Regeneration in Peckham
Cllr Fiona Colley, Cabinet Member for Regeneration & Corporate Strategy
North Peckham pre-regeneration
North Peckham post-regeneration
Bellenden before renewal
A lot done…but still a long way to go…
Guardian

Let's move to Peckham, south London

People love Peckham. And why not?
The close proximity of art schools in Camberwell and New Cross has brought in a new breed: the arties, and not far behind, the aspirant middle classes, not seen around these parts for some time. Followed, in turn, by pop-up bars and, now, dinky delis serving grilled artichokes.

Lots of positive signs

The South London Gallery extends its appeal

Peckham raises the roof

Move over Hackney! London's next creative hotspot, signalled by this bold rooftop sculpture park, could be south of the river.
But it’s not all positive!

Mail Online 12 Mar 2012
Innocent woman shopper shot in street as she is caught in crossfire between rival gangsters

BBC News 20 Feb 2012
Peckham riots shop arsonist jailed for eight years

The Independent 27 Mar 2011
Introducing the new Montmartre: it's Del boy's manor, Peckham
Future Peckham – our approach

• **Focus now on the town centre**
  – Rye Lane, Peckham High Street, Queens Rd

• **Not about knocking down Peckham and starting over**

• **Conservation & design led regeneration**
  – Restoring the best
  – Demanding quality design in the new
  – Reviving the town centre as a quality high street
What will regeneration mean?

• Protecting and improving the best historic buildings
• Supporting our town centres and retailers to improve
• New development must make a positive difference and contribute to a better Peckham & Nunhead
• Some public investment, but attracting private investment is critical
• Promoting Peckham & Nunhead, changing perceptions, rebuilding pride in Peckham
Peckham Rye Station today
Peckham Station Square in 2016
A new town square

1 Peckham Rye Square  
2 Raised Table 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

Peckham Town Centre Meeting 14 March 2012

www.southwark.gov.uk
Peckham Station Square Project

• Funding agreed for
  – further station refurbishments
  – buy out and demolition of old mall
  – replacement with a new public square with new retail/restaurant/café units in arches
  – Market square at rear of the station
  – GLA £5.25m, Southwark Council £5m, TfL £0.35m

• AND last week DfT announced
  – New cycle hub, secure cycle parking and shop
  – DfT £300k, TfL £50k, Southwark Council £50k
Peckham Rye Station – Next Steps

- March – June 2012 – Council working with Network Rail, Southern Rail and PV to develop long term plan for the station
- Mid 2012 windows unbricked, new staircase to old waiting room
- Dec 2012 East London Line arrives
- 2013 Cycle hub complete
- 2014 Station refurbishment works to complete
- 2016 Station square to complete
Townscape Heritage Initiative

• Application submitted 30 Nov 2011
• Grant requested from Heritage Lottery Fund £1.675m
• Southwark Council contribution up to £500k
• Stage 1 decision expected 23 April 2012 (no publicity permitted until decision made)
• If successful council will lead on delivery as financially accountable body
• In partnership with non-exec community forum (Peckham Historic Regeneration Forum) – community reps, business reps, ward cllrs
Peckham & Nunhead Area Action Plan

• Strategic planning framework for development of Peckham over next 15 years
• Currently consulting on “Preferred Option” version till 24 April
• Consultation events include
  – TOMORROW – 7pm, Nunhead & Peckham Rye Community Council, Rye Lane Baptist Chapel
  – Sat 24 March – 1pm, Peckham Community Council, Tuke School, Daniels Garden
PNAAP Headlines

- **Attracting quality retail to town centre**
  - 15,000sqm new retail space
  - restrict sub-division below 500sqm
  - restrict takeaways

- **Addressing housing crisis**
  - encourage residential use in town centre and above shops
  - capacity for 1,500 new homes in core area, focused near public transport to discourage car ownership
  - Min 35% affordable, 35% private
  - Min 20% family housing (3, 4 & 5+ beds)
  - Min 10% suitable for wheelchair users
  - All to lifetime homes standard
Peckham and Nunhead sites
Identified in the Development Capacity Assessment August 2010
Opportunity sites in Peckham Town Centre

- Bellenden Retail Park
- Aylesham Centre
- Peckham Rye Station
- Peckham Wharf
- Cerise Rd car park
- Railway land
- Coperland Industrial Park
**Opportunities east of Peckham Rye Station**

- Multi-storey car park
- Between railway lines
- Copeland Industrial Park
- Bus depot retained if required

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**Peckham Town Centre Meeting 14 March 2012**

[www.southwark.gov.uk](http://www.southwark.gov.uk)
PNAAP Next Steps

• 24 April - Preferred Option consultation ends
• Sept – Nov 2012 Publication stage and final stage of consultation
• Dec 2012 – submission to Secretary of State
• Mar 2013 - Examination in Public
• October 2013 – Adoption (in force)
Day to day town centre issues

• Series of meetings with PTCF and traders identified key issues
  – Street cleaning
  – Trade waste (note not a council service)
  – Enforcement
  – CCTV
  – Lighting

• Ward cllrs have met with senior officers, actions agreed and report back soon
CRF/Portas Pilot/Town Teams

• Portas Review
  – recommends Town Teams to lead innovation and improvements to way town centre is run inc landlords, retailers, local authorities, cllrs, MP and communities
  – Government to fund 12 pilot projects to share £1m
  – Southwark to bid for Peckham - working with The Means, local businesses and community to submit bid by 30 March

• Council £1m Community Restoration Fund
  – to support areas most affected by disorder last summer
  – split between projects to help high streets businesses and young people
  – Following meetings with traders 3 themes – promoting and marketing high streets to increase footfall, building business networks, helping business to benefit from regeneration
  – Peckham proposals to be developed along lines of Portas pilot bid