

# Peckham Rye Station - Gateway project

## Visitor comments from Peckham Vision's summer exhibitions stalls

### 28th - 30th June 2013 - The Arches Summer Open Studios



The following questions were posed to the public on three separate 2x4 display panels...

#### Panel 1

##### **Front of station.**

*A new square is being created in front of the station. What would you like to see there..?*

**Words in a speech bubble:** *'Write a note. Draw or sketch an idea, then post them onto the board below, we'd love to see them. Thank you!'*

##### **Visitor responses:**

"Trees."

"Link traditional crafts between local and ethnic techniques."

"Small individual shops."

"Waitrose."

"Use arches as start-up/pop up small business new ideas."

"An oasis of calm away from the chaos."

"Somewhere to do community things or volunteer."

"Mix Rye Lane and Bellenden Rd style businesses rather than an obvious divide."

"Old time deli"

"I don't want to see costa, or starbucks!"

"Greening to soften the sound!"

"Ditto > no Starbucks / Costa chain thanks."

"Market stalls run by locals – makers of things, be they edible or useable or decorative."

"When is the re-development in front of the station going to take place? So far it's all talk..."

"NO STARBUCKS!"

"No smelly food outlets, steak bars etc."

"More access for wheelchair + disabled. NB. This gentleman was deaf himself."

"No seats for vagrants to overtake. Craft stalls. No music."

"Please NO chains."

"Independent retailers, (and a Waitrose!)"

"Independent retailers + ? outlet for our local artists."

## Panel 2

### **Back of station.**

*The plan is to create a new area at the back, linked to the new front square. What would you like to see there..?*

**Words in a thought bubble:** ‘...let us know your thoughts. Write or draw an idea and post-it on the board below...’

### **Visitor responses:**

“No tall buildings > open space instead.”

“I think the first thing is set of development principles and position statement.”

“Music.”

“Get ‘Open Book’ policy – understanding of costs and values in development process.”

“Whatever transpires – let it be creative and positive – and make PECKHAM a destination!”

“Something for children.”

“Waiting Room event space.”

“Peckham take, they only ...?... to Network rail.”

“Public toilets.”

“Please keep the artists.”

“Live / work spaces in more arches all along Blenheim Grove.”

“They’re gearing it up for different businesses.”

“Live music venue.”

“Artist’s studios as are already and pretty park.”

“Develop/restore the station but don’t ruin the thriving and vital businesses here please!”

“People need creative work and workers SAVE THE STUDIO.”

“No live music too noisy for residents.”

### Panel 3

#### *Blenheim Grove.*

*What would you like to see happen in the arches with fronts on Blenheim Grove..?*

**Words in a speech bubble:** *' Let us know what you think. Fill in a post-it note and stick it to the board below...'*

#### **Visitor responses:**

"Cherry trees."

"Keep rents affordable for small business!"

"Get rid of bins on pavement Rye Lane end. Less noise."

"Keep the artist studios."

"The fences are ugly and threatening."

"Mechanics."

"What I think you should be doing is getting the hierarchy / design makers of Southwark to come down here and have a big public meeting with the local traders and community."

"You have community here! Don't wreck it."

"Garden business."

"What's wrong with what we've got?!"

"Allotments / Meadows."

"The signs are too big and too many cars."

"I own of \*\*\* Blenheim Grove which is used to take deliveries and storage of goods. As there is a lot of traffic on Rye Lane, the unit is very lovely to take deliveries and used for storage of goods for my \* shops. Mr \*\*\*\*\*, \*\*\* Blenheim Grove. SE15."

"The best places are those that have the space to grow slowly with people rather than imposed from outside. I think it is the friction between the forgotten places and the newly renovated that add to a place. There is then space for people to come up with ideas AND put them into practice – to create, experiment, to be somewhere, and to be part of somewhere. I think it is important to be able to make a mark to belong."

"As a resident of Blenheim Grove I would like to see more CRS (Corporate Responsibility (Social)) from existing businesses. Noise at night, bottle, cans, overflowing bins on streets cleaned up by business responsible. The conservation area rules on signage, colours etc., policed and adhered to. All this is a window to the world from the station and needs improvement. Yes, the railways are ugly but plants growing up them would be an improvement so long the business concerned looks after them!"

"Maybe it would be useful to promote 'the arches' to the powers that be with a video footage of an open day where the good atmosphere and community spirit is on show and useful and trendy businesses."

A big THANK YOU to the mystery person(s) who supplied the lovely sandwiches and desserts!

## 24th August 2013 - Hush House Supermarket at the Bussey building



The following questions were posed to the public, displayed on a wall...

### **Front of station.**

*A new square is being created in front of the station. What would you like to see there..?*

### **Back of station.**

*The plan is to create a new area at the back, linked to the new front square. What would you like to see there..?*

### **Blenheim Grove.**

*What would you like to see happen in the arches with fronts on Blenheim Grove..?*

**Words in a speech bubble:** 'Write a note. Draw or sketch an idea, then post them onto the board below, we'd love to see them. Thank you!'

**Words in a speech bubble:** 'Let us know what you think. Fill in a post-it note and stick it to the board below...'

### **Unsorted responses:**

"A music and art venue for the old ...? Waiting Room"

"In the arches: an alternative fitness studio please!"

"Independent café, no Nero's etc.,"

"Keep it local."

"+ Please not too chi chi or ponsy! + No to chains!"

"Art is great but can be seen as not inclusive – need a mix for all!"

"A nice open space well designed for people!"

"Somewhere to buy newspapers, post a letter have a coffee."

"Nice herb boxes and music!"

"Local businesses, not nero & co."

"Open space. Cafes, bar, arts space."

"OPEN SPACE (like Peckham Space) No traffic / noise (like Peckham Space) Art installation (4<sup>th</sup> Plinth) Public Loo, Local School Artwork 😊"

"Public toilets please!"

"A bakery pse"

"Local independent shops / cafes"

"No corporate chains etc.,"

"Places to sit."

"Toilets."

"No more £ shops."

"No more hair, nails & barbers."

"A mix of shops, artisans, leisure, galleries..."

"Music, Art Equipment, Flower Shop, Florist, Clothing shoes, crafts, handmade goods, café."

"Please consider the value of mixed use to included discussion around mix of light industrial, arts based activities, storage needs for Rye Lane shops etc.,"

"People love it because it's a corporate free zone. Let's keep it like that"

"Agreed – no corporates! Keep it local, independent and inclusive."

"No corporates."

"Markets ....? good mix of shops."

"Nice gardens and seating areas / Art spaces (For everyone > not just wealthier people who have recently moved to Bellenden Rd area...) For everyone!"

"It has to be ok for residents in the street."

"Huge water fountain."

"No smelly, fat in the air, charcoal grilling please!"

## 7th September 2013 – Peckham Rye Fête



The following questions were posed to the public on a 2x4 display panel...

### **Front of station.**

*A new square is being created in front of the station. What would you like to see there..?*

### **Back of station.**

*The plan is to create a new area at the back, linked to the new front square. What would you like to see there..?*

### **Blenheim Grove.**

*What would you like to see happen in the arches with fronts on Blenheim Grove..?*

**Words in a speech bubble:** *'Let us know what you think. Fill in a post-it note and stick it to the board below...'*

*'Post your comments here >'*

### **Unsorted responses:**

"Art space? Like 4<sup>th</sup> plinth."

"Please let us have an open square in front of the station."

"We need newspaper shop and post box at the station."

"Let the businesses stay at the back of the station."

"Fruit stall at entrance of station moved to arch at sides – late night opening keeps area safe."

"Open up front of station make access via Blenheim Grove uncluttered, clean, accessible."

"Back – Already nice bars + creative units. More ok. That kind of thing!"

"Want an uncluttered square in front of the station. Here. Here!!"

"An exit at both ends of the platform at Peckham Rye to reduce congestion."

"Coffee shop. Bakery (Independent). Craft. Stalls. To the front of the station."

"We want independent shops + creative businesses + suitable rents for them."

"Uncluttered front. – Cafes to sit at, piazza style – Independent shops – Benches."

"Free Wi Fi."

"Front – Peckham palms."

"Palm house / glass house to replace building that divides the two inner court yards of the arches, so you can see through and access both areas."

"How come Aber gets the beautiful London Bridge columns, not Peckham?!"



## 21st September 2013 – Lot9 Designers' Market



The following questions were posed to the public on a panel in a triangular column display...

### **Front of station.**

*A new square is being created in front of the station. What would you like to see there..?*

### **Back of station.**

*The plan is to create a new area at the back, linked to the new front square. What would you like to see there..?*

### **Blenheim Grove.**

*What would you like to see happen in the arches with fronts on Blenheim Grove..?*

**Words in a thought bubble: 'Let us know your thoughts.'**

**Words in a thought bubble: 'Let us know what you think. Write your ideas and comments on the paper below...'**

### **Unsorted responses:**

"Front of station: Preservation of tone of original frontage. No cheap paving, proper consultation."

"Back of station: Develop from existing local heritage based businesses. We have wanted long enough for some maintenance NOT characterless modernisation."

"Blenheim: how dare the council instigate re planning without due consultation and implementing proper heritage-management considerations! Consult and liaise with established local businesses to influence any ideas."

"No rubbish"

"No shops, seating area, open space."

"Well managed toilets."

"No smells, pleasant environment"

"Shops to contain their rubbish, eg. (+ hair)."

"Need public toilets!"

"A continuation of pop-up events and art spaces would be great – so don't lose artistic charm and new generation! Square in front of station would be nice."


"This has been a long time coming but the station refurbishment and retaining(?) and making the Bussey Building are essential for the regeneration of Rye Lane."

"No mention of businesses already there. Arches are great for light industrial and there a number of these there that should not be kicked out. There are few real revenue generators in the area and closing some down for consumerist expensive coffee shops is not the way forward."

"The general plans for the clearance of the station is a good idea."

"Great idea – A specific group to support it should be advertised to get more grassroots support."

“Great place, another amazing experience. But we need to stop gentrification of Peckham. We do not want it to turn into another Shoreditch. Or people coming down to “slumming it in Peckham” or “daddy and mummy have bought them a flat in Peckham”. Need to keep the media out of it, otherwise it’ll become a victim of its own success.”

“I was just thinking how brilliant Peckham Rye station could be. I’ve just moved to the area and can sense a really good energy and vibe around here. I write a top blog about interesting, quirky and unexplored places in London and would love to feature Peckham Rye – maybe Lot9? Contact me via my blog – [www.missinmyslondon.com](http://www.missinmyslondon.com) 

“The Council need to stop charging outrageous rents to small businesses – they need good people to live here but charge too much for these people to shop / drink / eat / buy good food locally – they’ve been doing this for years.

A Nunhead student – after 6 attempts they’ve given a chicken take-away approval to open.

“What has made Peckham flourish recently is the creative young artists that make up part of the exciting and vibrant atmosphere of the area. Please make it easier for them to exist here and not price them out of Peckham with expensive initiatives. Brixton Market works because of the grunge and ‘make do’ attitude of the people who have populated it with cafés and bars. The council’s ousting of Arch 10 artists showed a lack of understanding and support of an important area for new artists, please don’t spoil what is good about Peckham, a vibrant, diverse and creative population. Don’t let the developers spoil its delicate infrastructure.”

“I thoroughly agree.”

“A Rubbish strategy – Education, Publicity + Action. Respect for existing businesses.

Small \*business priority \*Independent businesses.

Mixed use – the industrial uses are part of the atmosphere, don’t swap a mechanics for a Starbucks. Bring the old waiting room into use by completing the stair extension. Quality architecture with well-developed briefs and consult local residents to develop the design constraints. Blenheim Grove residential + should not be developed into a high street. New licenses granted for bars and restaurants are good for a developing area but should be thoroughly considered for how noise affects the local neighbours. Multiple access to the rear arches reduces the bottle neck access where there is high noise intensity.”

**Peckham Vision** is a community consortium led by local residents and working with local artists, local creative enterprises and other local businesses pioneering citizen action to revitalise Peckham town centre linking past, present and future for the benefit of all.

Weblinks:

[www.peckhamvision.org](http://www.peckhamvision.org)

[twitter.com/PeckhamVision](https://twitter.com/PeckhamVision)

[www.facebook.com/PeckhamVision](https://www.facebook.com/PeckhamVision)

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