

'Gateway to Peckham' Deputation

We represent a group of creative businesses that will be affected by the proposed Gateway to Peckham project.

- Ben Sassoon, James Dye and Guy Bell are responsible for Bar Story (a restaurant and bar) and the Sassoon Galley (an art gallery)
- Will Jarvis runs The Sunday Painter, an art gallery and studio space
- Sven runs the Peckham Refreshment Rooms, a café and restaurant
- Eileen Conn runs the community interest group Peckham Vision, which we all work with

From the information we have received we have several questions for the cabinet:

1. **What will the planning application that is being submitted in February 2014 cover?** In Fiona Colley's 'Gateway to Peckham' report (Appendix 1) she says that the planning application to be submitted shall cover the '*new station square*.' The map that was attached to the architect's brief for the project seems to suggest that the development encompasses far more than just the station square, including changing the planning use of the entire Dovedale Trading Estate and the construction of housing on Blenheim Grove & Holly Grove.

2. **How is the GLE building relationships with local businesses?** Fiona Colley's report indicates (Appendix 2) that the Greater London Enterprise (GLE) has '*been appointed to support occupiers and businesses within the scheme area... and has started to contact businesses and to build relationships with them.*' The report also states that the GLE '*will ensure the affected businesses are kept up to date as plans progress.*' To date we have had no contact with the GLE or any of their representatives. We feel that this process has been poorly handled and would be interested to hear if you have received any reports from the GLE.

3. **How are the plans building on existing successes?** The map accompanying the architects brief indicates development on a scale which would most likely mean the closure of a number of businesses. For example the map shows a housing development across a significant part of Blenheim Grove which would prevent Bar Story, The Sunday Painter and Peckham Refreshment Rooms from operating. The closure of these strong creative and community-based businesses runs contrary to the Greater London Authority's agreement for the provision of funding (Appendix 3) in which it cites the '*popular Bar Story*' and how '*it is proposed to build on this success.*' Fiona Colley also stated in her report that she has provided cultural businesses '*a level of reassurance that far from wishing to evict them from the area, that the Gateway to Peckham project is an opportunity to build on the best that Peckham already has to offer*' (Appendix 4). It is hard to see this being the case.

4. **The 'preferred option.'** The concept design in the architects' brief is already a 'preferred option'. The GLA agreement says that there should be creative and meaningful engagement with the stakeholders and local community to '*inform the design process and ensure the widest possible support*' (Appendix 6). This has not happened. Can you give us an assurance that the commissioned architects will be able to consult on a different option which would enable the existing businesses to continue as part of the growing cultural hub?

5. **Vacant possession.** As we understand it, such widespread development would most likely require vacant possession. If vacant possession is sought this would contradict the assurances that Fiona Colley made to Overview & Scrutiny Committee on Tuesday 7 May 2013 when she said *'the council did not need full vacant possession at the rear or sides of the station but only at the front.'* We feel this needs some clarification.

Appendices

Appendix 1 - Gateway to Peckham - Public Square and Station Regeneration (Fiona Colley)
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The immediate next steps will be the appointment of architects by the end of October, followed by community engagement and consultation over the next couple of months leading up to a planning application for the new station square in February 2014.

Appendix 2 - Gateway to Peckham - Public Square and Station Regeneration (Fiona Colley)
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Greater London Enterprise (GLE) has been appointed to support occupiers and businesses within the scheme area. GLE has started to contact businesses and to build relationships with them and we will ensure the affected businesses are kept up to date as plans progress. We also continue to work closely with Peckham Vision who I am meeting with monthly.

Appendix 3 - Agreement For the Provision of Funding Relating to the Gateway to Peckham Project p.g. 47

There is a thriving local bar scene in the area, for example the popular 'Bar Story' located within the arches which is complemented by a strong artistic community in the locality. It is proposed to build on this success and create a hub of activity in the under utilised arches space.

Appendix 4 - Gateway to Peckham - Public Square and Station Regeneration (Fiona Colley)
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Since the last report I have taken the opportunity to visit a number of the cultural businesses who were concerned about their future. I hope I have provided them with a level of reassurance that far from wishing to evict them from the area, that the Gateway to Peckham project is an opportunity to build on the best that Peckham already has to offer and create an arts, culture and leisure hub that will create jobs and business opportunities and be an exciting new destination in London.

Appendix 5- Minutes of the Overview & Scrutiny Committee 7th May 2013

She assured the meeting that the council did not need full vacant possession at the rear or sides of the station but only at the front and that she had recently been to visit the businesses and thought that the council needed to improve communication.

which is based on the outcomes of the Peckham Rye Station – Concept Design. This Stage 2 brief will ask for a preliminary response to the site, some initial ideas and a methodology for the way in which creative and meaningful engagement with the stakeholders and local community will be conducted. This brief will be issued to the shortlisted design teams only and responses assessed by the project partners including the GLA.

The successful team will be appointed by the council to prepare develop further concept and details designs, lead and/or support a meaningful consultation process and see the project through to construction. The programme of community engagement will both inform the design process and ensure the widest possible support for the project.

The project partners, including the GLA are looking to collaborate with a third partner such as the Architect's Journal or RIBA to promote the selection process, its outcome and further