Community and artistically led urban regeneration?

The Peckham story
Eileen Conn, Peckham Vision

London Bridge Creative Network
Fashion & Textile Museum
13th November 2013, 6.30pm-8pm
The Interconnected Whole

• Some visual tours

• Community engagement & connections
Peckham’s cultural and creative enterprises

Central Peckham Venues: buildings + spaces
Copeland Cultural Quarter

- Bussey Building/CLF Art Café
- Copeland Park
- dance, theatre, workshops, exhibitions, arts & craft fairs, public meetings, private hire, rooftop cinema, studios, small business space, book fairs, churches, outdoor events …
Cinema and multi-storey car park

- Independent cinema with community links

- Car park top 3 floors: summer sculpture park, book fairs, events programme, orchestra/concerts, Frank’s Café, schools music engagement project
WATCH WITH BABY

THURSDAYS 11.30am
Tickets £4.99
Including Refreshments

Pram Park, Baby Changing and Bottle Warming facilities available.
Film shown with lowered sound and extra time.
Adults must be accompanied sound and extra time.
No unaccompanied adults allowed.

No food or drink allowed.

Contact: 01234 567890
BOLD TENDENCIES

JUN 30 - SEP 30

OPEN WEDNESDAY - SUNDAY, 11AM - 11PM
Frank’s Café
Blenheim Grove + Dovedale Court
Blenheim Court

- The Arches – artisans’ enclave
- Bar Story, Peckham Springs & Sassoon Gallery
- Lot9 summer pop-up design events
- The Sunday Painter – art gallery
- Micro brewery
- Peckham Refreshment Rooms
- Barry’s Deli
the Arches, Blenheim Court
Peckham Springs & Sassoon Gallery
THE SUNDAY PAINTER
Holly Grove & Elm Grove

Hannah Barry Gallery

Peckham Liberal Club
V&A Peckham Takeover
Community engagement in Planning issues –

• Development sites in Central Rye Lane:
  – Copeland site
  – Peckham Rye Station site
  – Multi-Storey Car Park site
Copeland site
with Bussey building –

UDP 2004-2008
(Unitary Development Plan)

tram depot
development site
The tram depot plan for the Cross River Tram is shown overlaid onto a satellite photo of Peckham town centre. The area outlined in blue is the Copeland Cultural Quarter.
Bussey building built 1880s
Peckham Rye Station
development site

Rye Lane & Station Action Group
2004
Peckham Vision town centre exhibition
Peckham Rye Station 1865
Central Rye Lane - an illustrated concept of synergy
Peckham Rye Station Masterplan plus Copeland Cultural Quarter and north of the railway lines

Copeland Cultural Quarter
Mixed organic development: rehabilitation of historic buildings integrated with new build creating linked squares and courtyards, and transition between town centre and housing to the east.

Peckham Rye Station
1 Peckham Rye Square
2 Raised Rail Pedestrian Crossing
3 Peckham Viaduct Market
4 Access from Market to Square
5 Two-Storey Retail Development
6 Tree Planting
7 Regenerated Viaduct Businesses and Frontages
8 Regenerated Station Building
9 Art Deco Façade regenerated
10 Vehicle Entrance to Market
11 Phase 4 Development
12 Car Park and Cinema

Copeland Cultural Quarter
13 Bussey Building
14 Bussey Court
15 Upper Floors linked to Bussey Building
16 Bussey Passage
17 Copeland Courtyard
18 New Build
19 Copeland Passage
20 New Build
21 Entrance to CCQ from the east
22 Wandie Housing Blocks and Roof Garden
23 Bournemouth Corner Development
24 Restored Arcade
Organic development

- Response to changing demographics
- Natural market adaptation
- Informal, flexible, spaces + potential
- Community publicity
- Nurturing links & connections
Peckham Rye station
Gateway project

need for public community conversation
Peckham Rye station developments.

- Front of station.
  A new square is being created in front of the station. What would you like to see there?

- Back of station.
  The plan is to create a new area at the back, linked to the new front square. What would you like to see there?

Blenheim Grove.
What would you like to see happen in the arches with fronts on Blenheim Grove?
Multi Storey Car Park
+ cinema

development site
PNAAP Public Hearings
July 2013
Planning Issues

Further consultation
• Creative enterprise accommodation
• Multi-Storey Car Park: conversion to permanent centre?

Continuing issues
• Sustainability – economy, food, energy, housing
• Mainstream retail – internet effect
• ‘Tall’ buildings & mega structures
• Youth issues
• Gentrification? – housing & business prices & rents
• Parallel economies
Peckham’s historic assets

from 17th century rural village to 21st century cosmopolitan city

THI project: 2014-2018
restoring town centre buildings
Peckham High St 1700s
Town centre commerce
Local traders
Local independent traders & Rye Lane Traders’ Association
Religious worlds
Local community...
Parallel Economies

- Mainstream business
- Local traders
- Creative enterprises
- Historic restorations
- Religious worlds
- Community action
parallel economies
Peckham Vision: community facilitator

Quality information & connections:

• Within the community ↔↔
• between community & public agencies ↑↑
• between public agencies & community ↓↓
creatives/artists - community interaction

• Community:
  – protection of buildings
  – publicity of potential
  – collaboration with property owners
  – Planning issues

• Creative enterprises occupy spaces
• Community-led networking
• Organic development
Some lessons

• Importance of organic development & flexible, lower cost spaces.

• Planning gives statutory space for citizens to engage.

• Artists are citizens. Citizens need to collaborate.

• Councils need a collaborative approach to active citizens in planning & regeneration.

• This needs understanding of ‘social eco-system dance’ between communities & public agencies.
Social eco-system dance

External/public agencies e.g.

- Other
- Police
- Education
- Railway Industry
- Local Authority
- Local Authority
- National Health Service

Vertical hierarchical
system of relationships

Space of possibilities
(some examples)

- Political Sector
- Voluntary Sector
- Faith/Religious Sector

Ward police residents panels

' Sustainable Communities Act' citizens' panels

Community Council Working groups

Friends of parks

LINKS/ Health Watch

Individual residents - community

Horizontal peer
system of relationships

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