Peckham Co-Design
consultation
co-design
co-production
consultation
Mountview Academy of Theatre Arts
Eagle Wharf, Peckham
existing site
update public on plans
client presentations
present options / current thinking
co-design
2.0 Context Analysis

2.1 Site Location

The site is situated at the southern entrance to Peckham Square, directly between 79 & 89 Peckham High Street in Southwark, South East London. Peckham Square is a civic space in the heart of Peckham where a variety of community events take place throughout the year. The Square is an active space and a key pedestrian and cyclist route. Surrey Canal Walk, which runs North from the square towards Burgess Park, is a very popular route for cyclists, dog walkers and runners. The square itself is loosely formed by Peckham Pulse Healthy Living Centre to the West, Peckham Library and Surrey Canal Walk to the North, Peckham Hill Street to the East with Peckham High Street delineating it's southern boundary.

Peckham High Street is primarily characterised by commercial units and locally owned shops at ground floor level with residential spaces above. The road is very busy and is a major through route for vehicles and buses which provides links across London.
1.1 Executive Summary

The purpose of this report is to demonstrate the analysis, objectives, design development and resulting detailed proposal for a new development at 91 & 93 and 71-79 Peckham High Street the associated landscape proposal for part of the adjacent Peckham Square in Southwark, South East London.

The proposal consists of two new mixed use buildings which face onto Peckham High Street and a new shared landscape area in between.

CTA have been working with Southwark Council since Autumn 2014, through a long process of community consultation and engagement to establish a detailed brief and approach to the site.

The project was initiated by a series of Co-Design meetings and workshops, which followed on from the in-depth work carried out around Peckham Rye Station. There were two phases to this co-design process: the first phase was a co-production with the local community to establish what is appropriate for the site and for the second phase a brief was written for the site. The aim of the Co-Design process is to influence the future of Peckham in a positive way through working with the community to shape the future of Peckham Square.

This document has been prepared to support the application for planning permission. The scheme has been developed in the context of national, regional and local planning policy. The proposals have been informed by consultation with the local community and council.
atlas of aspirations
THE PROJECT

The project will involve a series of Co-design meetings and workshops, which will follow on from the in-depth work carried out around Peckham Rye Station. In addition, we will have separate meetings with local community organisations.

The process of the project has different phases:

- **The first phase** is a consultation of the project to see what opportunities are available for the site.
- **The second phase** consists of producing a Co-design final report, and after selecting planning applications.

The aim of this is to influence the future of Peckham in a positive way working in the Co-Design process and bringing communities together to shape the future of Peckham Square.

For this feedback, we would like to hear your suggestions and comments through our social media and contacting us by email at the following address: post@peckhamsquare.co.uk

To view the TIMELINE of the project click here.

THE BRIEF

Following the feedback from previous Co-Design workshops (1.2 & 3), Carl Turner Architects composed a brief document to present to Southwark Council. In which two options were reviewed:

- One was for Phase Peckham and work commenced, and two, was to remove the station and build new buildings with a possibility to install a new community between them. The brief also states that buildings at Peckham High Street will be retained and refurbished with a possible extension to the site.

Southwark Council carefully considered options, looking at the benefits and drawbacks of the proposed schemes and the comments from the Co-Design process. A decision was made to move...
PECKHAM SQUARE
COMMUNITY WORKSHOPS

7 Workshops led by CTA and Southwark Council
WORKSHOP 1
Use & Ambition
WORKSHOP 2
Physical changes
WORKSHOP 3
Physical testing

OPTION 1: RETAIN ARCH

OPTION 2: REMOVE ARCH
WORKSHOP 4
Co-Design brief

- Intensified Green Space
- Covered Public Space
- Safer Pedestrian Crossing
- Improved Cycling Strategy
- Better Lighting
- Levelled Access
- Public Seating Zone / Planting
WORKSHOP 5
Scale massing / building uses / interior
WORKSHOP 6
Refining scale
massing / building
uses / materials
WORKSHOP 7
Site analysis summary
Workshop 1
Feedback from Workshop 1 was much more positive feedback about suggested improvements. Little support was apparent for the arch; there seemed to be broad agreement that the arch was making very little positive contribution to the square. Most of the public on the first Workshop were local stakeholders and various art groups.

Workshop 2
There was a strong feedback contrast between Workshop 1 and Workshop 2. At the second Workshop there were more people from Goldsmith’s Estate near Peckham Square, who have concerns about seeing the square ‘gentrified’. The removal of the arch seems to symbolise the proposed changes, and yet at the same time the same people also asked for specific improvements, such as better lighting as they were concerned about safety in the square.

Workshop 3
Feedback from Workshop 3 was split between positive and negative in terms of removing the Arch. A lot of people were the same people that attended the previous Workshop. However, more support was apparent for the summer events space. There were more positive suggestions towards the proposals. However, it was apparent that more consultation is needed.
local interest groups & stakeholders
Site 2 Building
Pulse Centre
Site 1 Building
Shard's Terrace
Nos. 91 & 92
Peckham Library
Peckham High Street
Rye Lane
Canal Walk
Survey
Jones
& Higgins
design development
The Library building is perceived as an object 'inserted' in the square and acts as a prominent landmark building.
co-production
Peckham Levels
Pop Community and Carl Turner Architects will be hosting a number of public consultation events to present their initial designs and answer questions about the scheme.

Local residents, businesses, and community members are invited to learn more about the Peckham Levels project and provide input and feedback before the scheme enters the planning process.

The events will be hosted at the building addressed: HR Chinese Medicine Centre, 74A Rye Lane, Peckham. The entrance to the venue is next door to the TSB Bank.

**EVENT DETAILS:**

**Thursday 4th February**
18.30 - 20.30
HR Chinese Medicine Centre
74A Rye Lane,
Peckham,
London, SE15 5DQ

**Saturday 6th February**
10.00 - 12.00
HR Chinese Medicine Centre
74A Rye Lane,
Peckham,
London SE15, 5DQ

The event on Saturday will be a repeat of the first event, to provide an opportunity for those unable to attend on Thursday 4th February.

**FOLLOW-UP EVENTS:**

After considering the feedback from these initial meetings, further public design consultations will be hosted to discuss the updated plans. Focus group sessions will also be held with local community groups, local businesses and members of the local creative community:

1st FOLLOW UP CONSULTATION: 18th February, 18.30 - 20.30
2nd FOLLOW UP CONSULTATION: 20th February, 10.00 - 12.00
CREATIVE FOCUS GROUP: 3rd March, 18.30 - 20.30
ENTERPRISE FOCUS GROUP: 17th March, 18.30 - 20.30
COMMUNITY FOCUS GROUP: 31st March, 18.30 - 20.30

Event details are available at: www.peckhamlevels.org
WE ARE MAKE SHIFT

We are a team of designers, entrepreneurs, architects and creatives; who are taking a new approach to how we use space in cities.

Our projects transform underused space into amazing places that inspire community, creativity and enterprise. Our aim is to empower local people and independent businesses to grow stronger together.

All of our projects focus on providing the space and support that talented people need to bring their ideas and ambitions to life. We inspire and enable the people who use our spaces to invest in their community by providing their skills, time and energy to local causes.

WE UNLOCK THE POTENTIAL IN PLACES

We are motivated by a desire to pioneer a new way to use public spaces to inspire positive social change.

We think the world needs to rekindle its sense of community, and we believe that places can play a powerful role in bringing people together to achieve great things.

Our aim is to unlock the potential in underused and undervalued spaces, through design and the creation of communities. We want to build places where people can benefit from the support they need to inspire positive change in the world around them.

dedicated website
social media
focus group & steering committee
temporary events
community benefits

• Every member will invest a minimum of 1 hour of their time each week into local projects, donating their skills and energy to community groups and causes.

• At least 20% of the artists' studios at Peckham Levels will be offered at subsidised rates, providing access to meaningful projects and talented people, who otherwise might not be able to pay for membership.

• All our events spaces will be available for free use by local community groups at least 25% of the time.

• 10% of the project's profits will be used to create a Community Fund that will invest in the local economy and social projects.
shared facilities
key lessons

• engage
• listen
• demonstrate
• evolve
• initiate