

Peckham Vision notes

Speaker	Presentation	Discussion
Eileen Conn (EC) (Peckham Vision)	Welcome	
Mickey Smith (MS) (Host)	Welcome and housekeeping	
Benedict O'Looney (BOL) (Peckham Vision - PV)	<p>Peckham Town Centre</p> <p>Local interest and drive by the community supported by English Heritage and the council saw the creation of the Peckham Hill Street and Rye Lane Conservation area.</p> <p>The creation of the Rye Lane Conservation Area has allowed the council, with support by PV (including community auditors) to develop the Townscape Heritage Initiative (£1.7m grant to the Heritage Lottery Fund). – To be announced mid/late April.</p> <p>Directed the room to the 2009 Peckham: Historic Area Assessment available on English Heritage's website.</p> <p>There is also recent architectural legacy, namely the 1930's architecture of the</p>	

	<p>Holdron department store and buildings surrounding Peckham Rye Station.</p> <p>Peckham Rye Station</p> <p>Station of architectural merit, the architect being Charles Henry Driver</p> <p>PV identified the Old Waiting Room space and through a series of funding through the community council has been able to undertake a series of improvements including;</p> <ul style="list-style-type: none"> • Reopening windows, including sourcing bricks to undertake sensitive repairs • Improvements to the flooring • Cycle Parking • Unbricking the windows to the stairs (to be undertaken soon) <p>Recently identified the women’s and men’s penny toilets located in the arches to the north of the station. The toilets could be a welcome addition to Peckham and contain many of the original 1930 features including joinery and Jesse Rusk’s template mosaic tiles.</p> <p>Long term ambition to provide feature lighting to the external station façade.</p>	
Tom Higginson (TH) (Network Rail)	Tom is the Head of Town Planning and his role is to facilitate the local ambitions of the community and council. He welcomed the work done to date and showed his enthusiasm to work together on the wider station and forecourt improvements. Noted that the estate surrounding the station was tired and dilapidated.	EC noted that the community have noted interest in running the Old Waiting Room as a community managed space.
Tom Higginson on behalf of Andy Savage (Railway Heritage Trust)	Railway Heritage Trust are an independent charity financially supported by Network Rail. Their interest is in maintaining the many valuable heritage assets of Network Rail. Andy expressed his apologies that he was unable to attend but welcomed the work done to date and that he was looking forward to working with the community in the future.	

<p>Paul Trevett (Southern Rail)</p>	<p>Welcomed the support in the room.</p> <p>As the station managers, Southern are responsible for the maintenance of the station. The have recently attracted Department for Transport funding through the National Station Improvement Programme to deliver capacity improvements including opening up and creation of windbreaks on platforms 1&2, opening the smaller waiting room on Platform 3 and refurbishing the toilets on platform 4.</p> <p>These works have been slightly delayed but will be delivered following the Olympics.</p>	<p>EC expressed interest in adopting the station.</p>
<p>Cllr Fiona Colley (CllrFC)</p>	<p>Cabinet Member for Regeneration noted that much work has been done to date including;</p> <ul style="list-style-type: none"> • Demolition of the five estates, introducing a street layout and better quality of housing. • Bellenden Area renewal - including housing stock improvements, street improvements <p>There has been much positive news about Peckham in the press but there was still a quantum of negative press</p> <p>The council has a renewed focus on Peckham Town Centre the ambition is to improve the town centre and not to demolish and remodel the town centre.</p> <p>A positive to come from the civil disturbance was the support for the creation of a station forecourt of Peckham Rye Station with the GLA providing £5.25m, the council £5m and TfL £0.35m</p> <p>In the next three months a master plan will be developed with station refurbishment works to be complete by 2014 and the new square by 2016.</p> <p>Another recent initiative was the Townscape Heritage Initiative - £1.7m with a contribution of £0.5m from the council. This will be announced in April and we are keeping our fingers crossed.</p>	

PNAAP- details changes over the next 15 years. The preferred option is out to consultation until 24 April, with a range of events planned. Look at the council's website for details.

Key components include;

- Attract quality retail to the town centre (new opportunities, multi-storey car park, Aylesham Centre). Restrict the subdivision of retail space and restrict takeaway shops. The council would continue to lobby for betting shops and money lending shops to have a separate use code so that the council could restrict this use.
- Affordable housing (to build more homes)

The PNAAP will be adopted in 2013.

Day to Day issues - Councillors and officers have been meeting with the Peckham town management forum who highlighted a number of issues including street cleaning, enforcement, CCTV operation and lighting. A report back was due from senior officers soon and on 23 March a parking enforcement day planned.

Another gap identified was the link to the business community and the council were looking to submit a proposal to the Portas Pilot (a pilot scheme providing £1m between 12 pilot areas). One recommendation of the Portas review was the creation of 'Town Teams'

The council has also identified £1m in a community restoration fund to help the high street recover the civil disturbance and promoting youth involvement. It is anticipated that this would work alongside the Portas Pilot. The three aims of this fund is to

- Promotion and marketing
- Build business networks
- Help business benefit from regeneration

Questions	<p>1 – Local business in the new station forecourt?</p> <p>TH – needs to be viable and work in the context of the wider vision.</p> <p>EC – role of community to support local business and not expect public sector to deliver this.</p> <p>TH – Network Rail support a vast number of small and medium enterprises (7,000+) and there is a need to work together to deliver this vision.</p>	
	<p>2 – Use of the Old Waiting Room?</p> <p>EC – PV have a vision for a community managed space and are working to develop a business plan</p> <p>TH – NR need the security of long term caretakers and managers of the space</p>	
	<p>3 – Welcome of PNAAP, previous ambition for a performing arts centre, is this vision in the PNAAP?</p> <p>Cllr FC – included in the PNAAP (Eagle Wharf) although the plan wasn't prescriptive to allow places to change organically and fit local needs.</p> <p>Hannah Barry – Theatre opening at the Bussey Building, including dance, theatre, etc</p>	
	<p>4 – With the redevelopment of the Station forecourt would this mean the loss of Lloyds or would they be relocated?</p> <p>Cllr FC – working with business on relocation</p> <p>TH – we will help businesses to relocate, might be difficult to and may need to take an adversarial stance.</p>	
	<p>5 – Business thrive in Peckham – don't want to change offer as it meets the</p>	

	<p>needs of local representatives.</p> <p>Cllr FC – yes need to support existing businesses</p> <p>MS – there is space for all, and perhaps there needs to be a reallocation, etc</p> <p>EC – new approach to community involvement to engage will all</p>	
Peter (Peckham Society)	Thanks to EC for arranging.	