

## **Preview Peckham Public Event – Open Session Saturday 27 November and Tuesday 30 November**

### **Focus group**

Present: 37 attended on 27 November and 8 attended on 30 November

#### **Key themes discussed:**

- Bringing benefits to local people
- Changing perceptions/selling points
- Design quality, heritage and street scene
- Small projects that could make a big difference
- Housing
- Transport
- Open spaces, greening
- Community infrastructure
- Economic regeneration
- Peckham town centre
- Nunhead town centre

#### **Key suggestions**

- Neighbourhood-level consultation
- Small projects/town centre team

#### **Key points raised in group discussion**

##### Bringing benefits to local people

- Improvements need to benefit whole community and create pride.
- Challenge of making beautiful and benefiting the people who are here already.
- Improve economic wellbeing.
- Improve mental health and wellbeing – links to green space and biodiversity.
- Putting more development in already dense areas - what is the impact on health? Spread out development more? What is impact on infrastructure? But also need to factor in central government requirements for accommodating growth.
- Need to think about ways to engage more of a cross-section of local people.
- Have meetings in neighbourhoods about people's immediate environment – these should then feed up into the AAP.

##### Changing perceptions/selling points

- Need more variety, more to attract people.
- Bad reputation of the area needs to change.
- More entertainment.
- Area around Rye Lane station. Creating a square in front of the station.
- Make more of Peckham as a multi-ethnic place.
- Perceptions of safety – have more people living in town centre above shops. Bring vacant space back into use.
- Links to local colleges – Goldsmiths and Camberwell College of Arts. Student housing?

##### Design quality, heritage and streetscene

- Make more beautiful, cleaner, greener and attractive.
- Need more respect for the historic fabric, enhance what we already have.
- Peckham deserves good quality space as much as anywhere else.
- Needs to be sustainable – consider the environment.
- New buildings need to fit in – need to think about what we want new development to look like.
- Streets and building need to be designed to fit with changing transport modes away from car.
- Need to green as much as possible – see Greenwich example (no space is too small).

##### Small projects adding up

- We are on the map – how can we build on what is already achieved?
- Bugger picture stuff-v-small picture things

- Local people could lead on small projects - small projects help let people feel they can get involved and make an impact. Creates positive interaction with the council.
- Need to focus on how small projects all add up to positive change.
- Small steps that don't cost much but have a big impact – like waiting room.
- Design statements for shops – what should be followed and who they should go to for help.
- Work with local businesses to improve shopfronts.
- Money to paint historic buildings, clean bricks and paint woodwork.
- Link through railway embankment.
- Making Moncrieff passage safer.
- Temporary uses of spaces – eg. multi-storey car park.
- Where to get money do it from? Fundraising campaign – fund raising group.
- Possibilities through corporate advertising.
- In what ways can council support community groups if they have seed funding for projects? Cleaner Greener Safer, S106 project banks.
- There should be a town centre working group with officers from the council to meet local people.

## **Individual comments**

### Overall

- Mostly sensible stuff
- Lots of great ideas
- We need a “Better Peckham” campaign
- As a relative newcomer to the area I feel unable to comment. We do get Southwark News and would welcome more information to be reported there as opposed to the political Southwark Life.
- 133 Rye Peckham Rye Lane is very hard to find – local shop staff seem unaware of it.
- Need to get backing of landowners and developers.
- Needs to be plain English. Too much information is overwhelming. For each section have key headline points and then the detail to follow. Distinguish what is already being done from what is being proposed.

### Housing

- Explain what 2,000 units would mean. Eg. X number of X storey buildings with x number of flats per floor.

### Design and heritage

- Be clearer about tall buildings – where, how many, how high? Perhaps have a section on them.
- Explain better the benefits of a conservation area – promoting good design, opportunities for grants, protecting good historic buildings, shop front improvements.
- Efforts should be made to stop the demolition of heritage buildings.

### Community infrastructure

- Health building – could it be a 21st century Peckham Experiment? I.e. something really exciting for residents to have healthy lives. Where should it be located?
- Collecting money for community infrastructure. Why only possible if you have large development? You can collect from everyone's development eg. households and still get a lot of money. It is wrong to suggest a tariff could only be collected in the “big development” options.
- Investigate “air rights” as they have in New York – charge a premium for extra heights above a given baseline.
- Need toilet strategy to improve access to public amenities.

### Open spaces/greening

- More green spaces/trees
- Having followed the progress of the plans for the development of Burgess Park, one is left feeling that the input of local residents counted for very little. I hope that whatever views are canvassed about proposed plans, people won't be left thinking that it is still a ‘top-down’ process. If local views are to be canvassed people must feel that it really is worthwhile taking part.
- Ensure lockable open spaces eg. parks and cemeteries are open from 7.30-8am to allow people to use them as walking/cycling routes.

### Retail and the economy

- Landlords – essential that they are identified and involved in the process

- Be clearer about large retail units – supermarkets? Where would you put them? Would you use existing vacant sites or consider demolitions?
- Will it cause gentrification and rising on shop rents – what will be impact of this?

#### Transport and traffic

- East London Line – Huge opportunity to get new people to Peckham and show what it has to offer.
- This cafe – brilliant idea. Council should actively help and encourage such initiatives.
- Open up the square at Peckham Rye Station.
- Get train companies to improve services.
- Look at tram idea again.
- Improve “protected cycle routes” (not shared with lorries).
- The east-west TFL red route along the A202 is receiving insufficient attention. Addressing this is a long term issue but the principles need to appear in the AAP. Key is for the route from Queen’s Road to Southampton Way to move traffic but be a town centre too – a mixed priority route. To be a successful route the road needs to have sensible capacity throughout – with a reduction in carriageway especially at Lyndhurst Way junction, outside the Wooddene Estate site and by Melon Road where pavement width need to be wider (eg. at the expense of the central reservation). Secondly, the road needs to be able to accommodate easy north-south crossing by pedestrians.
- AAP needs to decide what the assumptions are for vehicular traffic. This probably needs to be separated between local traffic and through-traffic.

#### Peckham town centre

- Morrisons and bus station are very intimidating after dark. Make it easier/more pleasant to walk through. Eg. by opening up Bull Yard, improve crossing over Peckham High Street especially to encourage/allow people to walk from estates over Peckham High Street.
- Rye Lane (south) dead after dark. Allow for bars and restaurants.
- Peckham Festival – is there one close? Rye Lane for a carnival once a year.
- Industrial area – transition to Rye Lane is desolate. Make residential with ground floor/corner unit retail where possible.
- Move market to one area – focal point, less clutter.
- More variety of shops, bigger shops.
- Tidier, less rubbish on streets.
- Move cinema to Peckham Square. Make it more of a focal point (I’ve never been there in a year).
- Important to keep cinema in Peckham – but maybe if cinema site is to be developed, the cinema could move to a new “entertainment” building in Peckham? (or arts centre?)
- Pride in Rye Lane/shops – it would be good to see the shopfronts tidied up.
- To become a sustainable town centre actions that reduce permeability and capacity for vehicles and more space and priority given to pedestrians and cyclists.
- Need to examine capacity of Peckham to accommodate faith premises – competition with other land uses.
- More greenery, more pedestrian areas.

#### Nunhead

- Nunhead Station – open entrance onto Evelina Road, therefore giving Nunhead a station in fact and not just in name.
- Nags head – opportunity missed for public space in front of pub.
- More emphasis on road safety on Nunhead Lane/Evelina Road, especially in the “clear parts” (no parking allowed) where people speed.
- The proposals for Nunhead town centre and Evelina Road look good. More thought is needed on the approaches from:
  - The east where speeds are high from the New Cross direction
  - The west where more work is needed to calm Nunhead Lane so that vehicles approach Evelina Road at no more than 20mph.