

NSP58: Choumert Grove Car Park.

Peckham Vision summary of information for local discussions up to April 2017.

Planning status: this site has been a car park for many years. The council withdrew the housing development proposal and loss of the car park in the PNAAP because of continued opposition from local residents and traders. So it is not a development site in the PNAAP. Now in the NSP the Council proposes mixed use redevelopment to provide 50 homes with town centre car parking of 'equivalent size' retained, the provision of new small business space, and improved connections for pedestrians and cyclists. This site is on the boundary of two Conservation Areas – one the town centre and the other residential.

Some issues and questions raised:

- How can the car parking quantity be retained with land being used also for 50 homes and business accommodation?
 - What size of buildings would be needed to provide 50 homes and equivalent car parking?
 - What effect would they have on the light and privacy of neighbouring residents?
 - What effect would the removal of the open space and sky here have on this site providing a breathing space for the dense town centre?
 - What effect would the development have on the loading and unloading for the shops in that part of Rye Lane, and the waste disposal issues?
 - How would this development fit with the emerging plans for the adjacent site at All Saints Church?
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A collation of some comments on the February 2017 NSP Preferred Option:

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- * Retaining the car park at 'equivalent size' is not clear enough. Is it the same number of car park spaces or size of land taken for car parking?
- * the car park is well used by the members of large faith organisations, in addition to many other town centre shoppers and visitors, and also rail station users.
- * Providing new homes in such a public car park is not sensible. The two just don't mix because of noise, disturbance and fumes. New local residents unable to park there will not work, and will be bad for community relations.
- * Developing the car park for new buildings for homes and business space as proposed can be done only by exceeding the heights of local residential buildings and being too close to the existing residential buildings.
- * heights of buildings in the middle of this residential conservation area should not be related at all to heights of buildings on Rye Lane in the commercial town centre area.
- * Providing an improved east-west green link to enhance local permeability seems a good idea but the detail is critical and needs detailed discussion with local residents before any designs are developed.

The vision for the site should be to retain it as a town centre public car park, and explore with local residents and traders additional uses at appropriate times and not involving development of buildings.

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- * The site is unsuitable for a residential mixed development mixed with the public car park for reasons set out above.
- * In addition it is one of the few spaces left in the town centre perimeter with access to open sky and open space which is highly valued by local people.
- * Pedestrian and cycle links should be improved.
- * The design and use of the open space and green aspects should be improved.
- * All ideas about improving the design and uses of the space should be discussed in detail with local residents and traders.
- * Any redesign of the space should be linked and aligned with the developments at All Saints Church grounds.

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Copy of text from Southwark Council's Preferred Option for Peckham sites: <http://goo.gl/LFokc4>

Description of site

The site is currently used as a public car park and provides access to Rye Lane and Peckham town centre. The vehicular access point is from Choumert Grove to the west and it is bounded by a number of residential properties to the north and south. It benefits from good public transport provision at Peckham Rye Station and bus routes.

Site Area

- 3,489 m²

Existing Uses

- Car park (sue generis) – 3,489 m²

Site vision

Redevelopment of the site must:

- Retain a car park, which may include cycle parking, of equivalent size;
- Provide an improved east-west green link to enhance local permeability.

Redevelopment of the site may:

- Provide new homes;
- Provide new small business space.

Indicative development capacity

- Residential (C3) – 50 homes
- Car park (sui generis) – 3,489 m²

Required uses

- Car park (sui generis) – 3,489 m²

and

- Residential (C3)

Other acceptable uses

- Small Business space (B1)

Design and accessibility guidance

The site is suitable for a residential-led development with retained car-parking for visitors of Peckham town centre. Redevelopment should provide an east-west green link connecting Choumert Grove to Rye Lane. The site should connect to the nearby cycle network.

The site is not within a borough designated archaeological priority zone but is within the Rye Lane Peckham conservation area. It is also within the settings of Holly Grove conservation area and the Grade II listed Girdler's Cottages and 9, 11 and 11a Blenheim Grove.