



13 SEPTEMBER 2017

London Borough of Southwark

160 Tooley Street, London SE1 2HZ

By email: CommunityRighttoBid@southwark.gov.uk

Dear Sir/Madam

Peckham Multi Storey Car Park – asset of community value nomination

Please find enclosed a nomination form to nominate Peckham Cinema and Multi Storey Car Park (which we will refer to in this letter as the “**Peckham Multi Storey**”) as an asset of community value. This letter sets out the reasons why the Peckham Multi Storey meets the statutory tests for listing. In particular, it contains responses to the boxes on the nomination form requesting:

- “detailed reasons why the authority should conclude this is land of community value”; and
- “[w]hat area of social interests...the Assets further[s]” and “reasons why you believe the principal (ie main) use of the asset furthers, or has recently furthered social wellbeing or social interests (ie cultural, sporting or recreational)”.

About Peckham Vision

We are a resident-led local citizens' association of individuals who live, work or run a business in Peckham. Our vision is to support Peckham town centre as a thriving and sustainable social and commercial centre, and to contribute to its being a good place for all to live in, work in and visit. Our objects are to:

- promote and encourage citizen action to help Peckham town centre to become an integrated and resilient place which links past, present and future for the benefit of all who live and work there; and
- create and nurture ways of connecting people in Peckham who share enthusiasm and desire to help develop and realise the potential of Peckham, and to make the lessons learnt through this process available beyond Peckham.

We are local people who value the diversity and vibrancy of Peckham, who work together to help ourselves and others to engage with shaping the future of Peckham town centre, making it a better place for us all to live and work in.

We have been involved in promoting local engagement in the New Southwark Plan preferred options consultation and in particular draft Policy NSP56 which proposes allocating the Peckham Multi Storey for redevelopment. Over

5,300 people wrote to the Council during the planning consultation expressing the high value of the social uses of the building over the last several years and also many years in the future.

Peckham Vision is an unincorporated community group with at least 21 members who are on the Electoral Register in Southwark. Names and addresses are attached as evidence of eligibility to nominate. Also attached is Peckham Vision's constitution.

The statutory tests

Section 88 of the Localism Act 2011 allows voluntary and community organisations, such as Peckham Vision, to nominate a building to be entered onto a local authority's register of assets of community value if both of the following statutory tests are met:

- a) "*an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community*"; and
- b) "*it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community*".

The act defines social interests as cultural, recreational or sporting interests.

The test in (b) above is met if "*it is realistic to think that **there is a time in the next five years** when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community*" (section 88(2)(b), emphasis added).

If these statutory tests are met then, under section 90, the local authority must accept the nomination and list the building as an asset of community value. We explain below why the statutory tests are met in respect of the Peckham Multi Storey.

The current use of the Peckham Multi Storey

We will here explain why the first statutory test is satisfied, i.e. the actual current uses of the building that are not ancillary further the social wellbeing and social interests of the local community.

The Peckham Multi Storey is a cultural and recreational hub drawing visitors both from the local area and from London more widely. There are three non-ancillary current uses of the Peckham Multi Storey which further the social interests of the community:

- Peckhamplex is an independent six screen cinema operating from the ground and first floors of the Peckham Multi Storey;
- Bold Tendencies is a not-for-profit arts organisation running an annual programme of visual art, classical music, poetry and literature events over four floors of the Peckham Multi Storey, as well as displaying publically accessible architectural, landscape and art installations;
- Frank's Café is a bar and café operating from the roof of the Peckham Multi Storey.

These uses have gone towards the achievement of the Council's Peckham and Nunhead Area Action Plan aspiration of "*Creating an accessible, distinctive and vibrant town centre at Peckham that meets the variety of needs for local residents and is a destination for visitors*". We will take each of these uses in turn.

Peckhamplex

The cinema has operated from the Peckham Multi Storey since 1994 and under the current ownership since 2010, occupying the part of the building previously operated as a Sainsbury's shopping centre. It is an

independent cinema which offers affordable tickets (most being priced at £4.99) to cater to a diverse range of cinema-goers. The cinema's management is committed to showing a wide range of mainstream and independent films. It features parent and children, autism and hard of hearing friendly screenings. In addition there are regular special events and premieres. The cinema's central importance to the local community derives from the fact that it remains accessible to all members of the local community at an affordable price.

Councillor Mark Williams, the Council's cabinet member for regeneration and new homes, has reported to *Southwark News* that "*Peckhamplex is an important social and cultural amenity and the council intends to ensure that it continues to thrive*".

Clearly, Peckhamplex furthers the cultural and recreational interests of the local community, and has done so for 7 years. A cinema has operated there for 23 years.

Bold Tendencies

Bold Tendencies has been operating at the Peckham Multi Storey since 2007. It is estimated that it has attracted over one million visitors in this time.

Bold Tendencies has transformed the space it occupies at the Peckham Multi Storey through an annual commissioning programme of visual art, classical music (hosting the BBC Proms in 2016 and 2017), poetry and literature, and pioneering architectural commissions including the bar at Frank's and the Straw Auditorium designed by Practice Architecture; Simon Whybray's bubblegum pink West Staircase; Cooke Fawcett's Peckham Observatory and Concert Wall; and Dan Bristow's Derek Jarman Garden. Bold Tendencies aims to engage a wide variety of age groups and is gradually expanding outside of its summer season. Over the last five years, it has delivered many innovative education projects and community initiatives (including My Museum, Artists in Schools, Formation and The Art Trainee Programme). These projects are now gathered under a new charity, Bold Everywhere.

In 2016, Bold Tendencies and its resident Multi Storey Orchestra hosted Steve Reich for the BBC Proms. Following the 2016 Proms event at the Peckham Multi Storey, David Pickard, Proms director, said: "*I saw Beethoven's Eroica performed at the car park last year and the average age of the audience was, wonderfully, around 23 or 24. It was diverse in every way and had an amazing atmosphere, it is a very special place.*"

Again, Bold Tendencies furthers the cultural and recreational interests of the local community. It has done so for 10 years.

Frank's Café

Frank's operates under a licence from Bold Tendencies. It has opened annually for the summer months since 2008. Its bar and canopy were an architectural commission designed by Lettice Drake & Paloma Gormley of Practice Architecture. The bar is free to enter. Its rooftop location provides well known views of London, and a rare experience of wide open spaces in the middle of the dense urban area, which draws visitors from all over the city as well as large numbers of tourist visitors. It has also become an important local landmark.

Frank's has for nine years furthered the cultural and recreational interests of the local community.

Non-ancillary uses

None of these uses is an ancillary use of the Peckham Multi Storey. Separate planning permission exists for each use and their use is not ancillary to any other permitted use of the building or any part of it.

The future use of the Peckham Multi Storey

We here go on to discuss why the second statutory test is satisfied, i.e. it is realistic to think that there is a time in the next five years that there can be a non-ancillary use of the building which will further the social wellbeing or interests of the local community (whether or not in the same way). In fact, as we will show, it is realistic to think that each of the uses outlined above will continue for the next five years. There is also another use of the building (Peckham Levels) which will commence in the next five years and which is permitted until 6 July 2021 and is furthermore expected to continue beyond this date.

Peckhamplex

The cinema has a long lease expiring in 2093. The Council has proposed allocating the Peckham Multi Storey for comprehensive redevelopment, which would involve the relocation of the cinema. However, redevelopment proposals (if any in fact do come forward following the New Southwark Plan adoption process) would not come forward at least for the next six years as it is expected that Peckham Levels will operate from the Peckham Multi Storey until at least 2023. Peckhamplex has no intention of ceasing operations or relocating in the near future and it is therefore highly likely that this non-ancillary use will continue for the foreseeable future.

Bold Tendencies and Frank's Café

Bold Tendencies has a lease of Levels 7 to 10 of the Peckham Multi Storey until 2021. Planning permission for the sui generis use of Levels 7 to 10 by Bold Tendencies has been granted, for now, until summer 2018 (reference 14/AP/2067). There is planning permission for Frank's to operate from Levels 9 and 10 of the Peckham Multi Storey until 2021 (reference 15/AP/5053). Both Bold Tendencies and Frank's have leases until 2021. Any redevelopment proposals would not come forward until after 2023 when the Peckham Levels lease ends. Again, it is highly likely that that these non-ancillary uses will continue for the next 5 years.

Peckham Levels

On 7 July 2016 the Council granted planning permission for "*Change of use of floors -1 to 6 of the multistorey car park to provide a mix of uses including workspaces, workshops, event spaces and café/restaurant uses*" for a period expiring on 6 July 2021 (reference 16/AP/1551). Peckham Levels has taken a lease of the relevant parts of Levels -1 to 6 of the Peckham Multi Storey and will operate 90,000 square feet of creative workshop, events and exhibition space, as well as food, drink and community space including:

- 50 studios for artists, makers and small businesses;
- shared creative spaces;
- co-working space;
- venues for events and exhibitions;
- spaces for local traders, chefs and independent restaurants.

The lease has been extended since planning permission was granted and now expires in 2023. An application for planning permission to extend the lifetime of this use from 2021 to 2023 has been made (reference 17/AP/2346).

Peckham Levels will reserve the majority of its studios and other spaces for local people already living and working in Peckham and Southwark. The studios are intended to be affordable and 20% of them are being offered at discounted rates. There will also be publicly accessible areas which will actively draw members of the local community into the scheme for events, food and drink, and to purchase from the traders operating on the site.

The scheme will provide a new cultural and recreational hub for the local area. It will nurture Peckham's already thriving role as a creative centre and provide the affordable facilities which local artists and makers need to continue to work in Peckham and London.

Peckham Levels has implemented its planning permission and is expected to open in December 2017. It will from this time until at least July 2021, and probably for longer, further the cultural and recreational interests of the local community. This use of the building is not ancillary to any other use.

Conclusions

The statutory tests are clearly satisfied. The Council seems therefore obliged to list the Peckham Multi Storey as an asset of community value. If the Council has any queries regarding this application or believes that any further information should be provided, please contact Peckham Vision at the email address provided above.

Yours faithfully

**Eileen Conn
Chair & Coordinator
Peckham Vision**