

NSP56: Cinema & multi storey car park.

Peckham Vision's comments on the Council's Preferred Option.

The Council's Preferred Option is for 'comprehensive redevelopment' which means demolition at the end of the temporary leases and uses in the car park levels. Peckham Vision has prepared a letter to seek the review that the Planning Inspector recommended should be done before a final decision about redevelopment. The letter text is copied below and available for use on this link:

<https://peckhamvision.wixsite.com/peckhammultistorey>

Have your say on the future of the PeckhamPlex Cinema and Multi Storey car park

- The Council has published for comment in the draft New Southwark Plan (NSP) its decision for the 'comprehensive redevelopment' of the site in Moncrieff Street, including the PeckhamPlex Cinema and Multi Storey car park.
- This would mean the demolition of the building after the end of the temporary leases of Bold Tendencies, Frank's Café and Peckham Levels.
- But in 2013, the Government Planning Inspector said the Council should research potential long term uses for the existing building, before taking the final decision. They haven't done this yet.
- If you agree that the building has significant potential for long term uses and that these need full examination before the final decision, please let the Council know. You can USE THE LETTER below; please feel free to amend, delete or add to it in your own words.
- The closing date for your comments is 5pm on 28th April 2017.

Text of the letter on web portal <https://peckhamvision.wixsite.com/peckhammultistorey> Please **amend and add your own words as you wish:**

Dear Councillor Mark Williams
cc to planningpolicy@southwark.gov.uk

I am writing to give my views about the proposal to allocate at this stage this site for comprehensive redevelopment.

The multi storey building on the site has shown that it has significant ability to create jobs, small businesses and important social and community spaces:

- Multiple screens catering for a wide range of local needs at PeckhamPlex Cinema.
- Exhibition and performance space on the expansive top levels.
- Roof-top experience and view.
- New workspaces, and creative and leisure facilities, serving the local community.

With demolition of the existing building, and redevelopment which might take several years, this embedded social value would be lost. This option would impose high environmental and social costs.

Along with the building's current uses, the forthcoming operation of the Peckham Levels space will provide a wealth of useful information and community experience to test and consider the building's wider potential.

This potential should not be discounted without the research that the PNAAP Planning Inspector recommended in 2013/14.

There is no need to take the final decision in the New Southwark Plan, as the leases for the current temporary businesses in the building run to around 2022. There is ample time before then for the Council to research the potential of the site retaining the existing building.

I ask you to delete the designation of 'comprehensive redevelopment' and change it to enable a review of potential long term uses of the building, and to consult the public on them compared with comprehensive redevelopment, before taking a decision about the future of the site.

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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 includes a multi-storey car park with amenity and servicing land to the north and east. The site is bounded by a railway viaduct to the south. An east-west pedestrian walkway to the south of the site links Rye Lane and Moncrieff Street. The car park incorporates a basement and six levels above ground. Within the car park building is a cinema. The upper levels are currently used by Bold Tendencies as a creative arts and cultural venue and a bar operates from the top floor in the summer months. The surrounding area is characterised by a mix of commercial, cultural, retail and residential uses in a range of buildings with differing heights and architectural styles. Rye Lane, to the east, provides a wide variety of town centre uses. The multi-storey car park will be used to house temporary cultural and creative workspaces, Peckham Levels, prior to comprehensive redevelopment.

Site area 5,076 m²

Existing uses Car park and cinema (sui generis) – 26,190 m²

Site vision

Redevelopment of the site must:

- Provide a new arts hub to support the thriving small business, creative and cultural employment cluster in Camberwell and Peckham. At least 50% of any development floorspace must be provided as creative and cultural small business workspace;
- Provide new homes;
- Enhance permeability, including new north-south pedestrian and cycle links aligned with Cerise Road and Cicely Road, and a new east-west pedestrian and cycle link;
- Provide new public open space;
- Provide high quality active frontages at appropriate ground floor locations.

Indicative development capacity

- Residential (C3) – 82 homes
- Small business space (B1) – 6,092m²

Required uses

- Small business workspace (B1) – at least 50% of the development
- Residential (C3)
- Open space

Other acceptable uses

- Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor

Design & Accessibility Guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment should link to new access through the railway arches to the south. The site is not within a borough designated archaeological priority area or conservation area.

The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the south of the site is an important undesignated heritage asset. Archaeological potential will have been compromised by the basement level over a quarter of the site and by the foundations for the six storey concrete car park structure.