PECKHAM VISION
Poster Displays

PECKHAM TAKEOVER
The Victoria and Albert Museum
Friday Late 26th July 2013

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PECKHAM TOWN CENTRE TODAY

Introduction
Rye Lane, Peckham High Street and Peckham Hill Street - and a few adjacent turnings - make up the town centre. The streets are lined with retail shops and a variety of businesses. People live in the town centre which is integrated tightly with the residential area. Its impact spreads widely throughout Peckham because of its physical, social and economic effects. Today there are different character areas: in the north, the centre and the south.

Town Centre North
Peckham High Street’s junction with Rye Lane and Peckham Hill Street, and south to Hanover Park and Highshore Road, form the focal point of the northern hub of the town centre. It contains many properties in the historic buildings restoration scheme over 2013-2018. Council policies for many years aimed to focus town centre commercial and community activity in this northern part, with large public investment in the new Town Square. Big parts of the surrounding land on north and south of the High Street are development sites. The needs of pedestrians have been neglected and a major challenge for the PNAAP developments is to remedy the defects in this urban design.

Rye Lane Central
Rye Lane at the heart of the shopping area is a long narrow linear shopping street, with several development sites. The core of this area is Peckham Rye station and the emerging Copeland Cultural Quarter (CCQ). In Rye Lane outside the station the pavements are very narrow and often too full and pedestrians spill into the road amongst the traffic. Plans now being implemented to remove the 1930s buildings in front of the station, to restore the original public square, will enable a redesign of that part of Rye Lane to make it pedestrian friendly.

Peckham Town Centre Forum
Peckham Vision’s Town Centre Forum emerged from collaborative work, over 10 years, between local groups to encourage the revitalisation of the town centre. It is nurturing a growing network of enthusiastic individuals who can contribute ideas and action to imaginative new initiatives.

Key themes emerging from the Forum include:
- more joined-up working in the Council for its town centre responsibilities
- need for a cross-sector town centre team
- nurturing creativity, entrepreneurship & cultural enterprises
- restoring and benefiting from the historic buildings
- extending facilities for young people
- joining together community initiatives for overall sustainability

Town Centre South
South of Bournemouth Road, small shops line both sides of Rye Lane as it winds its way to Peckham Rye village and the beginning of Peckham Rye Common. To the east are two small semi ‘squares’ - Parkstone Road and Atwell Road - and to the west Choumert Road street market.
The public realm - the street, the pavements and fronts of buildings and shops - suffer from a lack of consistent attention by the Council and the property owners. More joined-up working by all concerned could make a big improvement for the benefit of shoppers and small businesses.
TRANSFORMING CENTRAL RYE LANE

This is an outline illustration of a new way of imagining the central area of Rye Lane. First produced by Peckham Vision in 2008.

An Integrated Plan

Peckham Vision has promoted the alternative idea of the town centre as an integrated matrix with old and new buildings interlinked with a network of open pedestrian spaces and pathways. This widens it to include the areas east and west of Rye Lane between Elm Grove and Bournemouth Road, with Peckham Rye station and the emerging Copeland Cultural Quarter (CCQ) at its heart. This replaces the current experience of Rye Lane as a long narrow linear, overcrowded shopping street.

The buildings and the spaces are showing they are flexible enough to accommodate new needs of the growing arts and cultural scene in Peckham. The organic emergence of cultural enterprises in the Copeland Cultural Quarter, in Blenheim Grove, and in the multi-storey car park, strengthens and enhances the business case for the transformation of Peckham Rye Station.

This integrated plan could transform central Rye Lane, and potentially consolidate Peckham as a significant cultural place in London. Some of the ideas have been incorporated in the Council’s draft PNAAP (Peckham & Nunhead Area Action Plan). This approach needs to influence property developers, and Network Rail as the major property owner in this part of central Peckham.

Network Rail as the major land & property owner in central Rye Lane

This map also shows the outline ideas for the station development project, and the organic development of the Copeland Cultural Quarter CCQ.

The shaded area on the map shows the wide extent of Network Rail’s property in this central area. It has a very significant impact on the commercial, cultural and community life of the town centre. Network Rail supports and promotes, nationally, local community involvement through community rail partnerships and station adoption schemes.

Peckham Vision proposed in 2011 that Peckham Rye station should be adopted formally through the community station adoption scheme. This would enable the community to continue to contribute effectively to the revitalisation of the town centre in this central area. This includes the restoration of the station as the significant gateway to the town centre. We hope that Network Rail will soon respond positively and enable our Peckham Rye station to be formally adopted.

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TRANSFORMING CENTRAL RYE LANE

Central Rye Lane can be transformed from a narrow over-crowded north-south linear shopping street to a place where pedestrians can walk in multiple directions. The restoration of the public square in front of the station should lead to major redesign of the pedestrian places in Rye Lane.

At the same time, existing spaces, neglected and unobserved, and newly created spaces, can be linked with new paths and courtyards.

Red arrows indicate potential for expanding pedestrian movements in the central Rye Lane area

Some existing and potential pedestrian spaces, courtyards and walkways in the central area of Rye Lane.

Peckham Rye station new public square

The restoration of the original station square will transform central Rye Lane with a new large public open space instead of a crowded dark arcade with not enough room for pedestrians on the Rye Lane pavements.

There will be access from the new square to a new open space, at the rear of the station, for small businesses as a new commercial part of town. The plan will now be implemented with nearly £12m funding from the Council and London Mayor/CLA and others. The possible date for completion might be 2016.

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PECKHAM’S CULTURAL HUB?
An Introduction

Central Rye Lane

This is an outline illustration of a new way of imagining the central area of Rye Lane. First produced by Peckham Vision in 2008.

A gradual organic emergence

Artists and people in related occupations have over many years settled in Peckham and surrounding districts, growing in numbers gradually because of its location between Camberwell College of Arts and Goldsmiths in New Cross.

By the 1990s there was already a substantial community of artists in the Bussey building behind Rye Lane on the Copeland Industrial site, and in The Arches off Blenheim Grove at the Bellenden Rd end.

Over the following 10 years, more artistic activities began to become apparent. For instance, Bar Story, and the linked Sassoon Gallery, emerged in Blenheim Grove, nestled between industrial businesses.

Creative Industry Social impact

New social meeting places have been growing over time in nearby streets for example Bar Story, The Montpelier, Victoria Inn, Pettou, Gowlett, The Rye, Frog on the Green, and the CLF Art Café and the Provisional Soup Kitchen on the Copeland site.

The increase in visitors attracted to the Peckham cultural activities indicates that there are further small business opportunities for more social leisure meeting places in and near the town centre.

Peckham Vision’s campaign

Peckham Vision’s community campaign from 2005, to save the Copeland Industrial site from demolition, publicised the site’s potential.

As a result the CLF Art Café took root in the Bussey building in 2007, and the Hannah Barry Gallery in a warehouse on the site next to the Bussey building in 2008.

The influx of new creative and cultural enterprises has continued and now attracts thousands of visitors to the Central Rye Lane area, increasing substantially during the summer with Boid Tendencies and Frank’s Café using empty floors of the multi storey car park.

A Place To Be

The enterprises in the Bussey building and the Copeland Courtyard now provide a focus for cultural activity in Central Rye Lane, the area as shown on the map.

These organic developments are transforming Peckham town centre, especially this area, into a place to be.

Beyond that, there are an increasing number of other creative enterprises in the neighbouring streets and also across Peckham and Nunhead, with many informal networks underpinning it all.

The Local Economy

The creative industries are therefore now a significant stimulator of the local economy in a myriad of ways. They create jobs directly and indirectly and potentially offer significant transforming learning for all ages.

Is it useful to think of this central Rye Lane area as Peckham’s cultural hub?
PECKHAM’S CULTURAL HUB
- Some creative enterprises

The Hannah Barry Gallery has a flexible warehouse space on the Copeland site, and runs exhibitions of modern artists. They also have a Bond Street Gallery and temporary galleries elsewhere. The Gallery was founded to help young artists develop their ideas in reference to our time, and to progress this kind of work. The Gallery created its successful summer project Bold Tendencies’ in the under used multi-storey car park nearby. www.hannahbarry.com

Garudio Studiage is an artists’ collective in the Bussey building, in screen printing, jewellery and painting. They design and create products for sale nationally. In collaboration with Peckham Space, they created the Nation of Shopkeepers, an interactive illustration exhibition based on every building on Rye Lane, and the Peckham Peace Wall, a permanent artwork memorial to local residents and their wall of Post-it notes after the summer 2011 riots.
www.garudiostudiage.com
www.peckhamspace.com

The Last Refuge is a multi-use arts space in the Bussey building and in Copeland Courtyard. It is a theatre production company, screen production company, watering hole, and rehearsal space combined. The 92-seat theatre will be open full-time in September 2012. Before this, the space is playing host to visiting theatre companies, exhibiting artists, community projects and music events.
www.thelastrefuge.co.uk

In Blenheim Grove, alongside the station, there is a lively arts and cultural scene including the Sunday Painter studios and gallery, Bar Story restaurant and the Sassoon Gallery, and the studios and small businesses in The Arches near the Bellenden Road end. This could be further enhanced by the creation of a new area for town centre commerce to the rear of the station.

Bold Tendencies is the highly successful annual summer sculpture show for new work by international artists, held on the top floors of the multi-storey car park. The accompanying Architecture Programme, designed by Practice Architecture and built by Practice Construction, consists of the straw Auditorium, a timber entrance, and Frank’s Cafe. The Events Programme explores a range of art disciplines including, music, dance, theatre, film, and literature.
www.boldtendencies.com

PeckhamPlex, the cinema, is embedded in the front half of the multi-storey car park, with the entrance from Rye Lane. It is independent with a programme developing to meet the needs of particular groupings in the local community. The weekly screenings for adults with babies is an illustration. There is also liaison and collaboration with other nearby cultural enterprises so that their events are complementary.
www.peckhamplex.com

CLF Art Cafe operates on several floors in the Bussey building, hosting leading club nights, live music events, art exhibitions, creative workshops, theatre productions, film programmes & more. Modern dance music attracts hundreds of young people, and the Art Cafe is a growing social place to meet. The floors buzz with theatre and music rehearsals, community meetings and workshops. It was the base for Royal Court’s 2011-2012 Theatre Local.
www.clfartcafe.org

Son Gallery, a contemporary art gallery in the Copeland Quarter, works with artists who develop extensive bodies of work, supporting them to turn progressive ideas into practice. Exhibitions focus on lens based and digital media, bringing these into relationship with other art forms. With Bold Tendencies, they have hosted the 2012 Copeland Book Market - four days with many book publishers from across the world, events and showcasing recent work.
www.songallery.co.uk

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PECKHAM’S CULTURAL HUB

The Challenge

The Copeland Cultural Quarter

The Copeland Cultural Quarter (CCQ) is the large area next to the railway line between Rye Lane, Bournemouth Road and Copeland Road. A major part is owned and operated by Copeland Industrial Park (CIP), and so is known as the Copeland Cultural Quarter (CCQ).

It is at the heart of the widening cultural Hub on the east and west of central Rye Lane, and there is an increasing demand for spaces from creative and cultural enterprises. Peckham Vision’s outline integrated plan indicates how the site could develop organically while not squeezing out cultural enterprises.

The continuing demolition threat?

The Copeland Quarter was half of a very large site identified in 2004 as the location for a tram depot. Peckham Vision was born from the campaign to show that the site was not derelict and had great potential as a thriving mixed area for commerce, housing, cultural enterprises and community uses.

The satellite view shows its location and the extent of the demolition proposed. That decision was reversed in 2009. But, the threat has not gone. There is a risk that unimaginative development, like that on the corner of Bournemouth Road and Rye Lane, would kill the creative environment for Peckham’s burgeoning cultural hub.

The Challenge

How can we all work together to ensure that developers do not kill off the goose that is providing the golden eggs for Peckham’s future economy?

Bussey Building and Copeland Courtyard

George Bussey a Victorian entrepreneur was a sporting goods manufacturer. The factory made cricket bats from its own willow farm.

There are magnificent views of central London from the three roofs. Now formally CIP House, also known as the Bussey Building, and the Bussey Warehouse, this former factory is a significant part of the emerging Copeland Cultural Quarter.

It is a solid well made building capable of a long life with modern rehabilitation, as part of a creative development of the overall site. It looks run down but has always been well used and is thriving with artists’ studios, cultural enterprises, small businesses and community uses. It is included in the new Conservation Area. How can its role in the burgeoning cultural hub be protected?

Multi Storey Car Park

Across the railway tracks - in the multi storey car park - the top three floors have been used for a summer large sculpture exhibition, and series of cultural events, by Bold Tendencies.

Thousands of visitors flock to enjoy the exhibitions, the events, the experience, the food and the views. The independent cinema, embedded in half of the car park structure, is a lively cultural focus engaging a wide variety of the local population.

The car park & cinema are proposed for redevelopment in the Council’s plans. The structure has failed as a town centre car park, as predicted by local residents in 1982. The successful temporary reuse of the upper third of the car park has prompted moves to explore a permanent reuse for a commercial cultural centre fit for 21st century Peckham. This would be a significant boost to the local cultural economy.

© Peckham Vision 2012  www.peckhamvision.org
The huge magnificent empty space above the ticket hall began to come to light again during recent years through local community campaigns. It was referred to as the Old Billiard Hall, as for many decades railway staff used it as a recreation room. But it was closed and the windows bricked up over 40 years ago, and remained a secret slant place inhabited mainly by pigeons. It was originally the Waiting Room for platforms 2 and 3, so it is also referred to as the Old Waiting Room. Over the last few years, it has been revived and opened to view again. This work has been inspired and led by Benedict O’Conner, local architect and historian, from the Peckham Society, with Community Council CGS funds.

The building, designed by Charles Henry Driver, was listed in 2008. The restoration to the external staircase is continuing. This will be the public entrance to the Old Waiting Room and make it useable for public activities. Read on to find out more.

Daylight now floods, just as it used to, through large Victorian windows into the magnificent huge Old Waiting Room above the ticket hall at Peckham Rye station. This huge room above the ticket office has been derelict for many years. The recent restoration is the result of collaboration between The Peckham Society, Rye Lane & Station Action Group, Southwark Council, Southwark Rail and Network Rail. This is an example of the success from all sectors working together, and making a significant contribution to the transformation of the gateway to the Town Centre through central Rye Lane.

Read more from this article at www.peckhamvision.org/wiki/Old_Waiting_Room

What we have done so far...

Through the work of the local community, and the support of Southwark Council, the Old Waiting Room has begun its journey to be renewed to its former beauty.

First the windows were unbricked and revealed original Victorian point. Then the work reached another important stage with the original wooden floor and the electrics repaired. New paving and new cycle races, carrying the architectural motif of the station, have been installed in the forecourt.

Your suggestions for how the space could be used:

We asked how you would like the Old Waiting Room to be used and there have been many suggestions. These include:

* Dance or fitness studio
* Cinema
* Art gallery
* Music venue
* Cafe or restaurant
* Multi purpose venue

The main theme has been to create a multi purpose use, with catering facilities, managed by the community. So our aim is to set up a community company to seek the lease from Network Rail, and run the Old Waiting Room as a flexible lettings space.

If you have experience that is relevant to this task, please contact us at: oldwaitingroom@gmail.com

Next steps for the Old Waiting Room:

The resident-led work continues to transform and restore the Old Waiting Room so that it can be used by everyone, local people and businesses, in our community and beyond, and provide an inspiring attractive space in the gateway to Peckham town centre. The next stage is likely to be in the autumn of 2012 revealing the original staircase, and then adding the last half flight of stairs to give it external access to the Old Waiting Room. Peckham Vision design plans for full access, and final restoration are being developed and will be fed into the Council’s station restoration project.

Peckham Vision’s work on this depends on volunteers offering their skills and time. A range of different kinds of skills are needed to take this forward, including management, administration, and fundraising, as well as urban design, and buildings maintenance.

If you can help, please contact us at: oldwaitingroom@gmail.com

With thanks for the support and funding from the Council’s Cleaner Greener Safer scheme, with special thanks to volunteer Nicolas Warcke-Mat for her digital skills and time.

Rail connections to the Tube from Peckham

Peckham Rye is now on the TFL Tube map because the East London Line on London Overground from Canada Water is extended to link with Clapham Junction via Peckham Rye (4 trains per hour).

However, the TFL map shows Peckham Rye, Denmark Hill and Queens Road cut off from central London. This is because the map shows only TFL train services.

So the local pocket sized rail map shows how Peckham Rye station is connected directly, within 10 to 15 minutes, to the six lines of the Tube in central London.

The map also shows the other train services from these stations that are not run by TFL. This shows how many short direct connections there are from Peckham Rye to the Tube in central London.

This rail map is in development, so please take one and feed back to us your comments on how to improve it: email comments to info@peckhamvision.org

Save our rail services

The coming of the London Overground resulted in the loss of all evening and Sunday services to & from Victoria, and increased the gaps in services to London Bridge.

The campaign aims to recover those services in the franchise contracts the Government will agree in the next two years for Thameslink and Southeastern rail.

- Victoria
- St Pancras
- London Bridge
Visit PECKHAM VISION at The Arches Summer Open Studios - entrance opposite 35 Blenheim Grove

Find out the latest information on the station Gateway, Old Waiting Room and staircase projects

Friday 28th June 6-9pm
Saturday 29th & Sunday 30th June 11am-6pm

www.peckhamvision.org
twitter.com/PeckhamVision  www.facebook.com/PeckhamVision
Peckham Rye Station was built in 1865 by notable Victorian architect Charles Henry Driver, who also built Denmark Hill and Battersea Park stations. All the stations are Grade II listed. As a result of campaigns led by Peckham Vision and the Peckham Society, major restoration of the historic parts of the station and other improvements are being planned.

The lost grand stair and the Old Waiting Room

This striking stone and cast iron staircase originally led to a gallery at second floor level in the ticket hall. Later, it was extended out onto the front of the station building and through a window on the top floor into what became, until the 1960s, the Billiard Hall. Until about 1900 it had been the original Waiting Room, and since 1962 was bricked up. Current work is restoring the staircase and extending it up inside the stairwell one flight, to bring it into the Old Waiting Room for the first time from the forecourt. It is hoped to complete this by the end of 2013.

The work is being carried out by Benedict O’Looney Architects who have done all the restoration work so far, with the generous support of Southwark Council’s Cleaner - Greener - Safer Fund, Network Rail, the Railway Heritage Trust, and the Peckham Society. More work and funds are needed to restore the Old Waiting Room fully, and plans are being developed by Peckham Vision for this, and for the use of the room as a community managed town centre space.

TOWN CENTRE HISTORIC BUILDINGS

Peckham was successful in the first round for the Townscape Heritage Initiative (THI), a Heritage Lottery Fund (HLF) scheme. The scheme, to be run by Southwark Council, would repair and restore some historic buildings on Rye Lane and Peckham High Street and develop better appreciation of Peckham's heritage. The second round proposals are being developed by the Council with Peckham Vision. HLF will take the decision before the end of 2013. If approved, the programme would run from 2014 to 2019.

The station improvement works

The Council now has sufficient funds for transforming the front and rear of the station. A square in front of the station will be recreated. This will replace the narrow dark arcade and crowded Rye Lane pavements, with a public open space in front. Access is planned from that new square through the station, to a new public space at the rear with active shop fronts.

The land and buildings are owned by Network Rail, and they are working with the Council, in discussion with the leaseholders who will be affected. This extensive preliminary work, including discussions with existing businesses, needs to be done before work on the buildings can start. The plan is for public consultation on proposed designs during 2013, and to complete the work by 2015 – 2016.
PETITION FOR PUBLIC TOILETS IN RYE LANE, PECKHAM.

We petition Southwark Council and Network Rail to provide public toilets as part of the work to improve the areas around historic Peckham Rye station.

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Please sign the petition on the stall, thank you.

Petition organised by:
Peckham Vision [www.peckhamvision.org](http://www.peckhamvision.org) email [info@peckhamvision.org](mailto:info@peckhamvision.org) +
Rye Lane Traders’ Association (RLTA) email [ryelanetraders@gmail.com](mailto:ryelanetraders@gmail.com)

Return petition to:
RLTA ‘Suggestion Box’ at Khan’s Bargain Ltd, 135 Rye Lane, Peckham, SE15.
PECKHAM VISION CONNECTS...
Community Engagement in the Social Eco-System Dance

The world of authority and organisations in perpetual interaction with the world of human life: the organisational impact.

Social Eco-System Dance Model

Figure 6. Hybrid systems in the shared social eco-system

For more information visit:
* Video interview - www.socialreporters.net/?p=455

Two sub-systems

Engineered structures
Designed, constructed, quantified

Living tangled grass roots, dense growth
Sown, planted, nurtured,
Peckham Vision

Do you want to connect with others who have enthusiasm for Peckham?

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Peckham Vision: the local consortium of residents, artists + businesses

visit

www.peckhamvision.org

join the mailing list – email:

info@peckhamvision.org