

Peckham and Nunhead Community Council

Saturday 2 March 2013

12.00 pm

Peckham Methodist Church, Wood's Road, Peckham, London SE15 2PX

Supplemental Agenda no. 2

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PUBLIC QUESTIONS ONE 'O' CLOCK CLUB

QUESTION ONE

SUBJECT: ONE O' CLOCK CLUB PLAY AREA STRAKERS ROAD PECKHAM RYE COMMON LONDON SE15 3UA

Southwark is ranked as the 17th most deprived borough in the UK. In terms of housing tenure, 73 per cent of dependent children in Southwark live in rented accommodation, with 54 per cent living in accommodation rented from the Council. Just over half of White children live in a flat or maisonette, compared to two thirds of Mixed Race and Asian children, and 78% of Black children. This is why good outdoor quality play spaces are vital for our children. Please could the Community Council let us know what progress has been made on the development of the One O'clock Club play area or whether the scheme has delivered what the community wanted and if not how this can be achieved.

Question Author: Rye Village Resident's Association

RESPONSE:

The play area was completed in July 2011 and was designed after a lengthy consultation process including staff and users of the One O'clock club.

One of the key areas identified during consultation was the need to have better control over who was using the One O'clock Club facility, as some parents were in the habit of lifting their children over the fence to use the previous play area resulting in safety issues for the users. Therefore the new play facility was designed to be open to everyone.

The development has increased the total area of play by 640 sq m to a total of 1655 sq m, split more or less evenly between the One O'clock Club (850 sq m) and the public area (805 sq m). All the previous One O'clock Club play equipment was retained and new equipment installed in the public area.

The equipment and workmanship in the play area is of high quality and in full working order.

QUESTION TWO

Thanks to our members of this Area Community Council children aged 6 and older have football pitches to play football, a changing hut, Skate board area, the adventure playground for risky play, a outdoor gym to exercise and a cafe in the Park. However, one of the election pledges made by Peckham Rye Ward candidates Edwards, Mills and Hamvas in 2010 who are now Councillors, was to deliver the children's playground by the One O'clock Club in order to turn the plans for the popular One O'clock Club into a reality.

It is now closed. Will this Panel of Community Council Councillors act collectively to agree that the architect, contractor, project manager and planning officer responsible for overseeing this £500,000 project largely financed out of the Cleaner, Greener, Safer Funds act now, to carry out consultations with users of this centre and Peckham Rye park in order to make good the following reported faults and thereby keep the pledges that were made at the last local elections:

- The design faults of the water feature remain. The water feature has not worked since July 2011 which is unacceptable when you note it cost £100,000 and was financed out of public funds. Residents were advised by this Community Council we would get a Wet Play Area to compensate for the demolition of the paddling pool. The original plan to restore the paddling pool (£150,000) was dropped in favour of a Wild life site.
- The design faults of the Play area. Parents and play workers have reported to their ward councillors and Council that this is play area is not suitable for younger children to play after it re-opened in 2011. The outdoor green space previously used by families was used by visitors to sit on benches, hold picnics, and for toddlers to cycle, and play outside freely. This space became cramped after the completed works on this site largely due to the relocation of the existing outdoor play equipment and due to the visible reduction in the outdoor green space resulting in an increase of soil imbalances, and the children being isolated as well as fenced off from the new play area.
- This new play area is not age appropriate. We need good, quality, creative play equipment for toddlers to be erected, the re-design of the landscape on this sit needs to fit the original design objective to extend both the area outdoor green space and create a spacious indoor play space for the One O' clock Club.

Recommendations:

- Make sure equipment is provided for a wide range of ages inclusive of toddlers and babies. That larger play areas have a toilet, public consultation takes place prior to major refurbishment, there is an active programme of improvements, all play areas are dog-free and have signage clearly displayed with rules of conduct and good behaviour, regular safety audits are conducted, all play areas are cleaned and checked daily.
- Incorporate the historic WWII Prisoner of War Hut into design scope for the One O' Clock Club because it is this site people come to visit, and families have become used to using these facilities because of its unique setting in the park. The Peckham Society arranged for a historical information plaque be erected outside of the club, this was funded by this Community Council.

- To ensure the design of the play area on this site is made suitable for toddlers aged 0-5 years olds - lessons can be learned from making site visits to other successful play areas in Aylesbury Park, Dulwich Park, East Dulwich Road Park (mixture of play areas for children of all ages), and to Ruskin Park (see toddler and older children play area), Myatt's Park in Camberwell (see Wet Play area for children). Then report back at our next community Council meeting with your decision on how progress can be made on this site to the benefit of all.
- Compensation funds this council may have received for the poor workmanship identified on this site can be reinvested into this site.

Question Author: Rye Village Resident's Association

RESPONSE:

The water feature is working as designed but is under the control of the One O'clock Club. The council would like to see the water turned on regularly in the summer and is looking to see how it can be made more available. For clarification, the water feature cost £3,000.

The original plan to restore the paddling pool proved not to be feasible.

The whole area was redesigned to accommodate a new play area whilst also maintaining suitable outdoor space for the One O'clock Club.

There has been no change to the play equipment in the One O'clock Club. All play equipment that was in the One O'clock Club was relocated into the reconfigured One O'clock Club play area, so remains the same as that previously available.

Dated: 1 March 2013
Environment and Leisure Department