

Feedback Form Peckham Rye Station Area Concept Design January 2014

From Corinne Turner local Southwark resident – mail@corinneturner.com

In answering these questions, please bear in mind:

- (a) the brief we have been set by Network Rail, as set out on Board 1,
- (b) the nature of the existing site and its constraints and opportunities as set out on Board 1,
- (c) the way in which we have, where possible, responded to your initial feedback as set out on Boards 2 and 3.

Please note: Boards 1, 2 and 3 are difficult to negotiate online and impossible to read in A4, so the following are 'standalone' comments made without reference to these aforementioned boards.

5.1 Which aspects of our overall proposals do you think work particularly well? Please also tell us WHY you think these work well.

I am shocked! I have seen nothing in the design proposals that works well. I see no evidence that previous responses and comments have been taken into account.

As I mentioned in my previous response, if sensitively designed, the effect of opening up the station square could be very significant for this part of Rye Lane, but please see my further comments below in section (5.2) explaining why this particular design proposal does not do that fully.

5.2. Which aspects of our proposals do you think work less well, or worry you? Please tell us WHY you think these are less successful.

This scheme will kill existing businesses and blight the central part of Rye Lane for years. Something the traders can ill afford and residents and others do not want. It is an unnecessary and unwanted over development and I oppose it fully!

Station square

Although this design proposal enables the front of Peckham Rye station to be seen, it does **not** enhance the station's heritage value.

The somewhat inelegant hard edged (glass?) surfaces used in abundance in the current proposal, severely impacts the Peckham Rye station site. It distracts and partially obscures the many arches that are an important feature in both the station forecourt, as well as throughout the rear of the site in Blenheim Court, Dovedale Court and along Blenheim Grove.

Treated differently however, these arches would be visually compelling and could transform the station buildings throughout the site. They are valuable assets and their curved shapes should be seen as decorative jewels within a brickwork fabric, enhancing no end the station square and station entrance approach.

The arches along Blenheim Grove should also be exposed in their entirety, as they should be within Dovedale and Blenheim Court also.

The new buildings are an inappropriate over development. The existing 30's buildings on Holly Grove and Blenheim Grove are presently enjoyed by many and better reflect the character of the area and should be retained. It will be a great loss to the area if they should disappear.

5.3 In further developing these designs, are there particular issues that you think we should consider? Please describe these here.

There are many, but due to the inadequate nature of this consultation process and lack of community engagement, there is not the time to develop them.

There has been insufficient time for the designers to produce good quality work. This has resulted in a compromised, unsympathetic identikit over development, totally unsuitable for this important central Rye Lane site and unsustainable going forward into the future.

Other important aspects needing attention are:

Sound quality – i.e. how changes and alterations to the surrounding buildings might impact the noise levels in the square.

Environmental and ecological considerations – there is potential to capture solar, heat (including ground source), water and wind energy on this site as well as greening and food growing opportunities but there is no evidence

they have been considered or investigated so they can be incorporated into the design.

BOARD 7: Possible Character

The lower section of this board sets out some initial ideas regarding the possible character - the look and feel - of the development.

7.1 Which aspects of the reference images (shapes, materials, colours) do you think would be appropriate for the new development? Please also tell us WHY you think these would be appropriate.

Very few - they are unsympathetic to the existing built environment.

7.2 Which aspects of the reference images (shapes, materials, colours) do you think would be inappropriate for the new development? Please also tell us WHY you think these would be inappropriate.

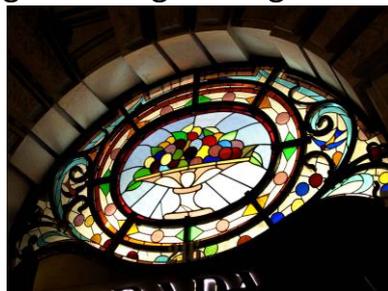
Most of them, they are unsympathetic to the existing built environment and along the wrong lines altogether.

7.3 Do you have other ideas about the kind of physical character that would be appropriate for either the development as a whole, or for specific areas e.g. Station Square, Dovedale Court etc?

This is such a brief consultation it is impossible to convey the fantastic possibilities and opportunities that could be developed within the station Gateway site.

The images below are an attempt to illustrate one of many alternative approaches that could be used for the arches. They are a glimpse at an idea that would need a much longer time to work up.

Possible stained glass and greening treatment for the arches...



An overview of the arches showing the potential to create the effect of jewels stitched into a brickwork fabric...



Other forms of greening...



BOARD 8: Public Realm

This board sets out some initial ideas regarding the possible nature of public spaces in the development.

8.1 Which aspects of our public realm proposals do you think work particularly well? Please also tell us WHY you think these work well.

8.2 Which aspects of our public realm proposals do you think work less well, or worry you? Please tell us WHY you think these are less successful.

Station Square

The stark nature of the materials and their size and scale, will potentially create a 'walled canyon', which is likely to feel rather business like, instead of warm, relaxing and friendly.

This 'walled canyon' effect will be exacerbated by the height of the proposed new blocks in Holly Grove and Blenheim Grove, which have been insensitively designed in the context of the heritage aspects of all the station buildings. They block light and views all around and the building on Blenheim Grove prevents sunlight from getting onto the square.

BOARD 9: Further Information

This board is intended for information only.

OVERALL DESIGN APPROACH

Overall, taking the project and site constraints into account, what do you think of our outline design proposals?

Please circle a number on a scale of 1 to 5, with 1 meaning poor and 5 meaning excellent.

1 Poor

Have you attended previous consultations about this project?

Yes

If Yes, how well do you think we have responded to public feedback from previous consultation?

See comment above

Please circle a number on a scale of 1 to 5, with 1 meaning not at all and 5 meaning extremely well.

1Not at all

Please explain below the reasons for your answer. This will help us with future stages of the project:

Please see above comments

Subject to removal of all personal data or identifying information, are you happy for your responses to the above questions to be shared or quoted in the public realm?

Yes

ABOUT YOU

Please write your contact details clearly below if you would like to be kept informed about the project. There is no need to give these if you know Daisy Froud of the design team already has them.

Name: Corinne Turner

Email: mail@corinneturner.com

Please give an email address if you have one, to help us save on paper and printing.

Monitoring form

Age

What is your age range?

55-64

Gender

Female

Is your gender identity the same as the gender you were assigned at birth?

Yes

Ethnicity: White British**Disability: No**

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?

No

Data Protection

All information is confidential and will only be used under the strict controls of the Data Protection Act 1998 (This is with regard to the monitoring questions section of the form only).

Thank you!