Network Rail, working in partnership with Southwark Council and the Mayor of London, are making plans to significantly improve the area around Peckham Rye station, to the front and to the rear.

This major regeneration project is part of a broader programme of works to revitalise the station, but does not include restoration work to the station itself, which is a separate project.

Over the next couple of months we will be drawing up designs for new buildings and public spaces, as well as the reuse of existing ones, particularly the railway arches to the rear of the station.

Why is this project happening?
The project responds to long-established local desire to improve the station setting through adding a useful and attractive public ‘square’. This would allow the beautiful historic building to be seen and provide space for both commercial and community activity. In addition, it is felt that improving the arches and the area to its rear would stimulate further commercial and cultural activity. This is documented as a key aspiration, with overwhelming public support, in the Peckham and Nunhead Area Action Plan (PNAP) – planning policy for the evolution of the local area, developed in close consultation with local people. The PNAP sets down principles for the evolution of the local area that must be followed in any development project.

What do we need / want to achieve?
We want to make the buildings and spaces around the station cleaner, safer and more useful for both local people and station visitors. We also wish to create a more attractive and appropriate setting for the historic station building.

This should include:
- Creating a larger better public space or square for activity – a focal point for the area.
- Providing appropriate spaces for shops and businesses by reconfiguring the layout.
- Bringing vacant or under used areas back into productive use.
- Making spaces and routes in and around the station feel safer and more pleasant to use at all times of day or night. Something that Network Rail, as an official body, is required to do.
- Treating that buildings and spaces created are economically viable in the short term, and economically sustainable over time, in terms of how they are occupied and used, and can accommodate an appropriate mix of activities.

Planning policy requires us to:
- Respect the heritage of the station building and some other older local buildings. The station was opened in 1865 and is Grade II Listed because it is typical of redbrick architecture of its time.
- Improve connections through to Rye Lane, and north and south to Trinity and Bletchyn Groves.
- Consider the opportunity to develop a market at the rear of the station building.

What has happened so far?
Design is only just getting underway. Architects Weston Williamson and Partners were appointed in 2012.

Before & after experiences
- Major road closures
- Early consultations
- A Plan
- New shops

Overall, improving the station setting will also:
- Help the High Street re-establish itself as a major local shopping destination, attracting a broader range of businesses and shoppers, and providing more jobs for local people.
- Offer a better first impression of Peckham to people arriving by train.
- Offer a better experience to train travellers, including commuters. The station is a main arrival point into Peckham and Nunhead. Over 2.5 million people use it each year.

What is today’s event about?
This is the first of two proposed events. At this stage, we don’t yet have design proposals, just thoughts and hypotheses. We want to use today to do:
- Learn more about your views on the spaces as they are now, good and bad.
- Help establish a clear sense of community priorities.
These will inform the development of design proposals.

How are we recording what you tell us?
Please do take the time to complete a feedback form. This ensures that we can rigorously document and understand what you tell us, and not rely on interpreting informal conversations or Post-it notes.

If you would like any help completing your form, just let us know.
Improving the Area Around Peckham Rye Station

Understanding the context

We’ve mapped out what we understand, from existing research, to be the main:

(i) issues that need resolving on the site

(ii) assets or opportunities that ideally would be maintained or enhanced.

The red line shows the area for which we are responsible. Although we will of course be carefully considering the relationship of what we propose to the areas beyond the line.

Today’s event is therefore focused on discussing the area inside the redline. That is the information we will analyse in shaping up our design brief – the recipe or instructions for redevelopment. However, if there are other things you want to tell us, we will record those and feed them back to the Council.

What do you think?

What should be changed about the site?

These seem to be the key issues:
1. Poor quality public space
2. Hard to see station from Rye Lane
3. Spaces feel unsafe to use
4. Too many of the same kind of shops
5. Lack of useful facilities like cafes and public toilets
6. Visual and spatial clutter of development over time, particularly in yards to rear of station

What is special about the site?

In undertaking redevelopment we want to work to preserve and enhance what is special or unique about the character of the site, so that this can continue to evolve and thrive.

These seem to be the good things:
1. Beautiful old station building
2. Thriving local cultural businesses
3. Independent shops and businesses
4. Creative and artistic activity
5. Storage facilities in the arches
6. The Peckham Liberal Club, officially registered as a community asset – open space between Holly Grove and Elm Lane
7. Views from the station platforms
What’s special about Peckham?

Please write or draw the things that you think give this part of Southwark its unique character in the space below. Understanding this is a vital starting point for any design proposals.
What is possible?

In brief, our task is to:

1. Develop a new public space or square in front of the station that enhances the historic building and creates a focal point for the area.
2. Improve conditions for visitors and passengers travelling through Peckham Rye by train.
3. Open up views through to the station.
4. Make better connections and routes between the station and the wider local area.
5. Offer accommodation for an appropriate mix of shops and businesses.
6. Sustain and support a special and unique character or sense of place.
7. Create spaces that feel pleasant and safe to use.
8. Help create a space that 'works' economically in both the short and the long term.

In doing that, we need to operate within certain 'constraints', such as pieces of legislation or existing buildings or roads, that place restrictions on what we can do.

On the other hand, the site also offers many 'opportunities' that can start to inspire or shape a design.

This diagram starts to map those out.

Improving the Area Around Peckham Rye Station
What are our initial thoughts as designers?

This board sets out our initial thoughts about what might be possible and desirable on the site. This is based on:
1. Existing policy
2. Previous research, by the client team and by local groups.
3. The constraints and opportunities mapped out on Board 3.

Are there any aspects of these initial ideas that you think are particularly good?
If so, what are these and why?

Are there any aspects of these initial ideas that make you feel worried or concerned?
If so, what are these and why?

Are there particular issues or ideas that you feel it is important for the architects to think about in developing proposals for the site?
### Community Priorities

In starting to develop design proposals, it’s important that we have a good sense of what the priorities are for the local community as a whole, so that these can be carefully considered alongside other factors, and so that we can feedback to you on how we are addressing these.

We have prepared the following list of possible priorities from (i) our own research, (ii) previous consultation on the Area Action Plan and (iii) the valuable work of community groups, who we thank for sharing their findings with us.

**What, to you, are the most important things to aim for in redeveloping this important area of Peckham?**

1. Please select **UP TO 4** of the statements to the right.
2. Place **1 STICKY DOT** in the box next to EACH of your chosen statements.
3. Please also **tick your 4 chosen statements on your feedback form**, and explain the reasons for your choices on that same page.
4. If you have a priority that you strongly believe is not covered by any of the statements below, please add it to your feedback form in the space provided.

Your answers will help us target resources, and develop appropriate design responses, in both the short and the long term.

The statements on this board are not currently arranged in any priority order.

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ensure that the redevelopment offers something for ALL members of Peckham’s communities.</td>
<td>2</td>
<td>Provide more useful facilities, like newsagents, cafes and public toilets.</td>
<td>3</td>
</tr>
<tr>
<td>6</td>
<td>Respect and enhance the historic character of the site through the design.</td>
<td>7</td>
<td>Introduce a better and more useful mix of shops. What type of shops?</td>
<td>8</td>
</tr>
<tr>
<td>11</td>
<td>Make it a nice space to spend time, not just to pass through.</td>
<td>12</td>
<td>Make the area around the station feel safer.</td>
<td>13</td>
</tr>
<tr>
<td>16</td>
<td>Use high quality materials and finishes</td>
<td>17</td>
<td></td>
<td>18</td>
</tr>
</tbody>
</table>
Further Information and Other Related Projects

What happens next?

After this event

1. Please do make sure you complete a feedback form, and ask us for any help you would like completing it. That way we can ensure that we accurately record and analyse your opinions.

2. Today’s material will be available for comment online until end Sat 7th December 2013. (General comment continues to be welcome after that date, and the material will remain available to view. This deadline is simply a cut-off point for feedback making it into our initial Findings Report and set of Design Considerations.)

3. All material collected by that date will be processed into a findings report that reflects upon and summarises community views. These will then be considered alongside other factors and opinions in developing initial design proposals.

4. We will let you know, as a community, how your opinions and ideas influenced our designs.

5. Findings will be posted online at peckhamryestation.com

Ongoing community engagement

1. We will hold another drop-in event early in the New Year at which we will present concept design proposals for comment.

2. Community opinion will then feed into the development of detailed design proposals, before we submit a planning application in Spring 2014.

3. The final design proposals will be circulated via newsletter to the project contact list, and prominently displayed at the station site.

Project delivery

A full planning application is scheduled to be submitted in Spring 2014. Subject to successful planning permission, it is anticipated the scheme will be delivered in a series of phases and completed in 2015/16.

Other related projects

This project, also known as the “Gateway to Peckham”, is part of an integrated programme of works to the wider local area. Our design proposals will work to take those other developments into account, helping ensure that the character of the wider area evolves in a coordinated and positive way.

Other projects in the immediate station area.

- Access for All: application to Department for Transport to install lifts in the station.
- Restorative works to the station’s South Tower: initiated and led by Peckham Vision, this project is improving the station’s appearance through opening up windows and exposing stair and decorative ironwork.
- Other station improvements: new ticket machines, facade lighting, Old Waiting Room/Billard Room renovation, cycle hub, refurbishment of shop unit at 11a Station Way.

Other projects in the wider Peckham Rye area

- Townscape Heritage Initiative (THI) for Peckham: a conservation-led grant scheme to support high quality redevelopment of historic buildings, public realm improvements and community activity in the historic town centre.
- Pocket places for people: ‘reclaiming’ a series of ‘pocket places’ for people, focused on Rye Lane, to help ‘re-knit’ the social and physical fabric of Peckham.
- Peckham Town Team: wider business involvement in Peckham