

NSP55: Aylesham Centre and Peckham Bus Station.

Comments on Southwark Council's Preferred Option *(shown in italics)*

by Eileen Conn (SE15 4LE) April 2017

Council text: Site vision

Redevelopment of the site must:

- *Complement the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site;*
- *Retain the supermarket use;*
- *Retain the bus garage if the use is still required. If the bus garage is surplus to requirements, the equivalent space should be provided as retail;*
- *Provide new public open space;*
- *Provide new north-south and east-west pedestrian and cycle links;*
- *Provide active frontages facing Rye Lane, Hanover Park and Peckham High Street, including shops, restaurants, bars and cultural uses. Redevelopment or refurbishment of this site should diversify the retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham;*
- *Provide new homes.*

Redevelopment of the site may:

- *Provide new affordable housing through a community land trust;*
- *Accommodate meanwhile uses on the car park;*
- *Provide retail car parking;*
- *Provide new visitor accommodation.*

EC COMMENTS

Site Vision

* The redevelopment should provide adequately for the bus interchange. It isn't a bus garage is it? Is it a bus station?

* If there is surplus space after adequate provision for the buses then the released space should be used for a variety of town centre uses not just retail, but also non retail employment spaces and facilities for shoppers, visitors and community uses.

The site should provide:

* a safe and well managed space where visitors and shoppers can leave their children while the adults attend to their town centre business.

* a quiet place for people to go for rest and recuperation in the midst of a busy noisy town centre.

* an easily accessible place for information about the town centre in all its aspects.

* accommodation for voluntary & community sector groups at an accessible rent. The Council should conduct asap a needs assessment in Peckham for this.

* new public open green space easily accessible from outside the site, and the main pedestrian flows including Rye Lane.

* new homes with a minimum of at least 50% as social housing.

* a petrol station unless a detailed survey of need for petrol stations demonstrates clearly there is no need for a petrol station on this site.

* retail facilities on the site accessible from a street and not in a closed mall.

* town centre car parking of equivalent capacity as the current car park. There has been a significant reduction already in town centre car parking capacity because of the closure of Copeland Road car park and the majority of the multi storey car park. Adequate car parking in both north and south of the town centre is essential for the town centre's viability. With the continuing increase in commerce and the increase in visitors to the town centre as well as the many additional residents the pressure on existing spaces will increase. Any further reduction in car parking capacity on any site must not be permitted.

* The Aylesham site which is a major part of the town centre should be managed in collaboration with a stakeholders' group representing the interests of operators on the site and in close collaboration on mutual interests with other town centre operators and users.

Council text: Indicative Development Capacity

* Residential (C3) – 400 homes

* Town centre uses (A1,A2,A3,A4,D1,D2) 16,750 sq.m

EC COMMENTS

I question whether the town centre has the capacity to absorb so many more residents in the middle of it. The main need for housing is social housing and a lot of that for families. The middle of the town centre is not suitable for them except at a lot lower numbers and density.

Council text: Required Uses

* Town centre uses (A1, A2, A3, A4, D1, D2) to at least existing level of provision including retention of supermarket use and active frontages facing Rye Lane and Peckham High Street.

* Active frontages facing Hanover Park including business space (B1) or community uses (D1 or D2) unless the development is suitably set back from the street, in which case residential (C3) may be appropriate.

* Bus Garage (sui generis) -2000 sq ft if required or town centre Uses (A1, A2, A3, A4, D1 and D2) equivalent to any loss of bus garage space

* Residential (C3)

* Open Space (at least 15% of development site area).

Other Acceptable Uses

• Car parking (sui generis) – must not exceed existing provision.

• Hotel (C1)

• Business space (B1)

EC COMMENTS

Car parking and business spaces must be required uses.

Council text: Design and Accessibility Guidance

The Aylesham Centre is identified within the Peckham and Nunhead Area Action Plan for future development. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The site is within the setting of Rye Lane Peckham and Peckham Hill Street conservation areas, so any taller development would have to be set back from the Rye Lane shopping frontage, towards the eastern end of site, to mitigate its impact. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.

Redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. Currently there is poor access to Peckham High Street and Queens Road due to the location of the bus station. Redevelopment should maximise opportunities to improve links across the site and connect to the existing road and public realm layout, while retaining bus station provision on the site.

The site is within the setting of Grade II listed Rye Lane Chapel and a group of listed buildings on Highshore Road. The site is also within the setting of a number of important unlisted buildings on Peckham High Street and Rye Lane, including Jones & Higgins Clock Tower and 43-49 Rye Lane. The site lies within the 'Peckham Village' archaeological priority zone. Archaeological investigations have taken place on this site and revealed multi-phase archaeological deposits (predominantly prehistoric in date), and this should be reflected.

EC COMMENTS

Design & accessibility guidance

* PNAAP, 4.7.22 page 102, draws attention to the undesirability of “...the 20 storey tower at Witcombe Point ... on the edge of the core ... due to the height and design of the tower, the building is prominent on the skyline and when seen in local views... an example of a feature which does not contribute positively to enhancing the local character.”

* The 'edge of the core' is further away from the centre than 'the eastern end of the site' so a 'taller development' is unlikely therefore to contribute positively to enhancing the local character or the views from street level and rooftop venues in the town centre, especially from the Bussey roof and Multi Storey car park roof. The heights of buildings on the site should therefore not be higher than existing highest buildings in the town centre such as the Bussey Building.

* The shared boundary of the site and the backs of Peckham High Street where historic buildings are clustered should have special attention to improve the shops' servicing and enhancement of the heritage features.

* Waste disposal, waste management and recycling facilities should be well designed to meet the needs of different types of operators on site, and present a good example to the rest of the town centre.