

Oct 2018

## PECKHAM VISION ACHIEVEMENTS

highlighted date = current work in 2018

### Summary:

- Campaigning successfully for old buildings in Central Rye Lane to be saved for reuse as modern workspaces for independent and small enterprises: Bussey Building, Copeland Park, 133 Rye Lane, Blenheim Court Arches Studios, Dovedale Court arches, 2-14 Blenheim Grove, 4 Holly Grove, Peckham Liberal Club, Station Old Waiting Room, Peckham Multi Storey building,
- Developing and facilitating ways for many local people to work together to shape our shared neighbourhood.
- Working with other residents groups and many individuals, with local businesses and traders, and with the Council and other public agencies to contribute to the development of an informed engaged local community.

## SAVING, RESTORING AND REUSING BUILDINGS

### Copeland Park & Bussey Building

- Saving from demolition the very large site which includes the Bussey Building and Copeland Park. 2005 - 2009
- Working with the owners, contributing to the evolutionary development of Copeland Park, the Bussey Building & Holdron's Arcade, into a thriving cultural business centre. 2005 – 2018

### Peckham Rye station site & Elm Grove

- Picking up and promoting the Peckham Society's idea of transforming the area in front of the station by removing the Arcade 2006-2011. Campaigned 2012-2015, without success, for a thorough public discussion of the options for improving the front of the station. Monitoring the 'co-design' flawed process to ensure lessons learnt & seeking evaluation 2012-2016.
- Working with Benedict O'Looney Architects, starting the restoration of the Old Waiting Room in the station, 2007-2010; working to create public access to the space through the restoration of the forecourt staircase; developing the business case for a community enterprise to run the space as a town centre venue; helping set up Friends of Old Waiting Room to develop case for community management of the space. 2018
- Saving 4 Holly Grove from becoming a meat factory 2008/9, enabling it eventually to become an art gallery.
- Initiating the successful nomination of the Peckham Liberal Club as an Asset of Community Value. 2013
- Working with and supporting the artisan businesses in Blenheim Court, saved The Arches Studios from Network Rail's redevelopment plans. 2012/13
- Working with the local businesses, campaigning to inform and facilitate objections to the total demolition and clear out of all businesses on the Peckham Rye station site, and kept at bay the plans for 5-7 storey blocks on Holly Grove and Blenheim Grove. 2013/14

### Peckham Multi Storey

- Achieving the removal of the Peckham Multi Storey building and site from the Council's PNAAP redevelopment list, encouraging the Council to create the opportunity for the interim uses in Peckham Levels run by Makeshift Ltd. 2012-2014.
- Achieving the removal of the Peckham Multi Storey building from the New Southwark Plan (NSP) guaranteeing it at least another 20 years. 2014-2017
- Successfully nominating PMS as an Asset of Community Value (ACV). 2017
- Supporting the creation of the Peckham Levels Steering Group as an innovative new form of collaborative working between stakeholders the council and the commercial company with the community. 2016 – 2018
- Publicising issues raised by the tall tower proposed for Aylesham re-development 2014 -2018

### Central Rye Lane

- Creating and publicising the idea of the **Art Deco cluster** of buildings in Central Rye Lane as a valuable historic asset for the town centre. 2014 – 2016

- Contributing the idea adopted in the PNAAP of widening the town centre through creating **new pedestrian routes** to the east of central Rye Lane, and opening up new spaces east and west of Rye Lane on Network Rail land for town centre commerce. 2008-2014
- Developing a **masterplan outline** for Central Rye Lane incorporating the restoration and new uses of the old buildings around the station on east and west of Rye Lane, including the underused green spaces on either side of the rail tracks to London Bridge, this leading to the creation of the ideas for **the Bussey path and the Peckham Coal Line**. 2008-2016
- Successfully mobilising community to oppose planning application to convert **133 Rye Lane** into residential accommodation. 2015-2016
- Mobilising community to object to preplanning process to add two floors of residential to **10-14 Blenheim Grove** into residential. Appears to have halted it. 2018
- Developing a campaign to remove the **Old Mill Building** from the NSP Blackpool Road redevelopment site, working with Community Outreach Ministries. 2017-2018

#### **THI (Townscape Heritage Initiative)**

- Initiating the successful proposal for the THI (Townscape Heritage Initiative) bringing £2.1m into the town centre to restore historic buildings. 2011.
- Supporting the Peckham Heritage Regeneration Partnership (PHRP) as a promising new process enabling collaborative working between Council and community. 2016-2018

#### **WORKING IN COMMUNITY**

##### **Rye Lane Trading**

- Working with the Rye Lane Traders' Association, initiated the public campaign for public toilets in the redesign of the front of Peckham Rye station. Public toilets now included in design of new station square. 2013 - 2016
- Working with the independent traders in Rye Lane to establish and develop the Rye Lane Traders' Association (RLTA), and supporting the small traders. 2012 - 2018
- Working with RLTA and Pecan, initiated and helped to develop exploratory traders' training courses. 2014
- Working with Copeland Park & RLTA, initiated and developed the research project for an integrated approach to town centre waste management. 2015-2016

##### **Peckham Planning**

- Creating with 25 local resident volunteers a community made 1:100 scale model of the Central Rye Lane area around Peckham Rye station for use during the consultations about the station developments. 2014
- With Transition Town Peckham, creating the Peckham Planning Network (PPN) from the successful teamwork in preparing for the PNAAP Public Hearings in 2013, and developing and facilitating the PPN as a community planning project 2013- 2017.
- Monitoring the New Southwark Plan (NSP) and creating guidance, workshops and guided walks about the issues raised for Peckham, supported many comments made on the NSP Preferred Options stages. 2016-2017; achieved the removal of two sites from the NSP – Peckham Multi Storey and Choumert car park.
- Developing a campaign to remove the Old Mill Building from the NSP Blackpool Road redevelopment site, working with Community Outreach Ministries. 2017-2018
- Initiating a pilot community Local List project in Peckham in collaboration with the PHRP chair to inform, educate and engage the community in the preparations for the Local List. 2018
- Preparing for Peckham representations at the NSP public hearings in 2018-2019.

##### **Southwark Planning**

- Developing the Southwark Planning Network (SPN) linking with other community groups focussed on planning and redevelopment issues in their neighbourhoods eg Camberwell,

Walworth, Canada Water and Elephant and Castle from 2010, and also through the Just Space community network working on planning across London from 2013 - 2018.

- Developing and delivering through the SPN a series of 10 weekly workshops across the borough on the NSP policies in the submission stage and preparing for the NSP public hearings on borough wide policies. 2018
- Working with Community Southwark and Southwark Law Centre to develop programme of local community planning training. 2017-2018
- Working with Community Southwark developing policy discussion with councillors and senior officers about planning policies and community engagement on planning, leading to PV being invited to join council officers working group on community engagement. 2018
- Developing through the SPN a campaign to introduce a Local List, political decision achieved during the local elections in 2018.
- Developing and delivering the community election hustings on planning and regeneration in April 2018, and coordinating the follow up work after the elections to develop a radical shift in the council's community engagement processes on planning. 2018

#### **THI/PHRP**

- Conducting with 20 local resident volunteers an audit of all commercial buildings in the town centre as part of the evidence to the Heritage Lottery Fund for the successful THI proposal. 2011
- Initiating a pilot community Local List project in Peckham in collaboration with the PHRP chair to inform, educate and engage the community in the preparations for the Local List. 2018

#### **Civic education**

- Delivering lessons about the town centre to primary, secondary and 6<sup>th</sup> form schoolchildren to develop teaching material 2011-2013
- Working with many undergraduate students, MA and PhD students, in a variety of academic subjects, visiting Peckham town centre as a research topic. PhD seminar series evolving. 2007-2018.
- Delivering training sessions for Future of London network for mid-career professionals in urban regeneration. 2017
- Presenting material on role of community action in shaping urban neighbourhoods in civic education policy and public events eg at universities, Tate Exchange, Just Space, GLA, 2009 - 2018

#### **New forms of collaborative working**

- Initiating and participating in the THI's Peckham Heritage Regeneration Partnership (PHRP). 2016-2018
- Stimulating the Council's community focus in the use of the Peckham Multi Storey leading to the creation of the Steering Group, another new collaborative form of working. 2016-2018

#### **COMMUNICATIONS & COMMUNITY INFORMATION**

- Designing and producing a new rail services map showing the connections to the Tube from Peckham Rye station. 2012. Still being distributed 2018
- Developing & managing information & communications service for over 12,000 local people about Peckham town centre planning, redevelopment, and other matters to inform and encourage civic engagement. 2002 – 2018
- At the forefront in early 2000s, developing & managing the local community network linking email and website for disseminating information, and as social media evolved extended the reach and effectiveness using Facebook and Twitter as a daily news service to alert the broader community to local events and causes in relation to Peckham, including planning issues. 2001-2018

- Running workshops and events about planning policy and other planning and development issues, contributing to the development of the increasingly informed and active local population. 2006 – 2018
- Engaging with thousands of local residents through Peckham Vision’s mobile exhibition about the planning and redevelopment of Peckham Town Centre and visiting many local community fairs and events each year for many years, especially over the summer months. 2007 – 2018
- Opening PV Studio days and receiving hundreds of visitors. 2015-2018.
- Establishing & running a community information and discussion shop about the town centre, and creating town centre goods for sale, in Holdron’s Arcade, 135A Rye Lane 2014 – 2018
- Through trying but failing to develop an effective monitoring system for all planning and development sites in the town centre, demonstrating the significance of long term community engagement in Central Rye Lane in dealing with planning applications. 2015- 2017
- Leading walks around the Central Rye Lane saved buildings as demonstration of effective community involvement in planning and that ‘Things don’t just happen’, and contrasting with areas with no community continuing effort. 2014 – 2018

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