwark Council is anticipated during the first half of 2015.

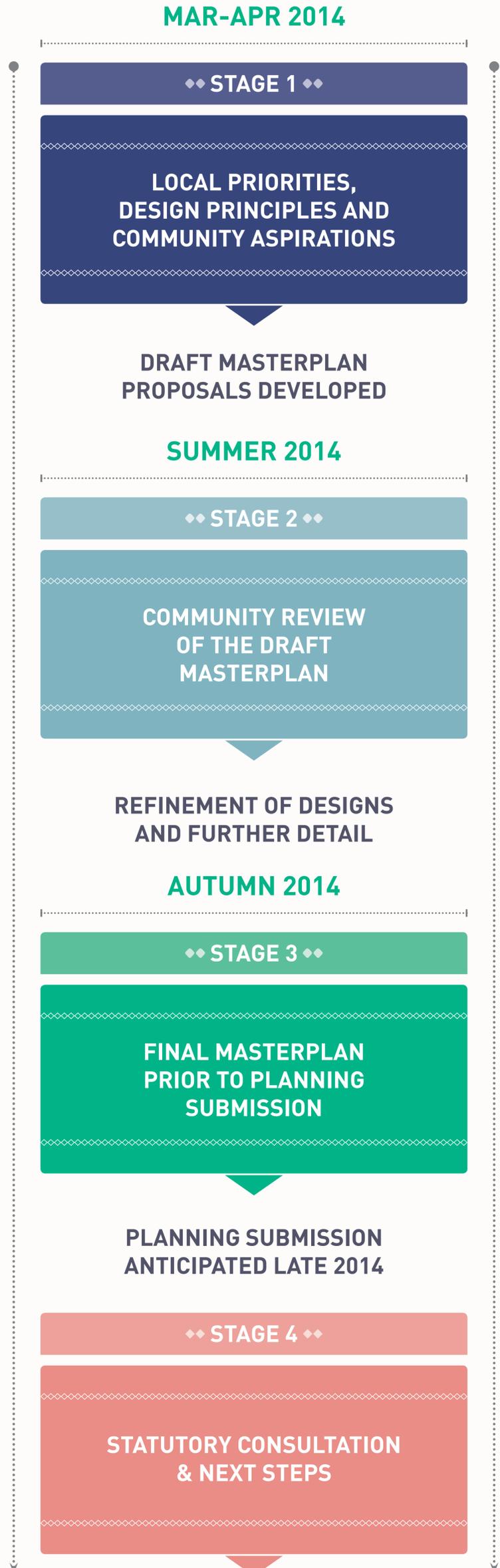
Statutory consultation

We will work with Southwark Council to help ensure the Statutory Consultation period is fully accessible to local people.

Beyond the Planning Application

Throughout the consultation process we will work with the community to identify how involvement could be continued beyond the planning submission.

It is currently too early to have a reliable estimate of the overall project timescale, however as the project develops, this should become clearer and we will share this with you.



WHO'S INVOLVED

British Land: Owner & Developer

British Land is a London based FTSE 100 property investment company, who actively manage, finance and develop high quality buildings. They are a long term investor and have been involved in the Canada Water and Rotherhithe area for many years and support a number of local organisations; including Surrey Docks Farm, One Life, Docklands FC and the Rotherhithe Festival. British Land are committed to working with local residents and other key stakeholders to be part of continuing the delivery of a new and significant town centre for Canada Water.

Southwark Council

Southwark Council are Freeholders of part of the Printworks site and will be closely involved in the design and consultation process.

Allies & Morisson: Architects & Masterplanners

Allies & Morrison is an architecture and urban planning practice based in Southwark. They were named Architect of the Year in the 2007 Building Design Awards and have won 34 RIBA Awards.

They work throughout the UK and abroad, but are particularly interested in projects close to home and have a large number of schemes in Southwark. This includes two projects adjacent to the SE16 Printworks site; firstly a mixed use scheme on the Canada Water Leisure Site and more recently, a student housing-led scheme on the former Mulberry Business Park site for Kings College University.

Soundings: Community Consultation

Soundings facilitate the process of community consultation to ensure that local people are well informed and have the opportunity to input at each stage of design development.

They take an impartial role to make sure all voices are represented equally and to help facilitate effective communication between developer and community. Soundings have over 15 years experience in London and the UK, and have been involved in a number of nearby projects including The Wharves Deptford, Albion Street and London Docks.

Other Consultants

There are a number of other consultants involved in the project. Currently this includes Planning Consultants, DP9, and Project Managers, Hannover Cube. As the project



10 Brock Street



Whitley, Hampshire



10 Portman Square



10 Triton Street



Allies & Morrison Studio, Southwark St.



London College of Communication



Eileen House, Elephant and Castle



Bankside 123



Former Mulberry Business park site, Kings College London



Community mapping, The Wharves Deptford



Womens' group outreach session, The Goodyard



Draft Masterplan workshop, Brentford

progresses, further consultants will be appointed to deal with specific aspects of the design and this will be shared in due course.

WHAT'S HAPPENED SO FAR

Initial Outreach

The consultation process for the Printworks is just getting started. During March 2014, Soundings have been finding out about the local area, gathering an understanding of key local issues to consider and raising awareness about the first stage of consultation, including:

- Over 13,000 copies of the first in a series of project newsletters were delivered in Surrey Docks and Rotherhithe Wards.
- 4 pop-up street consultation events to raise awareness about the project and gather local views.
- Project information emailed/posted to a growing project contacts list of over 300 local organisations and individuals.

Prior to the consultation process starting, on the 8 March, British Land also hosted a public 'Meet the Team' event where around 200 people responded and had the opportunity to meet the Printworks team and have a tour of the building.



Newsletter 1



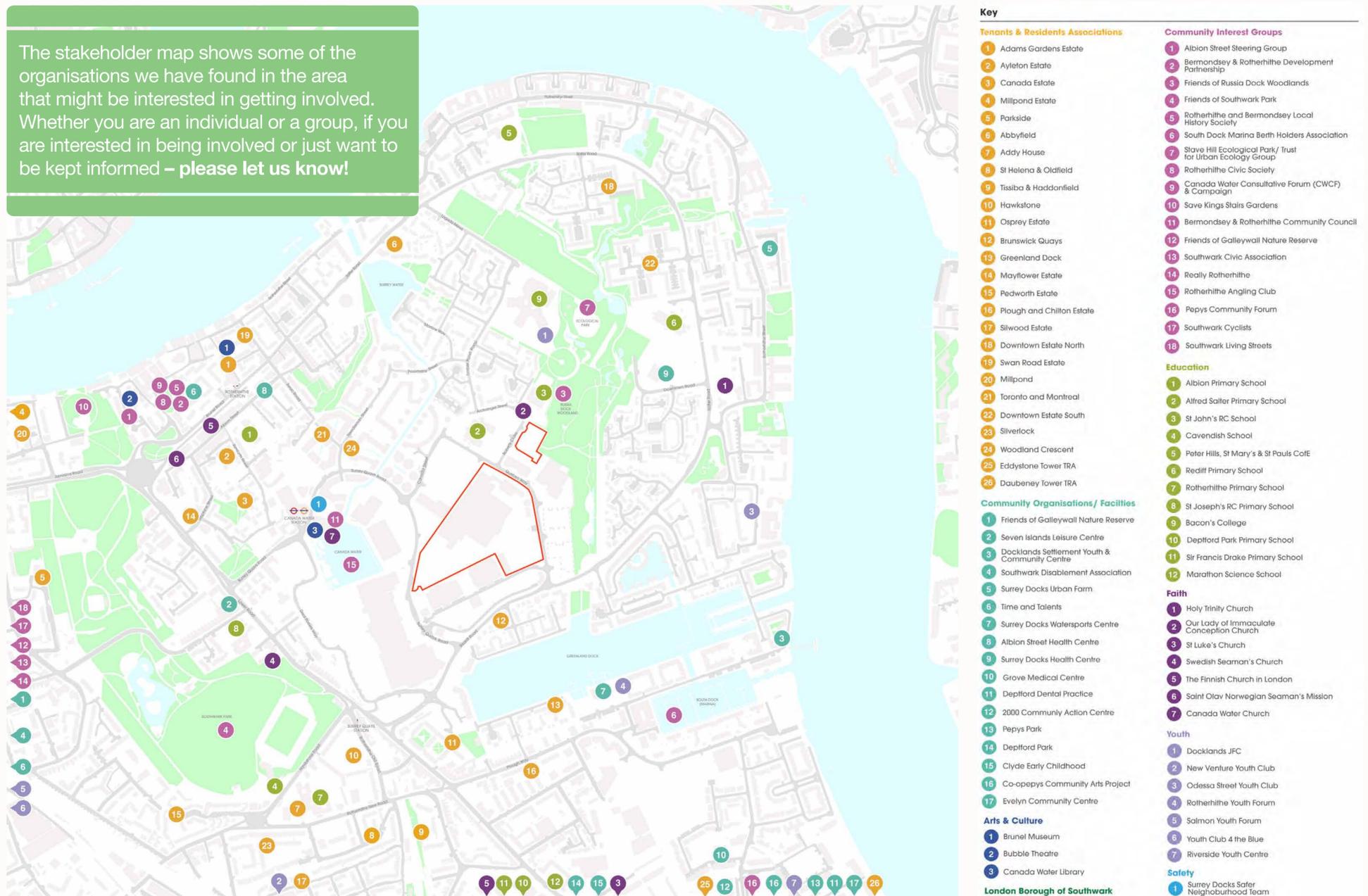
Pop-up event at Surrey Quays Shopping Centre



'Meet the Team' Printworks tour

Finding You

The stakeholder map shows some of the organisations we have found in the area that might be interested in getting involved. Whether you are an individual or a group, if you are interested in being involved or just want to be kept informed – please let us know!



EARLY FEEDBACK

Overview

At the pop-up events we have been gathering views on what the area means to people, local priorities for the future of the area and Printworks site, and we are now beginning to ask what a 'successful' and 'significant' Town Centre in this area should be like?

So far we have gathered over 60 Canvass Cards, the feedback represents a snapshot of local views. It has helped inform how this series of events has been approached and is intended as a starting point for further discussions. A broad overview of these early findings is shown on this page and further details will be available as the full analysis is completed.



Hopes and concerns for the Printworks and surrounding area?

Below is a snapshot of hopes and concerns raised and through the consultation process we hope to dig deeper into these issues.

Hopes

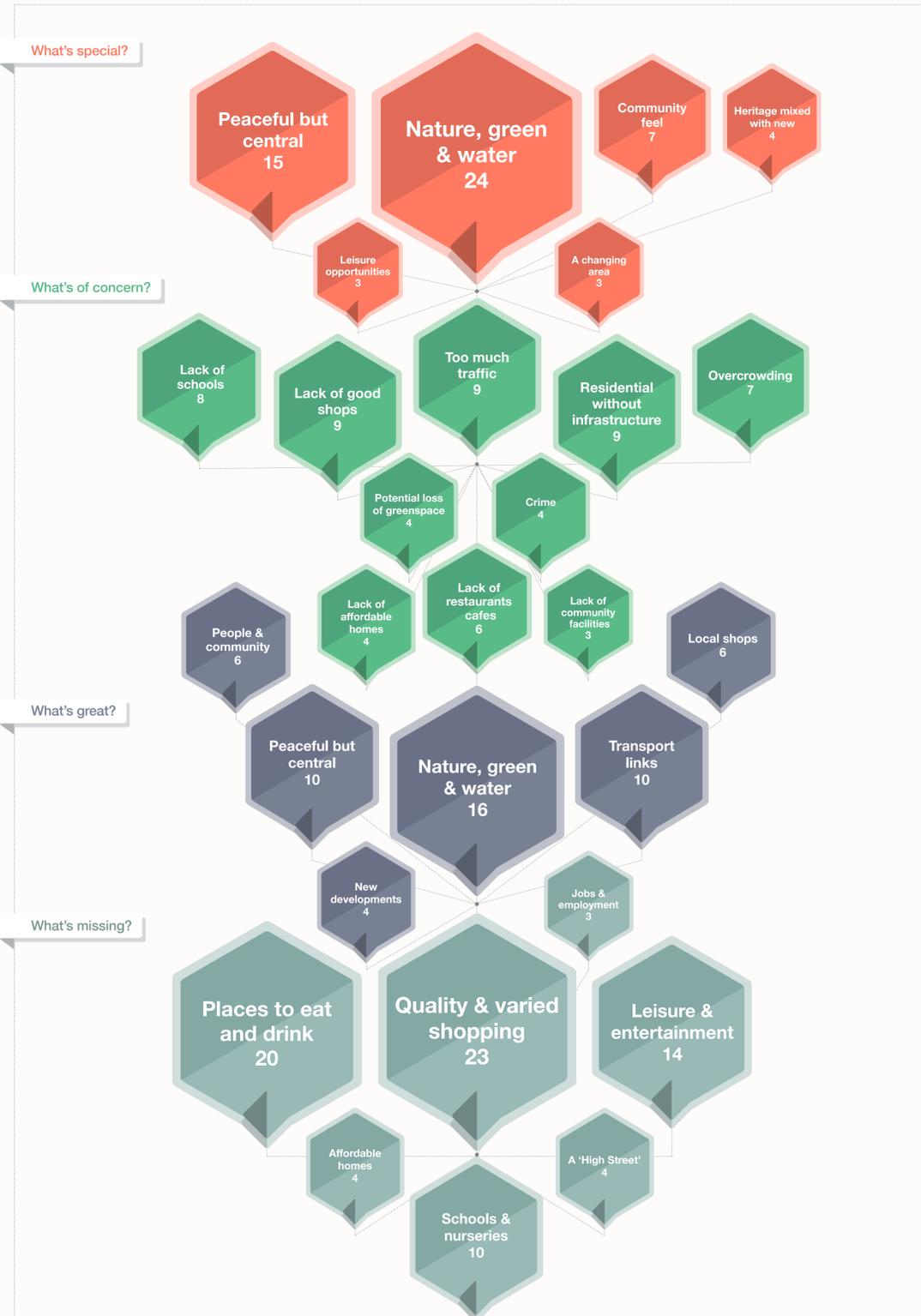
- A better shopping experience, with good quality and greater variety of shops
- More local, independent shops and markets
- Affordable homes for local people
- More opportunities for leisure and entertainment
- More places to eat and drink
- More primary and secondary schools
- A community focus point
- Improvement and preservation of green, open spaces
- More jobs for local people
- Improvements to public transport

Concerns

- The impact of more new homes
- The character of the area may change
- Traffic congestion on the roads
- Capacity of public transport
- A lack of affordable homes for local people
- Local shops and businesses are struggling
- A lack of schools
- A lack of jobs for local people

In the SE16 area what is....?

The diagram below shows how many times each comment was made in response to the question "In the SE16 area what is...?"

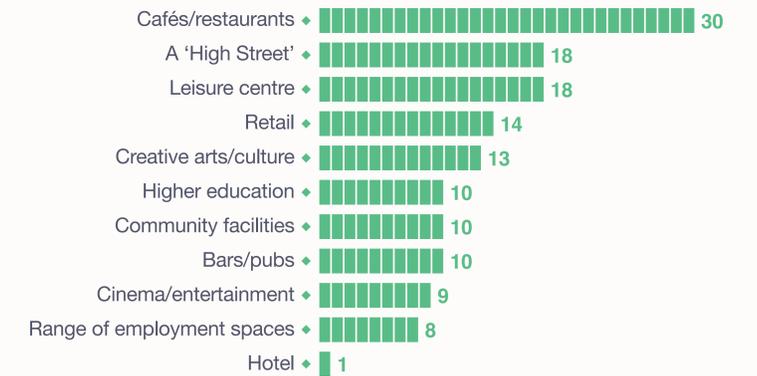


What makes a successful town centre?

We asked the question "What qualities do you feel would make a 'successful' town centre here?" The most frequent responses were related to ensuring there are uses which stimulate activity at ground floor level and provide the infrastructure to support a growing community. Linked to this, we wanted to understand more specifically what uses would be appropriate here. The diagram below show how frequently each use type was selected.

In the general area, what are the most important things that you feel could contribute towards a new town centre?

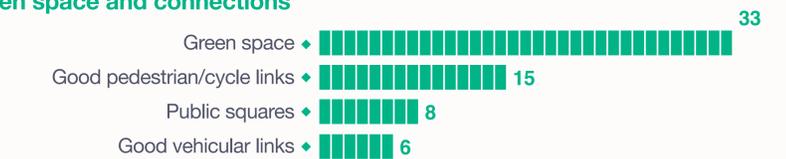
Everyday use



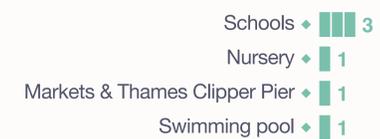
Housing



Open space and connections



Other suggestions



A BIT OF HISTORY

Introduction

Below is a very brief insight into the vast history of the Rotherhithe area and the evolution of the docks. There is a wealth of wider information available and some fantastic local blogs and resources that you may find interesting. A few of these are listed to the right, please ask Soundings if you would like any further information on how to access these.

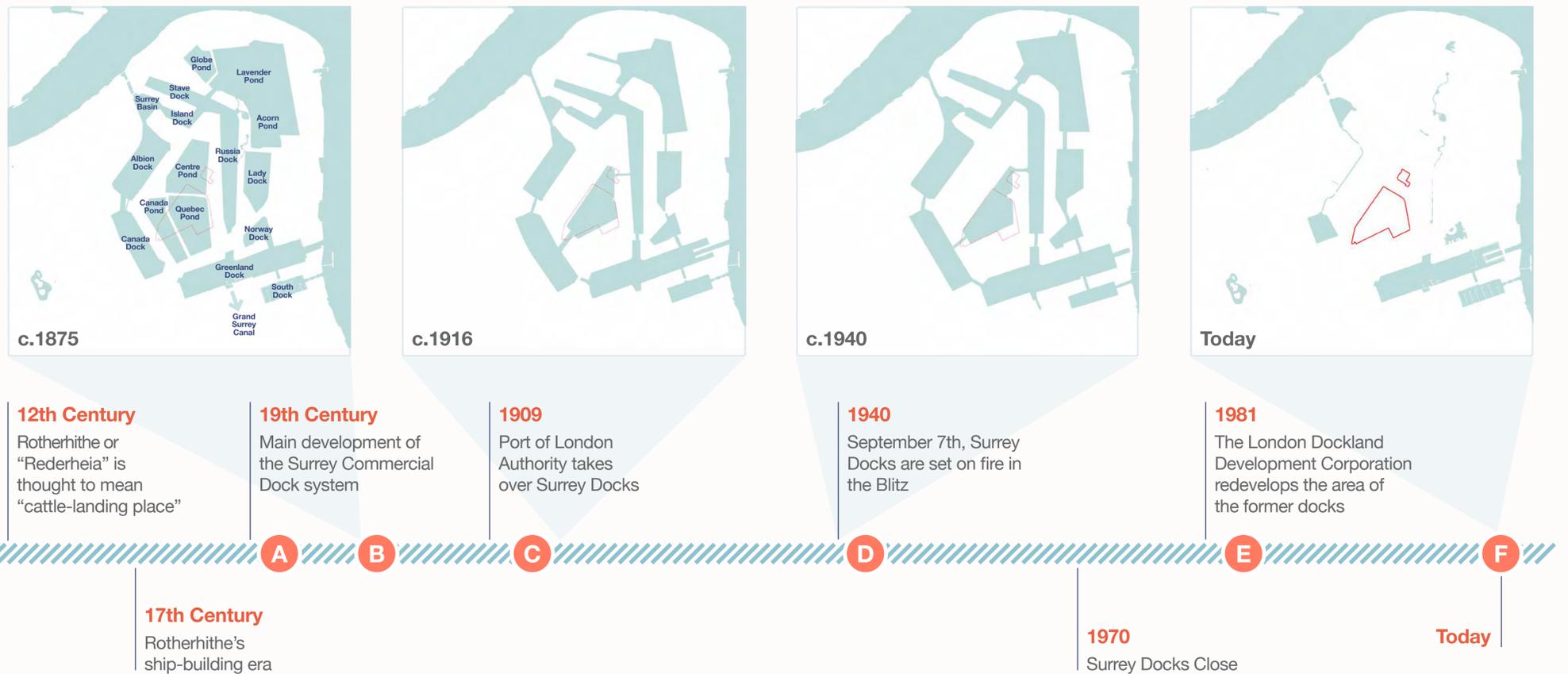
A Rotherhithe Blog:
www.russiadock.blogspot.co.uk

The Rotherhithe and Bermondsey Local History Society:
www.rbhistory.org.uk

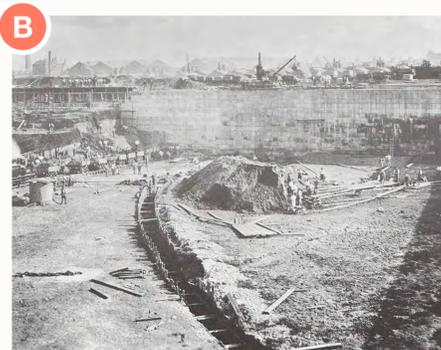
Southwark Local History Library:
211 Borough High Street

Adam Dant's Map of Stories from the History of Rotherhithe:
www.spitalfieldslife.com (google Adam Dant Rotherhithe)

Dock Evolution



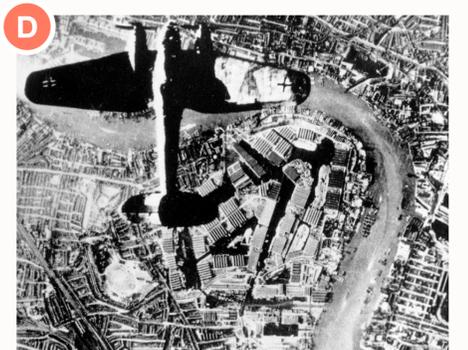
Rotherhithe in 1806, before development began in the 1800s



Canada Dock under construction 1875-6



1914 OS map



Propaganda image of a German plane over London, 1941



Surrey Docks, 1983



Canada Water today

THE AREA NOW

Introduction

Understanding how the Printworks site relates to its wider context will be an important part of the consultation and masterplan development. Below is a diagram from Southwark Council's revised Canada Water Area Action Plan (CWAAP), illustrating how the area sits in relation to other local and major centres of activity.

Also below is a series of diagrams that show some of the physical characteristics, connections, facilities and 'local centres' within the SE16 area - please let us know if there's anything missing or you have any further comments. A physical model of the area surrounding the Printworks site is also available to view at the exhibition.

The Wider Area

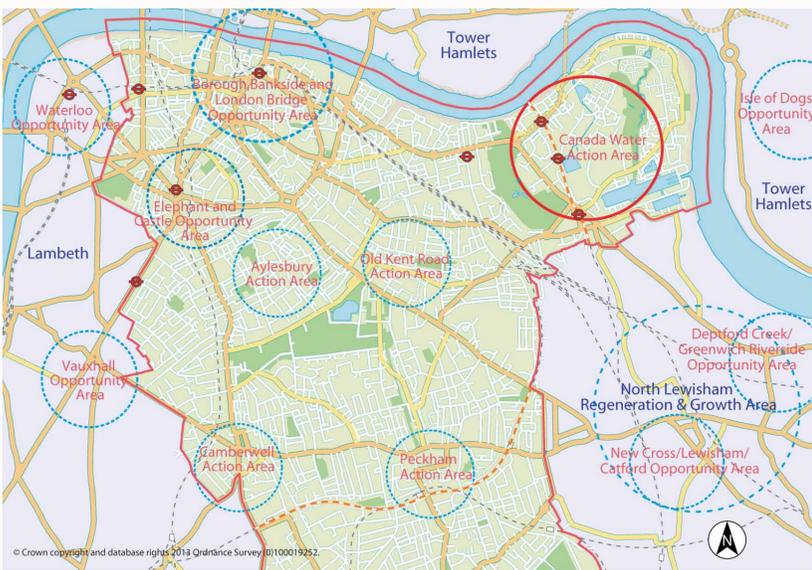


Figure 1 from the revised CWAAP (November 2013) showing the location of the Canada Water Action Area

Water & Greenspaces



Social Infrastructure



Road Network & Pedestrian Links



PLANNING CONTEXT

Revised Canada Water Area Action Plan

The revised Canada Water Area Action Plan (CWAAP) is a policy document produced by Southwark Council which is designed to guide development in the area over the next 15 years.

The broad principles aim to consolidate existing and emerging development into a coherent town centre and encourage new links through the centre of the peninsula.

When the Daily Mail General Trust (DMGT) announced their plans to vacate the Harmsworth Quays site. This significantly changed the potential make-up of the area and triggered a new draft of the CWAAP.

Timeline

- 2011** Canada Water identified as an Area for Intensification in the London Plan
- 2012** Canada Water Area Action Plan (CWAAP) adopted by Southwark Council
- 2012** Daily Mail General Trust vacate Harmsworth Quays – British Land acquire leasehold interest
- 2013** Southwark Council begin work on a revised CWAAP and commission a feasibility study for Harmsworth Quays and surrounding sites
- 2013/14** Southwark Council publish revised CWAAP for consultation
- 2014** Draft Further Alterations to the London Plan is published for consultation – Canada Water identified as a potential Opportunity Area

Draft Further Alterations to the London Plan

In January 2014, the Greater London Authority (GLA) identified the Canada Water area as a potential Opportunity Area in draft 'Further Alterations to the London Plan' (FALP), which is currently undergoing consultation.

The document defines Opportunity Areas in these terms: "Opportunity Areas are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility".

The Starting Point

The revised Canada Water Area Action Plan (CWAAP) and draft Further Alterations to the London Plan (FALP) are policy documents that form the 'departure points' for discussions. This consultation process will aim to understand how local needs can be met alongside the requirements of the site at both Borough and London-wide levels.

The revised Canada Water Area Action Plan and draft Further Alterations to the London Plan documents are available to view at the exhibition and linked-to on the SE16 Printworks website:

www.SE16printworks.com

Summary of the revised CWAAP aims & opportunities for the Printworks & adjacent sites:

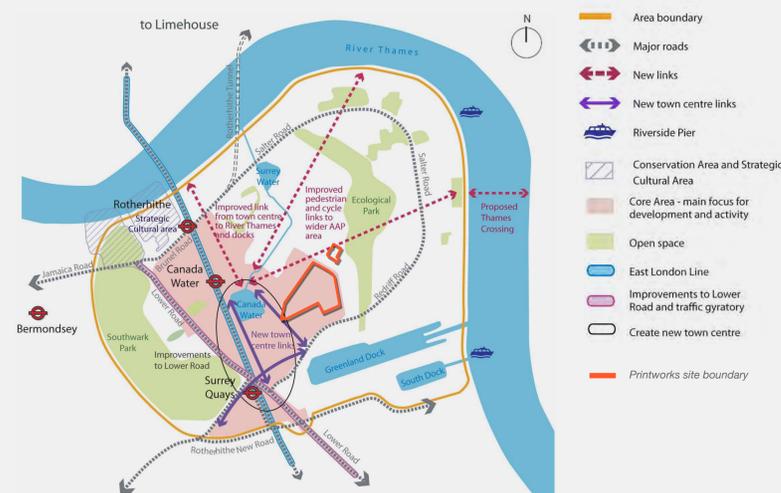
- A 'fine grain', mixed use town centre, not dominated by cars
- Increase local investment
- Increase visitors and raise the area's public profile
- Improve pedestrian, cycle and green links
- Create a legible network of streets and open spaces
- Encourage movement from Canada Water to Redriff Road
- Realign Surrey Quays Road

Potential uses

- A diverse mix of employment generating uses
- Retail that complements the existing
- A range of residential types
- Higher education (Kings College London)
- Re-provision of existing leisure uses within the town centre
- Health centre and community facilities
- Hotels
- Student housing

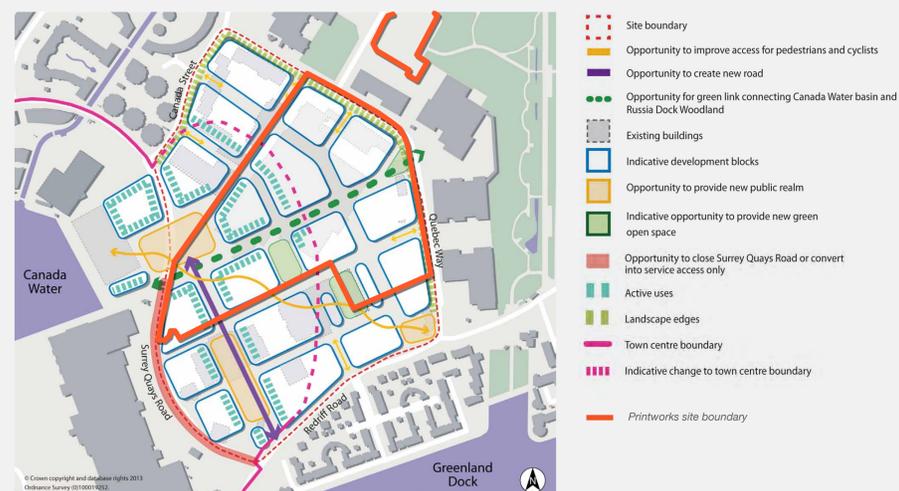
Relevant diagrams from the revised Canada Water Area Action Plan

Key diagram

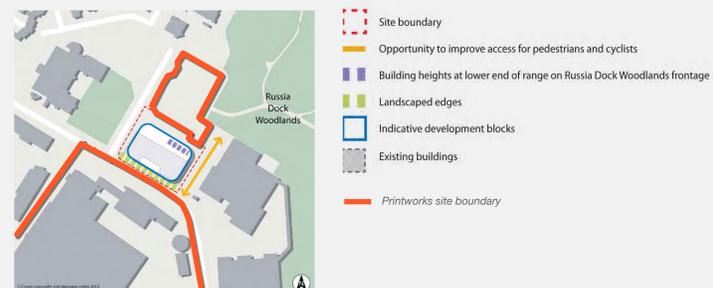


Vision diagrams connected to the Printworks site

'Site E' Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park



Land on Roberts Close



Principle diagrams

Town centre



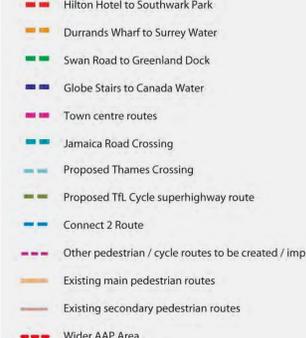
Core area & density zones



Connections



Building heights



Green links



London View Management Framework Strategic Views



London View Management Framework Strategic Views



LOCAL CHANGE

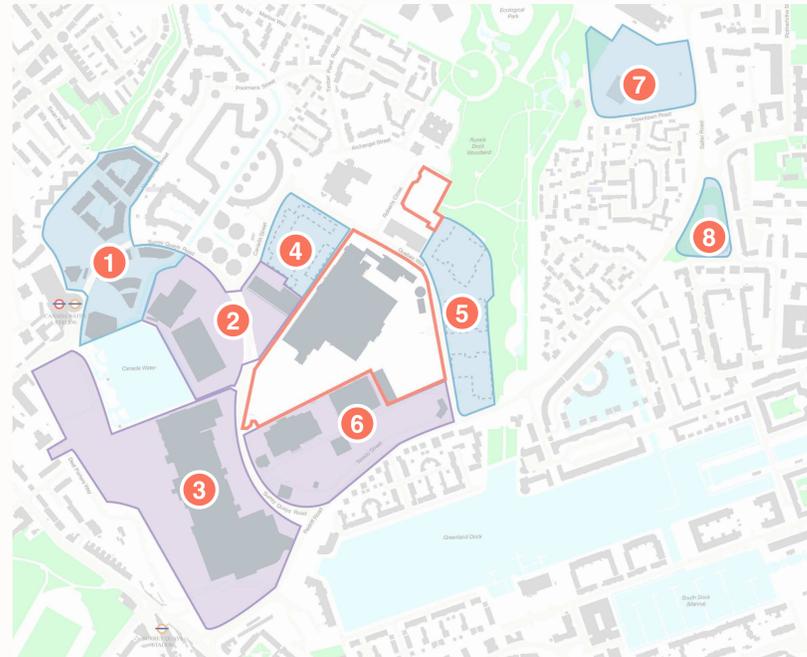
Overview

The site sits at the centre of a significant area of change with a number of different developments coming forward. It will be important to consider development alongside these sites to ensure the right mix of uses, route networks and urban design approach.

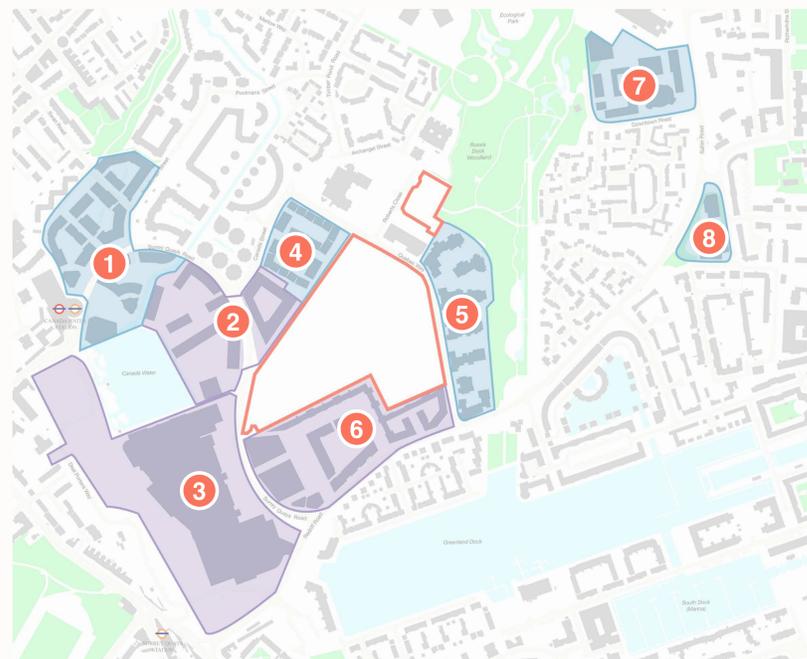
The mappings to the right show development sites of more than 20 units that surround the Printworks. The maps illustrate both the existing and proposed building footprints.

In the first stage of consultation, we will look at the urban design principles for the Printworks within the context of this changing environment.

Surrounding Developments Map: Existing



Surrounding Developments Map: Proposed



Planning Permission granted
 On site / site preparation
 Printworks site boundary

Summary of Schemes with Planning Approval

1 Maple Quays



Status: The development is in the final stages of construction
Type of Development: Residential led mixed use, incorporating Canada Water Library.
Size: 900 homes
Height: up to 27 storeys
Developer: Barratt Homes
Architects: Maccreeor Lavington, PKS Architects, Glenn Howells Architects and Hawkins\Brown

3 Surrey Quays Shopping Centre Extension



Status: Planning permission was granted in 2012 to extend the retail space at Surrey Quays Shopping Centre and refurbish the existing centre
Type of Development: Retail
Size: 10,219 sqm retail extension
Developer: British Land
Architects: Leonard Design

5 Quebec Way (industrial site)



Status: Planning permission granted
Type of Development: Residential led mixed use
Size: 368 homes, 1600 sq m of commercial space including a food store, coffee shop, gym and nursery.
Height: 6 storeys
Developer: L&Q
Architect: Alan Camp Architects

7 Downtown Place



Status: The development is being constructed
Type of development: Residential
Size: 212 new homes, a new health centre and community building
Height: Up to 4 storeys
Developer: Barratt Homes
Architects: Proctor and Matthews Architects

2 Decathlon Site



Status: Outline Planning Permission granted for a mixed use scheme on the Decathlon site.
Type of Development: Mixed use including re-provision of Decathlon
Size: 1030 new homes, retail and leisure facilities including a cinema
Height: up to 40 storeys
Developer: Sellar Design & Development Ltd
Architects: Maccreeor Lavington Architects, David Chipperfield Architects, Clausen Kaan Architecten, Vogt Landscape Architects

4 Mulberry Business Park



Status: Planning permission has been granted for student accommodation, retail, health and office space
Type of Development: Mixed use
Size: 770 student homes, 33 affordable residential units,
 610sqm retail uses, 322sqm health centre, 4,490sqm offices
Height: 9 storeys
Developer: Kings College London
Architect: Allies & Morisson

6 Surrey Quays Leisure Site



Status: Planning permission was granted in 2010.
Type of Development: Residential & leisure, including re-provision of existing leisure facilities
Size: 509 homes, 2,500 sqm of office space, 2,695 sqm of retail space,
 11,105 sqm of replacement leisure space and 4,250sqm of student housing
Height: Up to 10 storeys
Developer: Aviva
Architect: Allies & Morisson

8 The Docklands Settlements



Status: The development is in the advanced stages of construction
Type of development: Residential
Size: 28 new homes and a new community building
Height: Up to 4 storeys
Developer: The Docklands Settlement & Family Mosaic
Architects: Alan Camp Architects

DEVELOPING A MASTERPLAN APPROACH

Masterplan Principles & Your Feedback

The following boards describe a range of design principles that need to be considered when developing a masterplan. The diagrams and questions show a number of alternative approaches that work within the parameters of the revised Area Action Plan. These represent broad approaches (not specific) and are intended as a starting point for discussion - we welcome any thoughts or additional suggestions to those shown.

Please use the feedback form provided to share your thoughts on how design principles for the site could be approached.

Update on Local Issues and Potential Uses

Please find below a brief status update with respect to some of the local issues previously discussed in connection to the Printworks site and/or surrounding area. As the consultation process progresses, we will provide further information as it is known.

Kings College London

British Land and Southwark Council have agreed to cooperate with Kings College London in establishing their requirements for a new campus at Canada Water.

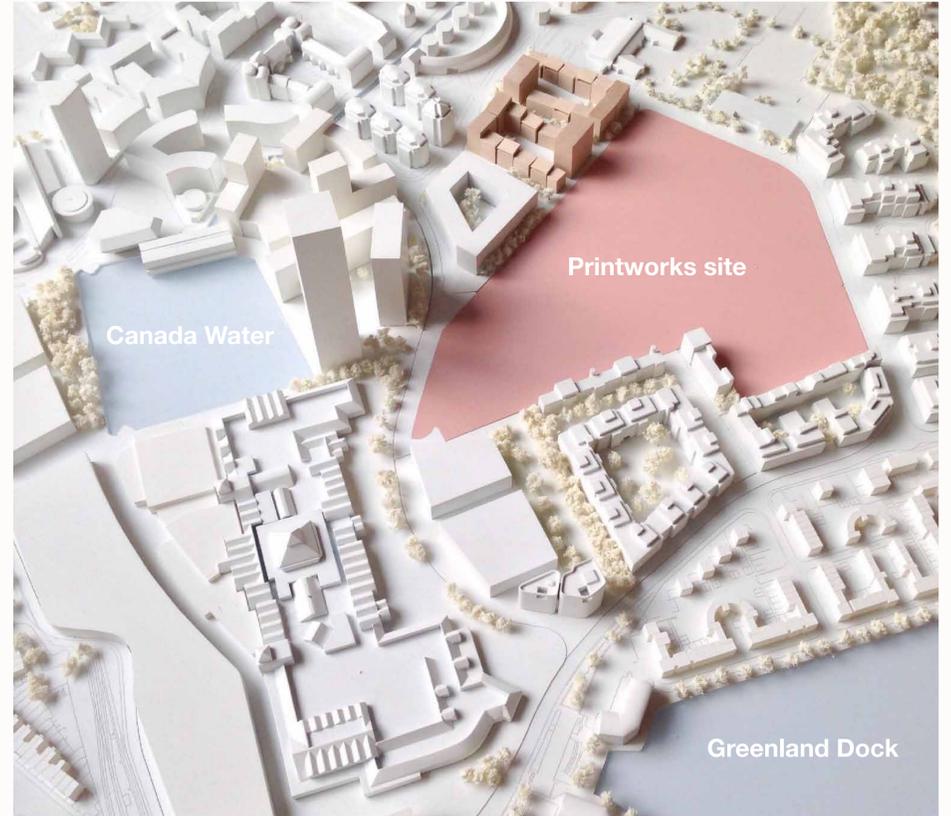
The three parties have been working together for a number of months to determine a clear brief and how this might be delivered.

At the moment there are no concrete plans, but British Land believes that Kings College London would make a positive contribution to a mixed-use major town centre development.

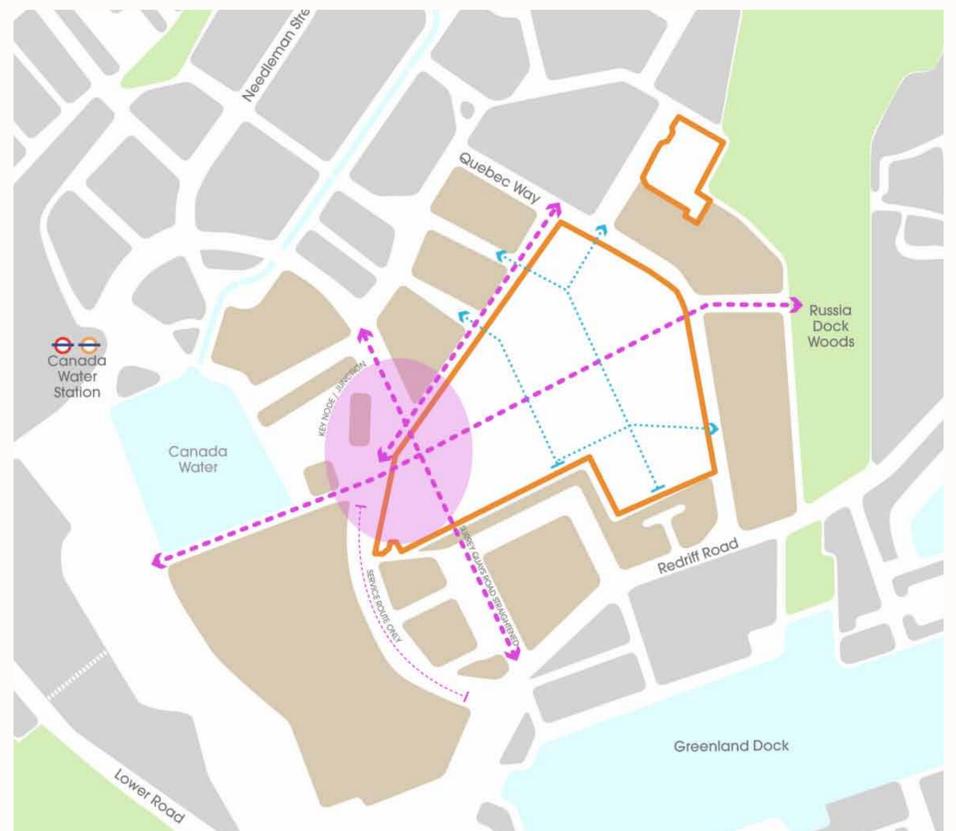
Update on the Shopping Centre

British Land have planning permission to extend Surrey Quays Shopping Centre and is in the process of talking to retailers and food operators to gauge demand and requirements.

Context Overview



Model of the Printworks site, showing the consented future context.



The diagram shows key routes associated with the Printworks site as set-out in the revised Canada Water Area Action Plan; alongside the initial connections through the site proposed by Allies & Morrison. This framework provides a starting point for the questions on the following boards.

Key

- Strategic routes identified in the revised Area Action Plan
- Initial network of routes suggested through the site
- Site boundary
- Key junction / node
- Urban blocks - existing
- Urban blocks - proposed

ROUTES, LINKAGES & OPEN SPACES

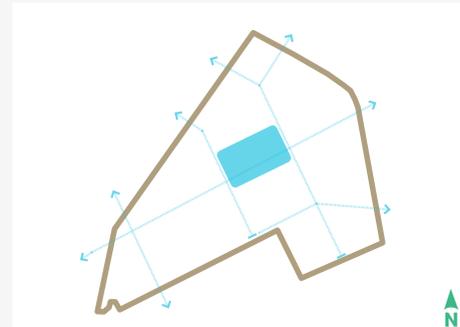
1.1

ROUTES & LOCATION OF PUBLIC SPACES

The arrangement of public space will be extremely important in establishing the sequence of movements through the site, the spatial and urban qualities and the activities that could be supported. The diagrams to the right illustrate a number of options as to how public space could be distributed and arranged.

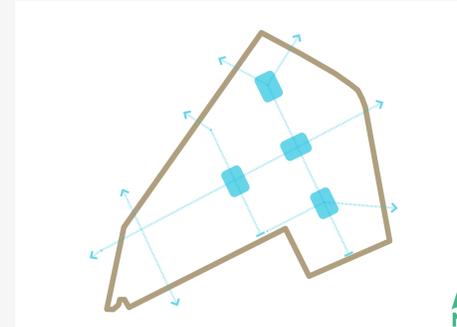
How would you arrange public space at the Printworks?

Please use the feedback form to select your preferred option(s) from those shown to the right, or to tell us about a viable alternative.



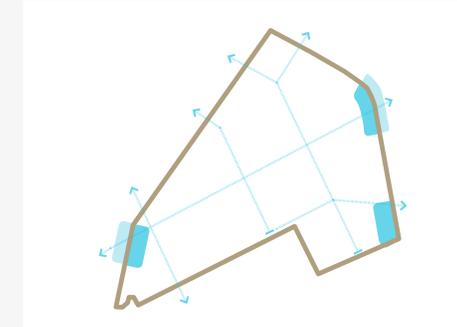
A | ONE LARGE CENTRAL SPACE

This option maximises the potential of public space by collecting it all in one place. It provides the flexibility to support a range of events / activities and offers the opportunity for a 'civic' cluster and/or 'traditional London square'. However, this approach may deprive other parts of the site of incidental open space.



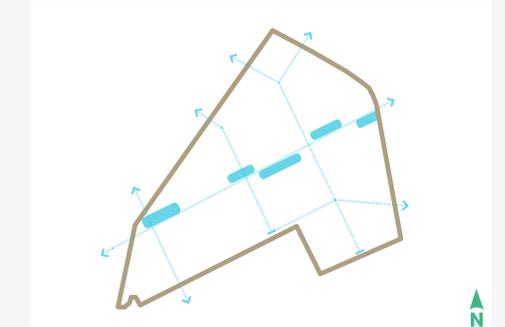
B | SMALLER SPACES THROUGHOUT

This approach provides flexibility and the means of creating a diverse range of spaces, each with particular qualities. It also enables the opportunity to signal key junctions and provide more homes with a green aspect. However, the smaller scale of the spaces may limit their impact and the type of activities that could be supported.



C | SMALLER SPACES ON EDGES

This layout could help to graft the new project onto the area by arranging public spaces to tie in with local features, for instance, 'green links to Russia Dock Woods'. However, the multiplicity of smaller spaces could restrict the events / activities they can support and reduce the impact of open space within the scheme.



D | ALONG A KEY ROUTE

This option could help create a distinct identity and emphasise key links through the site, such as the east-west route suggested by the CWAAP. However, distributing open spaces in such a manner could result in a series of smaller, linear spaces that restricts usability and character.

1.2

PUBLIC SPACE & CHARACTER

With reference to the images to the right, please tell us what quality or qualities you would associate with the space(s) selected above? Please also tell us which public needs would be served by your choices.

Please use the feedback form to rate each type of public space shown to the right on how appropriate you feel it is for the Printworks site.

Please also note any comments with regards to specific suggested location(s) and/or activities.



A Formal / hard landscaping



B Soft & hard landscaping mix



C Green & wild



D Hidden spaces / quiet



E Water



F Culture & performance



G 'Market square'



H Food, drink & retail



I Play

...or describe an alternative

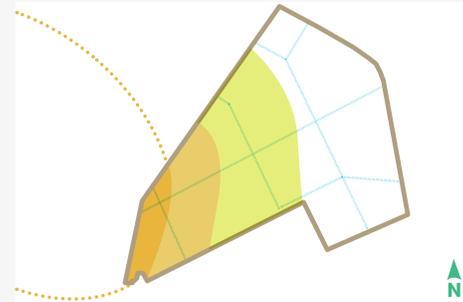
URBAN FORM & CHARACTER

2.1

APPROACH
TO
HEIGHT

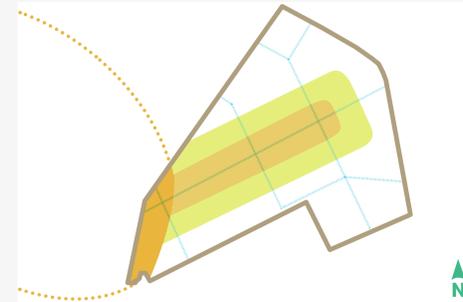
It is important to consider how building height is distributed across the site. The CWAAP makes it clear that the tallest buildings should be located to the western end of the site and through previous feedback, there is a preference for height to reduce towards the edges. Please refer to the model for information on the surrounding urban context.

Given the directions above as a starting point, how should height be further arranged? Please use the feedback form to indicate your preferred option(s), or to tell us about a viable alternative.



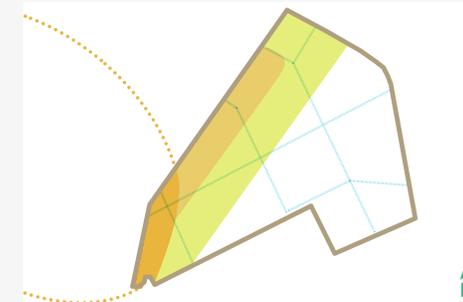
A | ADJACENT TO TALL BUILDINGS ZONE

This arrangement would fortify the core of the town centre and provide a clear and limited zone in which the tallest buildings could be located. The orientation, however, may lead to overshadowing of part of the site in mid-late afternoon.



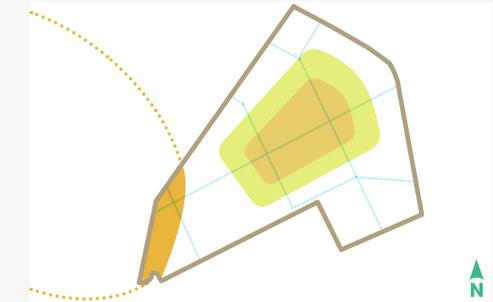
B | ALONG A KEY / AXIAL ROUTE

This option could coherently extend the given 'Tall Buildings' zone while also helping to establish a key avenue or boulevard across the site. While this suggests a strong urban identity, the arrangement may dilute the sense of an urban core nearer Canada Water and impact more on overshadowing to the north.



C | TO THE NORTH OF THE SITE

The arrangement would benefit the Printworks site in terms of maximizing daylight and sunlight but, of-course, could cast shadows to the west and north of the site in the morning / daytime.



D | IN THE CENTRE OF THE SITE

This option would mediate between the existing buildings and the taller buildings on site to minimise impact at the edges. However, similar to option B the arrangement may dilute the sense of an urban core nearer Canada Water.

KEY

..... CWAAP tall buildings zone - identifies 20-25 storeys as appropriate, or taller if exceptional design/local contribution

■ Tall buildings (21+ storeys)

■ High (up to 20 storeys)

■ Medium (up to 15 storeys)

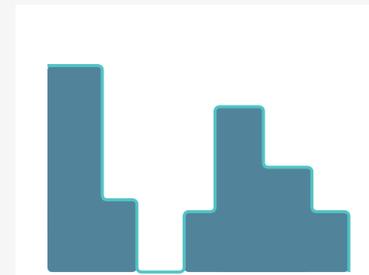
■ Low (up to 8 storeys)

2.2

BUILDING
FORM &
CHARACTER

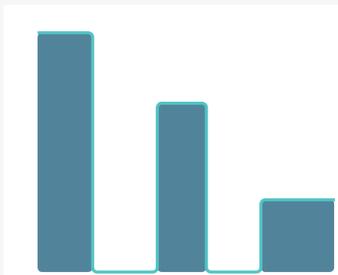
We now need to consider the most appropriate form for the buildings that will make up the town centre. What we are seeking to consider here is not so much height, but more the most appropriate building form or forms.

Please use the feedback form to select one of the options to the right. If more than one option, or if an alternative is selected, please explain why.



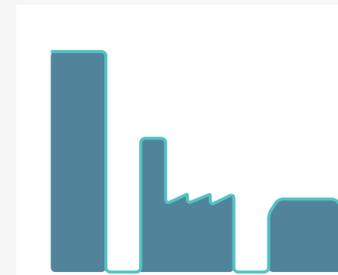
A | STEPPING DOWN

This arrangement seeks to fit the building to its surroundings. It focuses on generating a clear set of urban spaces around the buildings and can help minimise impact but may lead to architectural compromises that dilute the design quality.



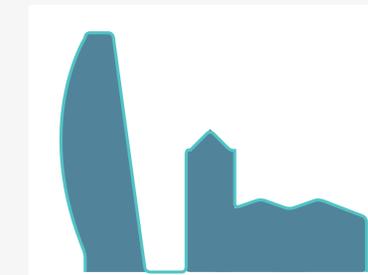
B | PURE FORMS

This option would effectively extend the approach adopted for the Decathlon site. Detached and distinct building forms are arranged within a space. This approach places emphasis on the building form and may lead to high quality architecture but may not define clear public spaces at ground level.



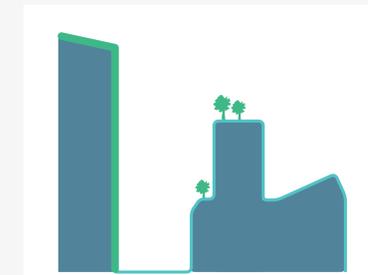
C | DEFINED BY USES

This approach suggests that the town centre is composed of different clusters of buildings, each with their own character. This can add to the richness of the place but may also, if not well handled, lead to confusion and a lack of harmony.



D | HISTORICAL REFERENCE

The driving idea here is the reflection of the site's history through subtle maritime and dockland references. This could lead to a unique town centre but there is the risk that the buildings could become caricatures or expensive and whimsical structures.



E | ECOLOGICAL FOCUS

This option suggests that the architecture should be generated with clear regard for our ecology, and designed to maximise the use of natural energy (eg - solar and wind power) and the provision of integral green spaces. However the solution could be costly to build and maintain.

'TOWN CENTRE' IDENTITY & USE

3.1

IDENTITY

The wider area has been identified as having opportunity to create an important town centre and the Printworks site will contribute to this. However what defines a town centre can be many different things, particularly at a time when the 'traditional high street' is in decline.

With reference to the images to the right, what do you feel the overriding characteristic of a town centre in the SE16 area should be?

Please use the feedback form to select your top 3 priorities, or an alternative, and let us know why you have made your selections.



A Extended large scale retail & leisure destination



B 'High Street' / independents



C Business centre



D Small-scale tech / enterprise cluster



E Academic / research campus



F Eco centre / technology



G Civic / cultural centre



H Creative industries & production



I Social / event based



J Night time destination

...or describe an alternative

3.2

USE,
ACTIVITY &
COMMUNITY
BENEFIT

A new town centre would support a range of uses and community benefits. Although a number of these are outside the control of the Printworks site, it's important to understand local priorities to help inform the approach and urban design. The site will not be able to accommodate all options and there may well be a number of crossovers between uses.

From each category listed to the right, please use the feedback form to rate the three uses you feel would be best suited to the Printworks site. Please rate these in order of priority, 1 being the most important.

Please explain further why these have been selected and any key issues / opportunities to consider.

EVERYDAY USE

- Large-scale retail
- 'High street' retail
- Independent / start-up retail
- Markets
- Cafes / restaurants
- Bars / pubs
- Hotel
- Higher education facilities
- Leisure centre
- Cultural facility / facilities

BUSINESS

- Large scale office
- Small scale office
- Commercial workspaces
- Affordable workspaces
- 'Tech City'

HOUSING

- Affordable housing - intermediate / shared ownership
- Affordable housing - social / affordable rented
- Market sale housing
- Private rented

COMMUNITY & WIDER BENEFIT

- Community facilities
- Jobs & training
- Improved public realm and new routes
- Community / social projects
- Schools & education
- Green interventions
- Public art
- Temporary use / events
- Public transport benefits
- Road network improvements