

PNAAP consultation and BRG Neighbourhood Profile
29 April 2009 notes of BRG public meeting at All Saints Church, Blenheim Grove.

5pm-7pm Drop in exhibition

The exhibition consisted of:

- The BRG Neighbourhood Profile Pictures on the website projected onto a large screen
- Display of some pictures and residents comments extracted from the website
- Peckham Vision displays on Transforming Central Rye Lane
- Southwark Council's illustrations, maps and text from the PNAAP Issues & Options Report

There was a steady stream of local residents and passers by to the exhibition. There were discussions on all aspects of the exhibition, and visitors went away with the PNAAP Issues & Options consultation report, and other available literature about the town centre, and the local neighbourhood.

Rye Lane West Neighbourhood Profile Project

The purpose of the website project was explained and demonstrated. It is to give residents the chance to share with other local residents' pictures and comments on things they like or want to see improved about the neighbourhood. Already some themes are emerging. These are listed in Annex A. There will be further opportunities to share ideas around these. When enough pictures and comments have been collected, they will be written up as a draft neighbourhood profile. This will illustrate what local residents think of the place they live in and identify characteristics they want to preserve, and those they want improved, and how this interacts with the emerging themes in the PNAAP. We have suggested to the Council that they encourage other neighbourhoods to do this, and that any resulting Neighbourhood Profiles could sit alongside the Peckham and Nunhead Area Action Plan as a way of linking the statutory plan to residents' perspectives in the varying neighbourhoods covered by the Plan.

7pm-8pm Discussion

About 35 people attended this part and took part in the discussion. After brief introductions from Eileen Conn the BRG planning co-ordinator, and Michael Carnuccio Southwark Council planner, everyone indicated the issues they would most like to raise. These are listed in Annex B. A brief discussion was held on a number of these to answer questions and exchange some views. Michael stressed that this was the time to tell the Council if any issues or options were missing from the Issues & Options report, and what people thought about the various options identified.

Comments have to be in to the Council by 25 May [extensions can be arranged by asking by email <Brenda.Donnelly@southwark.gov.uk>.]

The Council will draft a report on the Preferred Options and issue that for consultation in the autumn.

Rye Lane West Neighbourhood Profile Project – emerging themes

- *Attractive views:* Sight lines to views from a distance, and views of particularly attractive buildings.
- *Bellenden Renewal Scheme projects:* These are the result of projects from the Scheme 1997-2007
- *Community:* Some thoughts on what helps to give a sense of community in the neighbourhood, or what might detract from it.
- *Design - good and bad:* Examples of good or bad design in particular buildings, or where the quality of the design yet to be revealed will be especially important
- *Eating places:* Restaurants, cafes, pubs in the neighbourhood.
- *Exits & entrances to neighbourhood:* These pictures show the roads and passages for entering and leaving the Rye Lane West neighbourhood
- *Green or Open Space* places which have some open space, or have a noticeable green part
- *History* pictures illustrating the history of the neighbourhood
- *Improvements needed* anything that could be better.
- *Infill developments* new buildings inserted into space between other buildings, whether the space was created by war damage, by modern demolition, by carving out from gardens, or had never previously been built on.
- *Peckham town centre:* The neighbourhood overlaps with the town centre, in the north (Peckham High Street) and east (Rye Lane). These pictures show the overlap area.
- *Street furniture - good & bad:* street furniture includes all those road & traffic sign posts (are they all really necessary?), poorly placed railings and bollards, obtrusive boxes for cables and other mysterious things which keep our urban life going but can clutter the street and even obstruct the paths, and other boxes and posts which seem to keep increasing without end. Can we have a review to see what can be reduced, renewed or re-sited to remove clutter and unsightliness?
- *Traffic:* the neighbourhood is on the main commuter traffic routes going north and south through the borough, as well as attracting some unsuitably large commercial traffic. Some streets are very badly affected and others not at all. There is an old traffic management one-way scheme installed over 20 years ago, to divert traffic from the town centre. This itself causes significant problems in some streets and junctions and is in need of review.

Discussion issues

Town Centre

- Town centre environment & cleaning – need for big improvement
- Town centre need to improve shopping quality & diversity of shops.
- 1970s shop fronts – need for better design and encouragement to improve them.
- Is there any significant business input to PNAAP? That is essential to get realistic plan for commercial development. There was a suggestion there should be a separate seminar with officers and local people with expertise to look at shopping and business issues and the data that has been collected on this, as these were core to regenerating the area. A related issue was the inadequate enforcement of shops trading standards.
- Need to implement the Station improvements and the new Station public square.
- Need to integrate ideas for good quality developments around Bournemouth Rd/Copeland Rd with Rye Lane & station improvements
- What is the town centre core? High Street/town square/Library or station/central Rye Lane?
- Choumert car park – There was concern about parking being lost and the impact on the town centre. Concern was also raised with any idea of underground parking. Surface parking was wanted because of safety issues.

Michael C mentioned the Council were looking at parking strategically across the whole town centre and how much would be needed in the future and how this could be provided (i.e. on other sites). There were a range of options for the site including to leave it as a car park. The option to develop it was dependent on this not causing problems elsewhere in the town centre.

- Conservation Area & heritage – need to see as integral part of the regeneration.
- Michael Carnuccio said on town centre Conservation Area options: There was an English Heritage report due out soon about the town centre. This will help inform how a CA could work in the town centre. The PNAAP issues and options paper is exploring the potential for a CA in the town centre and this is not dependant on any particular level of growth. The report present three options for CA covering different parts of Rye Lane/Peckham Hill Street. This is because the nature of development (and the function of any CA) differs across this area. In some places it is very uniform and a CA would be more about keeping the character uniform and there would not be much new development. In other parts there are large development opportunities and a mix of character and the CA would be more about raising design quality helping regeneration.

- Tall buildings – good quality of design & construction are crucial for any buildings. Doubts were expressed that tall buildings will be of good enough quality, because high rise residential buildings from the past torn down because they didn't work, and anyway the Southwark Plan said these would not take place in Peckham.

Michael C said the sort of heights being thought about were presented as options in the issues and options paper. These options were being considered as taller buildings could act as landmarks, free up land for open space and provide more investment in the area. The Council would expect all buildings to be high quality design. The PNAAP will also set out what the building form and layout should be on key sites and how public spaces should be created.

Physical Environment

- Traffic volume & rat runs, town centre traffic, road safety & traffic calming, traffic noise, pollution – huge improvements needed.

Michael C said Council were asking people if they wanted to see the traffic flow system reviewed.

- Tree planting & green space – need to increase and improve
- Recycling to encourage

Energy generation & use

Community energy generation & use – need to support residents' initiatives, eg through Peckham Power Co – workshop following Saturday would explore this. See <http://peckhampower.org>

Services

- Early years & Children's facilities need to be improved
- Youth entertainment, youth inclusion, youth facilities all need great improvement. A young person spoke about her perspective. She said she did not like the cinema and that it needs to be improved. That we should think about the future. The mix in the town centre is not good. We need people to use it to generate jobs and vibrancy. Tall buildings aren't necessarily bad but need to consider light access and places for families to run around in.
- Housing high density – too much poor quality housing & negative impact on local services
- Future of cinema – great risk that it will be lost all together as a result of planning for it to be moved. There was concern about this moving. Also if the cinema was demolished before a replacement was built there was the danger Peckham would be left with no cinema.

Michael C said the PNAAP was not looking to remove activity from south Rye Lane. The intention was that the multi-storey car parking should be redeveloped and the cinema would need to be redeveloped to make this feasible. A cinema could be replaced on the site or it could go on another site and there were number sites where this was suggested. The options for the cinema site included activity such as arts or cultural facility. Also through creating a mixed use area in the land around the railway lines this would provide activity in the area.

Other matters

- Impact on Peckham of global changes?
- Bellenden shopping parade – serving local needs or wider markets?
- Wooddene future – very large development with significant impact on Peckham as a whole. Need to get good quality development.
- Need to use the new tool of the Sustainable Communities Act.