

Item No. 6	Classification: Open	Date: 19 th April 2017	Meeting Name: Overview and Scrutiny
Report title:		Peckham Regeneration Update	
Ward(s) or groups affected:		Lane, Peckham, Livesey, Nunhead, Peckham Rye, South Camberwell and Brunswick Park	
From:		Chief Executive	

RECOMMENDATION

1. That progress on a number of key regeneration projects in Peckham is noted.

BACKGROUND INFORMATION

2. The vision for Peckham was developed through the Peckham and Nunhead Area Action Plan (PNAAP) process which was adopted by the Council in November 2014. The vision is for a successful place where people want to live, work and visit which includes good housing, safe and attractive public realm, well-used open spaces, good connections, successful schools, shops, health and leisure facilities.
3. The PNAAP identified a number of key sites for development to take place. This report provides an update on the key housing, economic and cultural projects being taken forward.

PROGRESS ON KEY PROJECTS

4. Peckham Rye Station Square

- 4.1 The scheme will provide new public square, improved commercial premises including refurbished railway arches, co-working space to support local businesses and start-ups and flexible community space. Following an extensive Co-design process planning permission was granted on 1st March 2016. As part of the business relocation proposals, the Council has also secured planning permission for a replacement building for part of the Iceland Store.
- 4.2 In order to implement the scheme vacant possession of the affected properties is required. The Council has been in negotiation with all interested parties for a number of years. To date 7 out of the 28 parties with legal interests have been acquired. All but two of the occupiers (a butchers and a grocery store) are

being relocated locally either within the redeveloped square or within the nearby Peckham Palms (see below). An agreement is in place with Network Rail as freeholder for the Council to carry out the works and take on the long leasehold interests. A CPO Inquiry was held 31st January - 2nd February 2017 and all but two objectors withdrew. The council is now awaiting inspectors report and Secretary of State confirmation of the CPO.

- 4.3 Works are being carried out in three phases (see diagram in Appendix). Subject to vacant possession, the work on phase 1 is anticipated to take start in Winter 2017 with completion in Winter 2019. Subject to vacant possession the work on phase 2 is anticipated to start in Spring 2019 and complete in Winter 2019. Subject to vacant possession work on phase 3 is scheduled to start in Winter 2019 and complete in Summer 2020.

5 Peckham Palms

- 5.1 As part of the Peckham Rye Station Square project a number of retail tenants that are currently using the units along Blenheim Grove, many of whom provide hair and beauty services will need to be re-located during construction.
- 5.2 In 2016 the Council appointed design studio Something & Son and business support specialists Tree Shepherd to work with these businesses to develop ideas for a bespoke centre for afro-Caribbean hair and beauty in Peckham. After a number of one to one interviews and group workshops, the team has developed 'Peckham Palms'. This new centre for hair and beauty (see visual in Appendix) draws its inspirations from Peckham's cultural heritage and distinctiveness and will cement Peckham's reputation as the leading destination for affordable and quality afro-Caribbean hair styling and beauty in London. Planning permission was granted in July 2016. Works have started on site and the building is scheduled to open in September 2017.
- 5.3 Tree Shepherd are continuing to engage with all businesses affected with fortnightly visits to every business as well as workshops and business advice one-to-ones.

6 Peckham Library square

- 6.1 The project (see image in Appendix) comprises the removal of the arch to create 6 social rented, 3 intermediate, 10 private for sale homes, 204 sqm of work space and a large gallery space (355 sq m). Following an extensive Co-design process a planning application submitted in July 2016 and resolution to grant was given in November 2016.
- 6.2 The project is being taken forward under the Southwark Regeneration in Partnership Programme by

Clarion Housing Group. Subject to vacant possession, it is anticipated that a start on site will take place in Summer 2017 with completion in Spring 2019. The Council is in negotiation with Peckham Platform over the new gallery space.

7 Co-design Review

- 7.1 In response to requests at Peckham and Nunhead Community Council, Planning Committee and Cabinet an independent review of the Co-design process was carried out by Kaizen Partnership. The final report (attached in the Appendix) was published on the Council website and emailed directly to a number of participants in the consultation process.

8 Mountview Academy of Theatre Arts

- 8.1 Mountview Academy of Theatre Arts is relocating to Eagle Wharf in Peckham (adjacent to Peckham Library) from Haringey. Mountview is one of the most prestigious drama schools in the country with a long-standing and international reputation for providing the highest quality training to actors, musical theatre performance, directors and theatre technicians. They are developing a bespoke theatre school of 10,000 sq m on Peckham Hill Street. The presence of Mountview will enhance the borough as a cultural destination bringing new business and investment into the borough, creating jobs and opportunities. Local residents will benefit from enhanced learning, cultural, leisure and employment opportunities. An extensive community benefits package has been negotiated with Mountview. The scheme (see Appendix) secured planning permission in April 2017 . The enabling works for the building contract have started on site and the building is scheduled to open in September 2018.

9 Land between Melon Road and Sumner Road and Sumner House

- 9.1 The project provides 96 social rent homes, 24 intermediate homes, 48 market homes and commercial space. Planning was granted in March 2017. The site is being developed under the Southwark Regeneration in Partnership programme by Clarion Housing Group. Construction expected to start from Summer 2017 with completion in 2019.

10 Copeland Road Car Park

- 10.1 The project provides 24 social rent homes, 18 intermediate homes, 25 market homes. The site is being developed under the Southwark Regeneration in Partnership programme by Clarion Housing Group. Construction expected to start from Summer 2017 with completion in Winter 2018.

11 Land at Angel Oak Academy

- 11.1 Demolition of the existing school buildings to provide 26 new social rent homes, 32 intermediate homes, 27 market homes and new school

building. Submit to planning Winter 2017 The site is being developed under the Southwark Regeneration in Partnership programme by Clarion Housing Group

12 Wickway Community Centre

- 12.1 This project will provide 20 social rent homes 15 intermediate homes, 30 market homes and re-provision of community space. The site is being developed under the Southwark Regeneration in Partnership programme by Clarion Housing Group. Further consultation Summer 2017.

13 Candle Grove & Nunhead Lane

- 13.1 On the site of the old community centre are eight family social rent town houses in a mews type development which completed in 2016.

14 Tayo Situ House, Cator Street

- 14.1. The project is 42 extra care social rent homes which completed in 2017.

15 Sumner Workshop site

- 15.1 The project comprises 50 social rent homes, 20 intermediate homes, 42 market homes, a community centre and children's play area. Development on site, due to complete 2018

16 Parish Apartments

- 16.1 8 new social rent homes built on the site of Clifton Garages, Clifton Estate. Completed in June 2016.

17 35-41 Nunhead Lane

- 17.1 This development of 12 Social Rent homes is scheduled to start on site in January 2018.

18 95a Meeting House Lane

- 18.1 This development of 29 Social Rent homes and a community hall is scheduled to go to Planning Committee in May 2017.

19 Lugard Road

- 19.1 This development of 2 Social Rent homes is scheduled to go to Planning Committee in Summer 2017.

20 Daniels Road

- 20.1 This development of 19 Social Rent homes is scheduled to start on site in January 2018.

21 Commercial Way sites

- 21.1 The two sites bounded by East Surrey Grove and Pentridge Street will deliver 74 social rent homes and 35 intermediate homes. The proposals are scheduled to go to Planning Committee in April.

22 Peckham Multi Storey Car Park

- 22.1 Bold Tendencies, now in its tenth year, will continue to run its festival of creative events from May to October. As part of the programme of events this year, the BBC Proms will be broadcast from the Car Park for the second year running. Bold Tendencies conduct extensive outreach work with local schools and children.
- 22.2 Frank's Campari bar is now open for the summer. Peckhamplex will also continue to be based in the ground floor of the car park.
- 22.3 Peckham Levels (see Appendix x) is a project led by Makeshift to transform the multi storey car park in Peckham into a new creative community for local people, artists and entrepreneurs. Spread across six levels of the car park there will be different environments to support a community of artists, makers and creative entrepreneurs. The plans include a series of initiatives offering free events space, training, education and employment opportunities for Peckham's residents. The scheme delivers:
- 50 x Studios for individual hire by local creatives and start-ups;
 - Two large Co-working spaces accessed through a membership system for local micro-enterprises and creative freelancers, as well as a range of individual offices for SMEs;
 - Workshop spaces and a broad range of facilities for the creative community including gallery space, ceramics & kiln room, printers
 - A large event spaces for private hire and community uses as well as associated rehearsal spaces & changing rooms;
 - A range of retail units, bar & food kiosks and restaurant and café.
- 22.4 The Peckham Levels project is anticipated to generate around 300-350 FT and 100-200 PT jobs. A proportion of the studio spaces will be let at subsidised rents for fixed-terms. Tenant selection process will prioritise local businesses, with viable business plans and a social ethos, who invest in the community. All tenants will be required to donate a proportion of their time through a Community Resource Scheme providing around 3,600 hours of training/volunteering annually. 10% of scheme profits will be retained as a Community Investment Fund for investment into local priorities, complementing the community resource scheme. Event spaces will be available for free to community groups for 25% of the time. Planning consent was granted July 16. Works started

on site January 2017 and will complete in Autumn 2017. Opportunities to join Peckham Levels are being advertised locally. Please refer to the web site for details of how to apply: <http://www.peckhamlevels.org/>

23 Aylesham Centre

- 23.1 The owners of the Aylesham Centre, Blackrock, propose to redevelop the centre to provide new retail space and homes. Discussions are underway with TfL about the potential for replacing the current bus stands on Peckham Road with a new facility and improving bus access through the site. The owners of the site held an initial consultation exercise and are working with Peckham Citizens to take forward the scheme proposals. It is anticipated that a planning application will be submitted in 2018.

24 Townscape Heritage Initiative

- 24.1 The council is working with building owners and leaseholders to protect and restore some of Peckham town centre's older buildings. The Heritage Lottery Fund and the council have both contributed to a Common Fund of £2.3m, which is available to part-fund repair and restoration works. The former Jones & Higgins building at 1a Rye Lane, the 1930s building opposite Peckham Rye Station, and the block of three shops on Rye Lane at the end of Hanover Park are among the buildings eligible to apply for funding. We have appointed an architect who will shortly begin work with those freeholders and leaseholders who have indicated a strong interest in the scheme. In January 2017 local people and groups with an interest in local history, architecture and the town centre were invited to apply to be members of the Peckham Heritage Regeneration Partnership. The council has appointed Claire Hegarty, who has 20 years experience in working with historic buildings, as the independent chair of this Partnership. The 20 person-strong Partnership is now up and running and meets quarterly to:

- review progress on the repairs and restoration project
- contribute to the delivery of the Rye Lane Peckham Conservation Area Management Plan
- agree a programme of community activities

More information about Peckham Townscape Heritage Initiative is available from www.southwark.gov.uk/peckhamthi or you can contact the THI Project Manager, Julie Mallett 0207 525 3265 julie.mallett@southwark.gov.uk

25 Wooddene

- 25.1 Notting Hill Housing Trust are managing the redevelopment of Wooddene (former block on the Acorn housing estate). The project will deliver 333 residential units of which 54 are social rent and 201 are shared ownership and some flexible retail/office space. There will also

be new access routes, car and cycle parking, landscaping and an energy centre. Construction works are scheduled to start on site in Summer 2017. The former Wooddene residents who expressed their right to return will be able to move back to the development.

26 Queens Road Streetscape

- 26.1 Following consultation, stakeholders expressed a strong desire for improvements on Queens Road to start at and emanate from the station hence the following works are planned to take place. Works on site start on 27 April 2017. Works will consist of:
- Cleaning brickwork around Queens Road station
 - Painting the bridge parapets including lettering (anti graffiti and discreet anti-pigeon measures will be installed)
 - Installing a lighting on the bridge
 - Installing a fence between the bridge and Joe Richards House, a hostel at 100 Queens Road (anticipated installation in July/August). The fence is metal with wooden insets and difficult to fly post and will have anti-graffiti coating
 - Installing a new higher spec palisade fence running from the bridge along the boundary of 100 Queens Road running alongside the Network Rail land under the tracks.
- 26.2 Network Rail are currently renovating the arch between the entrance and Blackbird Bakery sensitive to the period of the viaduct using reclaimed bricks and have plans to install a shopfront .
- 26.3 In 2014 the Council invested in new shopfronts, repairs, painting, signage and environmental improvements in the parade between Kings Grove and Asylum Road. A new programme is currently providing signage, awnings and planting to further shop units.
- 26.4 On the Cossall Estate frontage onto Queens Road bulb planting took place in Autumn 2015 and new signage is being installed.

27 Theatre Peckham

- 27.1 Theatre Peckham moved into their new home on Havil Street in December 2016.

28 Former Town Hall

- 28.1 This building has been converted into student accommodation for Goldsmiths, artists studios and a café. The student accommodation was let in December 2016.

29 Camberwell School of Art

- 29.1 The extension and student accommodation for UAL (see Appendix) is nearing completion.

30 133 Rye Lane

- 30.1 This development by Frame Architects will provide Market, a 3000 sq m development comprising 300 co-working desks, new restaurant space, an events space and a live music venue.

31 Peckham festival

- 31.1 The first Peckham festival was held in September 2016 and attracted 13,000 people to a series of events in the creative spaces around Peckham. A further festival is happening in September 2017.

32 Peckham Coal Line

- 32.1 A community group is using crowdfunded, GLA and Council funding to undertake a feasibility into reusing the former Coal Line (between Peckham Rye and Queens Road Stations) as a walking and cycling route. The study is being finalised.

33 Peckham Lido

- 33.1 A community organisation is using crowdfunded, GLA and Council funding to undertake feasibility into reestablishing a lido on Peckham Rye. The feasibility study is underway.

Resource implications

- 34 There are no resource implications directly from this report.

Legal implications

- 35 There are no legal implications directly from this report

APPENDICES

No.	Title
Appendix	Images of schemes

AUDIT TRAIL

Lead Officer	Eleanor Kelly
Report Author	Neil Kirby
Version	

Dated		
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
List other officers here		
Cabinet Member	No	No
Date final report sent to Constitutional Team / Community Council / Scrutiny Team		10 th April 2017