AYLESHAM CENTRE SITE REDEVELOPMENT – 2016 local comments summary

Collection of comments
During summer each year, Peckham Vision takes its stall and mobile exhibition about the town centre developments to several community fairs and festivals. The fairs are well attended and over the years since 2008, we have discussed the town centre developments with hundreds of local people. In 2016 one of the displays was about the Aylesham Centre redevelopment and we asked people to put comments on post-it notes.

A typed up version of all the comments collected at each different event is shown in the Annex. Selections and summaries of the comments are shown below to illustrate the themes that emerged under these headings:

- Scale & height of buildings
- Street scene
- Housing
- Uses on the site
- Facilities on the site
- Consultation process

Scale & height of buildings
No to tower blocks for housing.
To protect the rooftop views, no to a tall building.
The site needs human scale development not higher than adjacent buildings.
Buildings should be consistent with the height, scale and massing of the adjacent Conservation Area.
Solar power & other renewable energies.
Street scene
Pedestrian friendly & pathway links with other parts of town.
Open perspective, greening including trees
Public space and places to sit and socialise.
Keep high street feel
Keep the development human scale and in mass and height with same character as the town centre buildings. Keep a street scene and not closed off shopping malls.
Traffic speed control needed on nearby roads, eg Consort Rd.
Bike lane on Rye Lane needs to be redesigned.

Housing
Local people are leaving Peckham because the cost of renting and buying is out of reach.
The site should provide a minimum of 50% social housing as promised by London Mayor Sadiq Khan. Good quality and good design needed.
Housing for those in need – and a comfortable space to live in.
The idea for a private resident accommodation with 20 stories is not suitable for this area in Peckham.

Uses on the site
Appropriate low cost housing, jobs and work spaces
Work spaces for small enterprises and creatives
Affordable spaces for independent retail & other enterprises
Street market traders’ spaces
Local shops for local needs. Retain existing businesses.
Not a homogenised shopping centre
Keep Morrisons.
Market garden/food growing for local needs.
Leisure services.
Petrol station.

Facilities on the site
Youth facilities for local young people; involve them in defining the needs and solutions.
Crèche and facilities for shoppers’ children
Venues for hire including low cost meeting spaces.
Places to socialise
No estate agents, betting shops, pawn shops etc.
Well managed and accessible public toilets.
Easy access car park for all town centre visitors, not just this shopping centre
Disability facilities

Consultation process
Real & not pseudo consultation. Involve all meaningfully.
Goose Green Fair 8th May 2016

- Where are local people going to shop? We definitely don’t want another tower block.
- Linear park linking station to library, some housing but not high rise.
- Housing for those in need – and a comfortable space to live in.
- The idea for a private resident accommodation with 20 stories is not suitable for this area in Peckham.
- Keep the new mayor to his promise of 50% council housing in London!
- Keep a mixed use area – it’s a gift for locals.
- Houses might be needed but what about the shops – Peckham hasn’t that many – people will have to go to Lewisham.
- #Space for local businesses (office, retail, leisure).
- We need shops not housing.
- Beard-free zone.
- Housing for local people with affordable rent. Food market.
- Have they thought about disabled car parking?
- Listen to local needs!
- We need good paths for pedestrians in all this area at High Street & Rye lane junction and on the site.
- More housing please! Please sort out a toilet for disabled & the elderly. Really need this for Peckham.
- 50% social rent with market garden.
- Council houses.

Nunhead Cemetery Open Day 21st May 2016

- Walk through routes with spaces for people to stop & talk.
- Protect views from Bussey. Keep Peckham Plex.
- Free meeting places for people to hang out without needing to consume.
- Allotments.
- More council housing! Self build co-ops.
- Outdoor space / facilities for children.
- Places to meet, space for leisure.
- Need to protect views from multi storey car park and Bussey. [Also save PeckhamPlex.]
- Affordable homes – REALLY affordable!
- Luxury apartments for sale?
- I hate the idea of the Future Felix age 8
- Development needs a community input – access, creatives’ place, kids’ spaces.
- Car park for shoppers.
- Spaces & facilities for ALL members of the community.
• Save Peckham Plex and roof top space. Just use it not destroy it. The roof top garden is wonderful.
• Park & nature areas amongst a human scale development (if necessary).
• No tall buildings above the height of immediate adjacent buildings.
• Mass & height of development must be in accord with the mass and height of the Conservation Area buildings.
• Keep the development human scale and in mass and height with same character as the town centre buildings. Keep a street scene and not closed off shopping malls.

PV studio network meetings in June 2016
• Local people express concern at the prospect of the loss of Morrison’s and associated parking. The store is very much in tune with the present community. But there is an obvious need for wider quality shopping opportunities.
• No tall buildings, supermarket, more green (trees) outside, more pedestrian friendly.
• Greening – solar power – open perspective
• Food growing & fruit trees, foraging opportunities.
• Cultural facilities, sensitive design, green spaces, no tall buildings, community facilities – especially for young people.
• Limitation of tall building(s), no higher than 5 stories. At least 25% social housing, underground car park, plantings of flower beds and small flowering trees.
• Local shops meeting local needs.
• No tall buildings.
• Social housing, self build & good quality homes.
• Disabled facilities.
• Good pedestrian paths.
• Allotments, food growing
• Outdoor space.

Choumert Square Open Day 5th June
• Incorporate petrol station, incorporate parking.
• An integrated bus station that serves Rye Lane well while allowing the pedestrianisation of parts of Rye Lane
• We need full public consultation. Keep Peckham’s unique individualism. Say NO to homogenised shopping centre.
• Green space
• Involve all the community
• Public space
• We need to consider facilities for extra occupants – why not turn Morrison’s car park into market gardens?
• Height of buildings
• Retain existing businesses
• Any future developments to be restricted in height eg new buildings to be no more than 4 floors.
Brimmington Park Festival 2nd July 2016

- We want buildings that fit the size and mass of the town centre buildings in the conservation area.
- Affordable social housing. Greener areas. Low rise units for local traders.
- People friendly buildings and parks
- Affordable units for independent traders and studio spaces for artists
- Places for the youths to go
- A focus for young people IE skateboarding and cycling
- Spaces for families to meet
- Markets, creative projects, social meetings
- Venues for hire - weddings birthdays etc
- No estate agents

Peckham Rye Fete 3 Sep 2016

- What has happened to change Peckham so much. No more building being built.
- We need some sort of traffic alleviation + speed control on Consort Road.
- Please more women’s Public Toilets!! Open places to sit. Continued parking places.
- Social housing + open space.
- Bike lane on Rye Lane outside Aylesham Centre is a welcome try but not yet functioning as pedestrians don’t really respect it.
- Well considered high rise building with small commercial spaces to keep the high street feel intact.
- No high rise buildings.
- Library + leisure centre are SO well-used + useful. People sit on the benches + socialise. Aylesham site should continue that space.

PPN meeting 26th September 2016

- How many storeys?
- This needs to be a market garden for Peckham.
- Where will buses go? NO HIGH RISE! Keep Peckham, Peckham! + London, London! We are not NYK / Beijing / or Dubai! No M+S – Keep Morrisons!
- How will it effect access / egress routes to bus station?
- No tall buildings
- No tall buildings (over 3 stories!). 50% social housing required. Trees! More needed.

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