

# PECKHAM CODESIGN WEEKLY

PECKHAMCODESIGN.ORG



## /01/CULTURE

### 'HOME AWAY FROM HOME'

Why people travel from across London to Rye Lane.

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# HELLO.

## WELCOME TO THE FIRST PECKHAM CODESIGN WEEKLY

As we go through the CoDesign process we'll produce one of these each week to bring together some of the key themes that come out of our conversations with you. This issue focuses on the culture of Peckham, which was the theme for our first week.

At the end, we'll have a set of eight of these little booklets to form part of the guidance we give to Southwark Council.

### But what's it for?

Partly to keep track of the stories, ideas and questions people have been sharing with us, and to be able to share them with everybody.

And partly, we hope, to inspire you to share even more. If you read anything in this issue that you feel strongly about (whether you agree or disagree) we'd love to hear it.

### Where's my idea?

We're collecting all your stories, comments and ideas – absolutely nothing will be wasted – but we can't include everything in these weekly booklets. If your idea isn't in this one, it doesn't mean we forgot it. Everything counts!

- Ulrike Steven  
(Architect)

### Editorial team:

The first Peckham CoDesign Weekly was produced by a team of local residents:

Yelena Chernyakova (graphic designer), Charlotte Fereday (service designer), Michelle Male (architect), Amy Poulson (architect), Veronica Simpson (journalist), Ulrike Steven (architect)

Supported by: Eileen Conn (Peckham Vision), Dan Harder (graphic designer)

Editorial meetings take place weekly on Tuesday 7pm at the CoDesign shop by the entrance to Peckham Rye Station. These meetings are informal and the group changes each week. We welcome new members! Please join us and help produce one of the next WEEKLY publications.

### Themes for forthcoming issues:

- No.1 / Culture
- No.2 / Play
- No.3 / History
- No.3 / Nature
- No.4 / Shopping
- No.5 / Peckham in the dark
- No.6 / Public space
- No.7 / Made in Peckham

# WHAT IS CODESIGN?

The CoDesign project was in many ways initiated by the Peckham community. The request by residents and businesses for greater participation in shaping their local neighbourhood led to Southwark Council commissioning this CoDesign project. Southwark Council and the Greater London Authority have jointly committed funding for the creation of a new public square in front of Peckham Rye Station. CoDesign is a new and exciting approach to collectively designing parts of our cities. We are all setting out on a journey together that will involve experiments and learning. Let's start!

What we mean by CoDesign is that we all (residents, businesses, Southwark Council and other people with an interest in the area) get together to work out what's important and then use that information to influence the future of the area in a positive way. CoDesign relies on the active participation of the local community to drive and shape the project. The more people get involved, the more powerful the outcomes will be!







## AN ALTERNATIVE TAKE: WHAT SOME PEOPLE SAY

Views expressed on Commonplace:  
[www.peckhamcodesign.org/commonplace](http://www.peckhamcodesign.org/commonplace)

"The fruit and veg stall there now takes up more than half the public path for their produce for sale and beyond that the pavement is littered with their fruit and vegetable waste."

"It is a mess, run down and badly maintained, and the hair- dresser businesses there are badly managed (or maybe not managed at all) so their waste litters the public pavements and street."

"The removal of the building in front of the station is an once in a lifetime opportunity to create a dynamic space that the whole community can use. Peckham needs a central public space that is animated by the activity generated by the station. (...) The only thing to miss from the removal of the building in front of the station are the activities that happen in there and these can easily be relocated in the new retail units around the new square."

# 'HOME AWAY FROM HOME'

## WHY RYE LANE ATTRACTS SO MANY PEOPLE FROM ACROSS LONDON

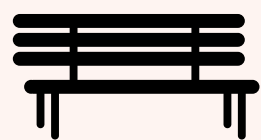
### What makes Rye Lane special?

During the first week of CoDesign – asking the people of Peckham what they liked and didn't like about this buzzing high street, and how they would like to see it change – we learned a lot. To Petra, a manager at the Peckham Plex, Rye Lane is a 'home away from home'. So much reminds her of Trinidad, where she comes from. Rye Lane is her favourite food market - the only place in London where she can find specialist products from her home country. If you don't know about Caribbean or African cooking, you won't know that cucumbers, mangoes or oranges from the Caribbean are all different. Not all yams are the same either. There are many different varieties, and some cook soft, the others hard.

We also learned what a Guinep is – a fruit, also called 'Spanish Lime', that tastes delicious. We only found that out when the local carrier bag salesman (originally from Pakistan) gave us one to try. He employs five people and sells bags to most businesses on Rye Lane, including the food shops that will soon give way to the new 'Station Square'. These vegetable and meat shops have been part of the station area for 35 years. They are always busy. They are run mostly by Pakistani owners who cater for a huge mix of street customers, as well as African and Caribbean restaurants in Peckham, Brixton and Lewisham. People travel from all across London to shop on Rye Lane.

Monica and her two teenage children come to Rye Lane from West London for the great choice of exotic and imported foods and African hair products. The vegetable stall at the entrance to Rye Lane Arcade (front cover) is one of her favourite destinations to buy a good plantain. Sandra's Hair Shop is also somewhere that Monica feels completely at home. Sandra is from Nigeria, and her shop isn't just for hair treatments. It's a place to come and listen to music, gossip, have a good time and be pampered.





37

would like more  
**PLACES  
TO SIT**



33

would like more  
**TREES**



30

would like more  
**PUBLIC  
SPACE**



29

would like it  
**TIDIER**

26

would like better  
**LIGHTING**

22

would like more  
**PLACES TO  
WALK**

21

would like more  
**SMALL  
BUSINESSES**

14

would like more  
**ARTS &  
CULTURE,  
HERITAGE,  
CAFÉS**

13

would like more  
**CYCLING,  
COMMUNITY  
DIVERSITY**

12

would like more  
**MARKET  
STALLS**

11

would like more  
**POP UPS**

10

would like more  
**WORKSPACES,  
OTHER**

9

would like more  
**SIGNAGE**

8

would like more  
**EVENTS**

4

would like more  
**NIGHT LIFE, FOOD  
DISPLAY, HOUSING**

1

would like more  
**INDEPENDENT  
RETAIL**

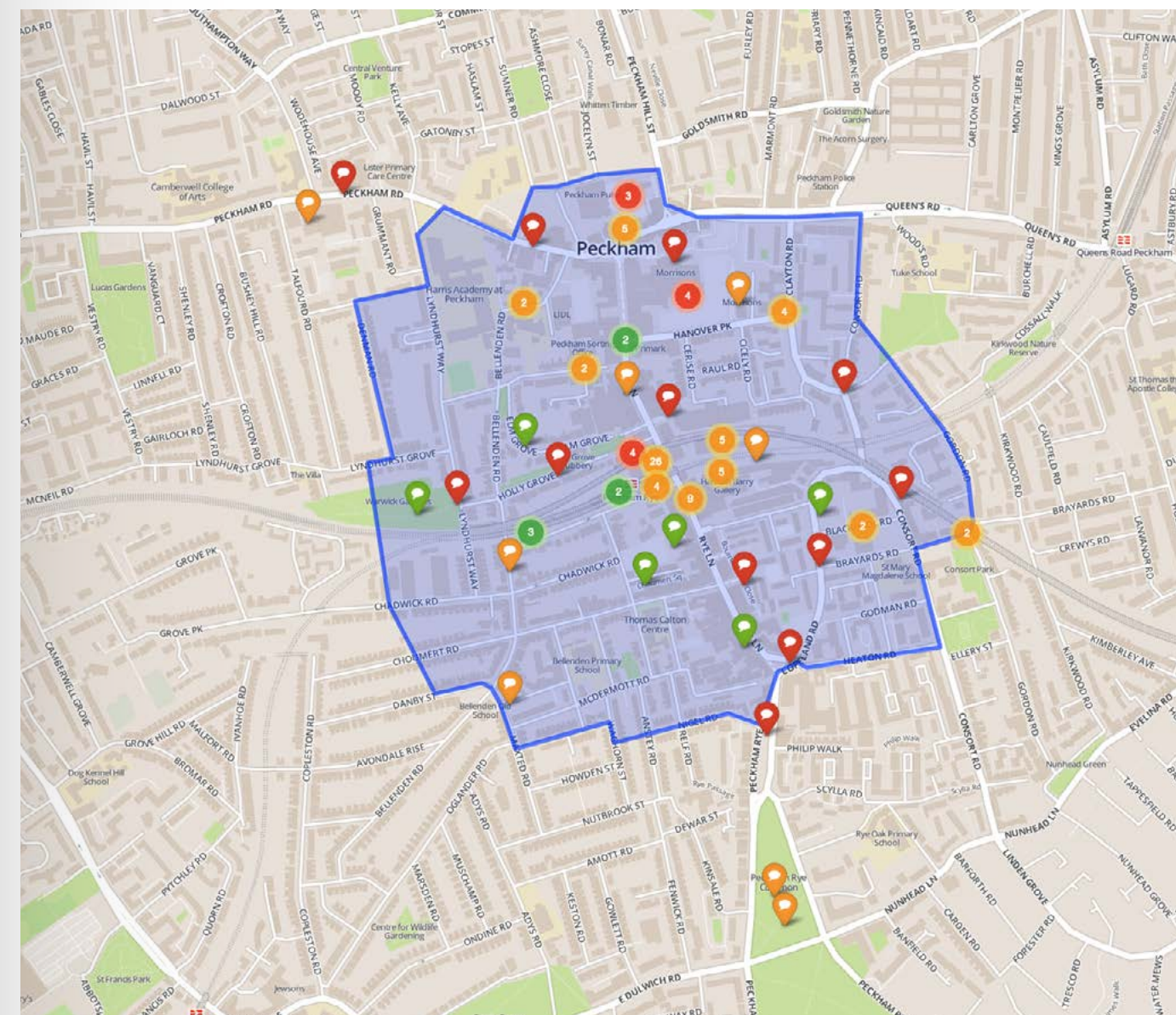
# WISHLIST FOR PECKHAM

## THE THINGS PECKHAMITES WANT MORE OF

The co-design team aims to involve as many people as possible actively into the design process. The online mapping tool Commonplace was created to allow residents, local businesses and other stakeholders to take part while being at home or at work. Commonplace collects comments about the local area as well as suggestions for improvements. This feedback informs the discussions we are having at the co-design shop and will guide the design of the station forecourt. Feedback from the Commonplace map starts to articulate the

aspirations of the local population for the centre of Peckham. This week first on the wishlist was 'more places for sitting' followed by 'more trees', 'more public space' and many of you 'would like it tidier'.

Every comment you add is displayed on the shared map and used as part of the CoDesign process. So please add a comment now to say what you like about Peckham, and how it could be improved. We'd also appreciate it if you could spread the word to others in Peckham to join in too.



Source: [www.peckhamcodesign.org/commonplace](http://www.peckhamcodesign.org/commonplace)



# VOICES OF PECKHAM

SELECTED COMMENTS 20.08-11.09.14

PEOPLE SAID . . . “We don’t want to lose what makes Peckham, Peckham.” And this is how they said it:

All comments can be found on Commonplace:  
[www.peckhamcodesign.org/commonplace](http://www.peckhamcodesign.org/commonplace)

**Thu 04 Sep 2014 08:17**

There has to be space for different types of buildings, different flavours. The whole of Peckham can't be a coffee drinking desert...

**Wed 03 Sep 2014 10:56**

Rye Lane! What a street! Best Street in London. Every colour race and person imaginable all coinciding. Happy people, people arguing, people smiling, people frowning. But people! A street for function . . . If you only see it as a route to work then yes you will be pissed off with it as it is a functional high street with a strong community which uses it as a high street should be used. It is not a place to just sit and have a coffee with a family. Embrace it!!!!

**Wed 03 Sep 2014 10:37**

Embrace the Afro hair shops, Embrace the Fruit and Veg shops. Go buy a yam! Why does everything have to turn into a wine bar and craft beer? Let both exist.

**Fri 05 Sep 2014 16:01**

‘Oh no not the 60’s housing policy revisited-’ housing shortage -put up a tower block’ more imagination please and think family friendly environment . . where do children living in tower blocks play?

**Fri 05 Sep 2014 15:53**

‘Bleak windswept, unsafe at night or evening, an artificial ‘centre’ designated by Southwark Council on the basis of land available but has no relation to what Peckham people actually do or need , architectural but not on a human scale, we need smaller friendlier places less urban grit’

**Wed 20 Aug 2014 19:24**

Rye lane. Love it but not great for cycling

**Fri 29 Aug 2014 07:59**

Wasted opportunity for Cultural, Foody, Brixton village type environment on Peckham Square in what was Eagle Wharf . . . Potential for a pop up bee friendly wild flower meadow and mobile orchard in the meantime?’

**Thu 11 Sep 2014 09:07**

Unused ‘Public Green Space’ >> could be a great hub of a community food growing project? With the number of Food Charities for families without enough income to feed themselves in the local area why not give people skills to grow their own and even take it to market?’

**Wed 10 Sep 2014 06:43**

Love this scrap of land!! What about a productive/public eddible garden from Artist Gardener?

And people’s IDEAS for making bits better:

All comments can be found on Commonplace:  
[www.peckhamcodesign.org/commonplace](http://www.peckhamcodesign.org/commonplace)

**Sat 06 Sep 2014 10:38**

Would love to have Lido rediscovered, especially in days of rising obesity and children spending so much time inside, online . . . I think that kind of thing could be life changing...I am totally behind this project!

**Thu 04 Sep 2014 07:36**

Is this the place for the High up, railway line park road type thing...Would LOVE one of these... That’s the kind of thing we should have, very casual and has been allowed to develop...managed but in a subtle way...as if it just relaxed into being a path rather than something patronisingly made...shouting “ oh look...we made a path out of an old railway.. aren’t we clever..

**Fri 29 Aug 2014 23:43**

It [station forecourt] is littered with poorly designed, intrusive and ineffective posters and signage. Can there be an investigation into how useful or otherwise station users find the railway posters plastered in every available wall space actually are?...Can the street directions signage be redesigned and located in less intrusive places to keep the forecourt clear of clutter?’

**Fri 29 Aug 2014 23:31**

The bus stops - so overcrowded for shoppers and bus passengers. Such a gloomy place for bus passengers to wait. Can we know what the options are for better locations for these bus stops?’

**Tue 26 Aug 2014 15:13**

This junction is very dangerous for pedestrians - particularly if you have kids with you. A zebra crossing?’

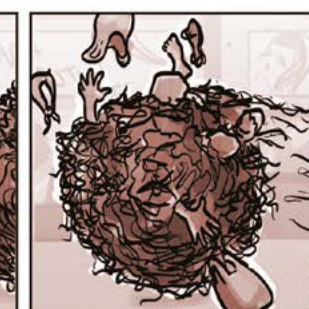
**Tue 26 Aug 2014 15:09**

All along Rye Lane, but particularly here underneath the railway bridges the mountains of shop rubbish are a huge inconvenience and eyesore. Something needs to be done to remove it from the pavement.

**Mon 25 Aug 2014 19:39**

This is a strange extra length of brickwork following along from the station tunnel, to Holly Grove along the edge of the Hannah Barry Gallery. It provides a handy corner for people to wee in, without being exposed to passers-by. Could it be demolished? Is there any structural reason for it to be there? Failing that, could stretchy tarp be pulled across it, diverting pee back onto the perp’s own feet?!

HAIR



<http://peckhamcodesign.org/commonplace>  
Date of comment: Sat 30 Aug 2014 19:51  
Location: Blenheim Grove





# THIS WEEK IN NUMBERS

## PECKHAM CODESIGNERS & PARTICIPATORS

Total number of people engaged in CoDesign to date:

416

People dancing at the Dancing With a Stranger workshop 10.09.14

ten

Sketch Peckham workshop participants with Benny O'Looney

10

Contributions to the BIG CONVERSATION 06.09.14

53

Participants in drop-in sessions Week 1

68

1:1 Conversations/interviews about the local culture

NINE-TEEN

Commonplace app entries since launch 20.08.14

106

CoDesign Launch event attendees

150

80% of which signed up as CoDesigners





“ I do worry that everyone assumes we all want Peckham to become Dalston or Dulwich. Many people move to Peckham because they love how it is, not because they want to change it. ”

“ I think rye lane is one of the best places in london, there's no where else I feel more at home. there's something for everyone from the amazingly cheap fruit and veg to the diversity of the people. ”

We went to Dalston and had a look. The new public square at Daslton Junction is surrounded by 585 new housing units, cafés, a library, a hairdresser and 3 empty retail units. This new public space includes seating, trees, a foundation and a play area.

# PROTECTING PECKHAMNESS

## LOCALS FEAR OF PECKHAM BECOMING LIKE DALSTON OR DULWICH

One thing we've heard a lot in the last week is that, whatever else happens, people really don't want Peckham to turn into Shoreditch. Or Dalston, Clapham, or (even worse) East Dulwich. Whatever happens with the redevelopment, there's a strong feeling that we need to protect Peckham's Peckham-ness.

But what does 'Peckham-ness' mean? And what is it about Dalston, Clapham and East Dulwich that you don't want to see here?

Here's a handful of comments people have added to the Commonplace map on the CoDesign Peckham website. Do you agree with them or have you got a different point of view you'd like to share?

We'd love to hear what you think gives Peckham its Peckham-ness. If you've got something you want to share you can drop into the CoDesign shop next to the station, add your comments to the Commonplace map ([www.peckhamcodesign.org/commonplace](http://www.peckhamcodesign.org/commonplace))

“ There has to be space for different types of buildings, different flavours. The whole of Peckham can't be a coffee drinking desert... head off to Bellenden Rd if that's what you want. ”

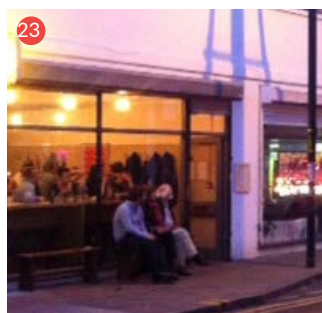
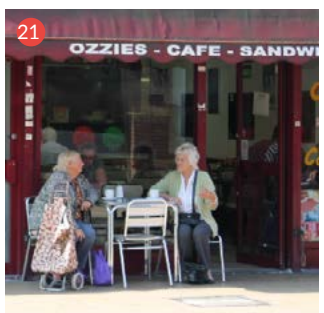
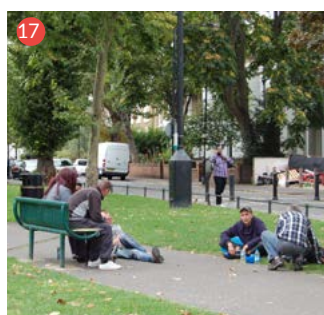
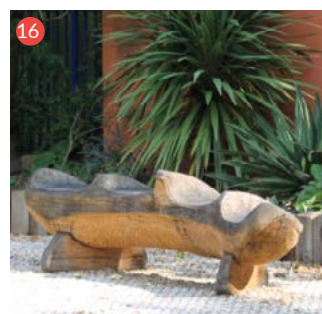
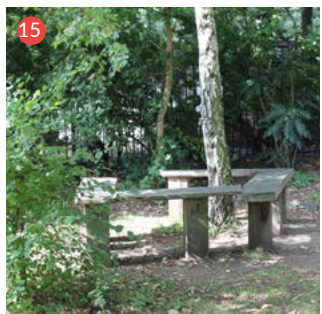
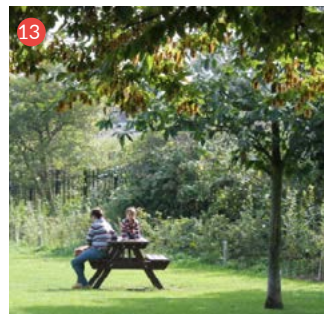
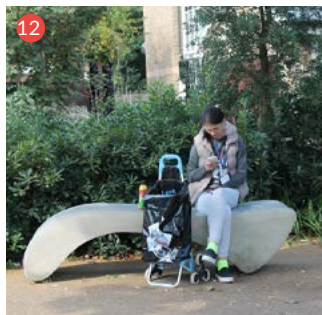
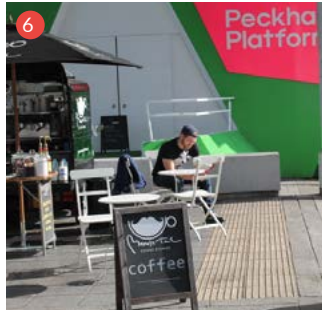
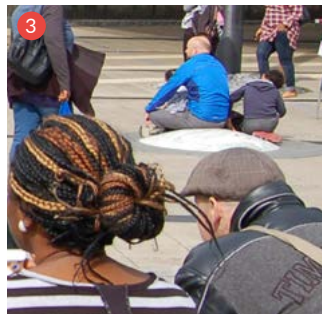
Bellenden Road is nice but it is a little mono-cultural. It is always surprising how from somewhere as diverse as Peckham you walk two streets down and you have more suburban. I wish it was a little bit more mixed.

If Peckham changes and becomes conventional, which seems likely as richer, more dull people arrive... perhaps these obscure arcades are where we can hide and relax... the East Dulwich effect really depresses me... I can't bear Peckham to go that way. ”



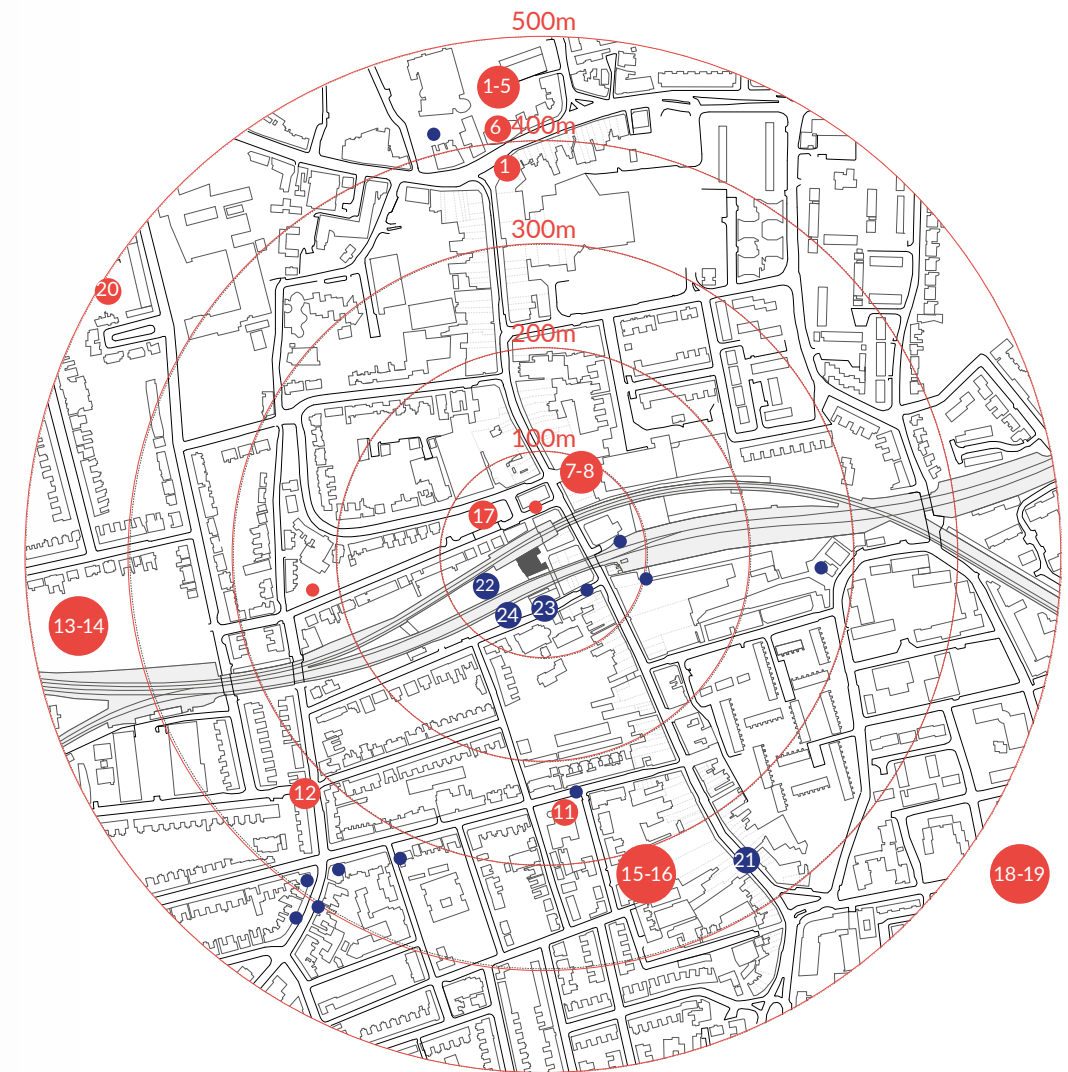






# SEATING IS WANTED

## WE HAVE A LOOK AT SEATS IN THE CENTRE OF PECKHAM



### Benches and seating in public squares

1-8: Library square with stainless steel benches and sculptural mounts, temporary event seating and seating by coffee mobile.

### Benches and seating on the street

9-10: Rye Lane bus stop on stainless steel seating  
11: Seating blocks outside Thomas Carlton Centre  
12: Bellenden Road bespoke seating

### Benches in parks and playgrounds

13-14: Warwick Gardens: picnic tables and stainless steel seating  
15-16: Mcdermott Road gardens  
17: Holly Grove has green metal benches

18-19: Consort Park seating by sports pitch  
20: Lyndhurst Gardens play and seating

### Seating provided by traders and shops on street

21: Café on Rye Lane  
22: Seating outside bars in Dovedale Court  
23: Seats outside café/restaurant, Blenheim Grove  
24: Seating outside bar/brewery, Blenheim Grove

● Seating provided by LB Southwark/public funds

● Seating by businesses, organisations

### Add your seats

This mapping is not complete as yet and please tell us of seating locations not yet registered on this map.



# RYE LANE IS A STRANGE BEAST

## CODESIGN INTERVIEWS MARK PEARSON

Mark Pearson is an artist who lives and works in Peckham. He has rented a studio in the Bussey Building for 12 years and has lived in Peckham for 22 years.

[www.markpearsonartist.com/mpa](http://www.markpearsonartist.com/mpa)

### What first brought you to Peckham?

Affordability - getting a family house, my wife Nics was pregnant with Lucy, we needed a garden, grown up stuff like a mortgage. Peckham was a really good place then for cheap houses and we were renting a nice council flat on the Glebe Estate, Camberwell but good train links were a big reason to move to Peckham, as Nic worked in Camden.

### What would you complain about in Peckham?

We've lost a lot of stuff really quickly without notice. A couple of the nice West Indian pubs were turned into flats, there was an air of the community feeling being lost. There are only 2-3 neighbours in my street I still know - it's changed in the last 5-10 years. It was pretty rough and ready here - it could be intimidating for Lucy to walk along Peckham High Street 15 years ago, there were pubs she wouldn't walk past. The Monty was always pretty derelict and the Wishing Well (Victoria Inn) was really boisterous like a Western; I liked it a lot, people always piling out onto the street. When Bar Story came along it was like a beacon of light, cos then there were always people around in the dark.... it was great when that opened.

### Are you aware of the previous proposals for Peckham Rye Station?

I was worried, I saw a proposal and it looked really severe, I didn't like it at all. The rows of glass boxed shops are the worst idea anyone could ever have. The arches are great for light industrial use. Nothing better when you've missed your train than lookin' over the steel yard, listening to the radio, which is always blarin' out and watchin' is just great....

I'm gonna paint it... and you can give 'em a wave, they're friendly! There's nothin wrong with the steel yard.

To start redesigning the arches and split 'em up would be a bad idea. Let people keep their character and experiment with different stuff down there, not control it too much.

### Is there anything else you want to say about Peckham?

Rye Lane is a strange beast, it really works on so many levels but when that pub closed half way down they let a betting shop go straight into it, which was a pain. It would be better if there were some sort of shops that were open after nine, cos after that it's a ghost town.

There are a series of photographs of Rye Lane where you can really see the changes. Gobsmacking images of the 50s and the 60s, C&A.... it was a buzzing shopping centre with really beautiful architecture at one point which has been neglected. My nan used to say 'Oi I could use a day out in Peckham'.

Peckham needs a really good market. A weekend market to start with would be good. I could see it in the station square. Now stalls are dotted around each street and I don't think the covered arcades are fully used, I run out of the rain into 'em, but I like 'em.

It's great to be able to walk to shops in Peckham as I don't drive. The artists in the Bussey Building use the wood yards like Whittons. Peckham Glass used to be called Dr. Pane! We need a really good art shop....I use the pound shops for screws, glue, everything, all the time. You get to know people in 'em and they've cottoned onto what you want, they even sell canvasses in there and paint. I don't need to go to Dulwich any more for hardware, I just go straight downstairs - really good. Some shops in Peckham don't take their really wild Christmas decorations down, which I quite like, a touch of tinsel in June is a good thing.



### What might make you want to leave Peckham?

Riots don't bother me. Gentrification, people making corporate decisions about places they don't live, would do me in a bit. This place (Bussey Building) being cleaned up and modernised would be really evil! Faceless bureaucrats muckin' it up who just don't get it.

### Do you ever think about your responsibility as an artist with reference to gentrification?

I do because I could easily be priced out of Peckham if they put the rents up a lot. I've noticed it starting with the gate house in our (Bussey) building getting done up - it's like the writing on the wall.

### What makes you smile about Peckham the most?

It's just really friendly and approachable; in my job you're on your own a lot but you can just go outside and there's loads of people to talk to, the vibe here's nice. On a warm summer's evening it's a delight to walk about, there's never ending sources of inspiration.

Interviewed by Michelle Male Shaw.  
Filmed by Sophie Yetton.

Full transcript available here: [www.insertlink.com](http://www.insertlink.com)  
Video available here: [www.insertlink.com](http://www.insertlink.com)



# QUESTIONS / ANSWERS

## THESE QUESTIONS WERE RAISED ON THE CODESIGN BLOG

These answers were provided by London Borough of Southwark:

**1. What will happen to traffic access on Rye Lane while work is carried out at the station?**

Currently the plan is to use access off Blenheim and Holly Grove. It is proposed that two of the three pedestrian entrances to the station will be kept open at all times. As the proposals are firmed up and phasing of the development is worked out, detailed access arrangements will be agreed.

**2. What will happen to traders within the proposed area of the redevelopment? What will happen to their future?**

See above

**3. Are sub-letters entitled to compensation?**

Generally speaking if they have a formal tenancy it is likely they will be eligible.

**4. Will temporary retail space be provided for traders displaced by the changes?**

We are currently looking at various options and this is in part dependent on what trader’s requirements are.

**5. Will existing traders be able to apply for space within the new development?**

We will endeavour to relocate as many tenants back into the scheme or the surrounding area as possible.

### But when is it going to start?

Here a *draft* programme of works for the new station square provided by London Brough of Southwark.

\*These dates are indicative and are subject to change.

ACTIVITY	START	FINISH
Engagement Strategy		
Launch August	20 Aug 14	
Workshops and CoDesign engagement		End Oct 14
Scheme development		
Development of design brief (to allow input of CoDesign conclusions)	Sept 14	Nov 14
Tender and appoint architects	Nov 14	Nov 14
Pre-application scheme development (including presentations of proposals)	Dec 14	Jan 15
Planning Consents inc. listed building /conservation area		
Application(s) preparation	Feb 15	March 15
Planning submission	End March 15	
Consultation (statutory period 21 days)		
Consent(s) granted		June 15
Compulsory Purchase Order		
Preparation of statement of case (ongoing negotiations during planning process)	Nov 14	June 15
Cabinet report seeking authority	July 15	
Exercise to grant CPO	Aug 15	Sept 15
Commence independent referencing	Oct 14	Jan 15
Update equalities survey	Jan 15	Sept 15
Make CPO	Oct 15	
CPO inquiry	Dec 15	Dec 15
Secretary of State approval	March 16	
Acquisition notices issues	March 16	
Business relocation and management (ongoing negotiations during planning process)	Nov 14	Aug 16
Possible “meanwhile” use depending on success of ongoing negotiations	Nov 14	Oct 16
Vacant possession secured	Aug 16	
Construction ~ Phasing (TBC)		
Prepare tender documents (during CPO process)	July 15	Aug 16
Tender process (3 months)	Aug 16	Oct 16
Commence site works	Nov 16	
Site works (9 months depending on phasing etc)	Nov 16	June 17
Completion		





CO  
DESIGN  
PECKHAM



# DIARY: WEEK 1

## OVERVIEW

### Wednesday 20.08.14

LAUNCH of PECKHAM CoDesign at multi-storey car park. The evening attracted 150 people. Drinks were sponsored by Frank's bar. Councillor Mark Williams held the inaugural speech.

### Wednesday 03.09.14

OPENING of CoDesign SHOP  
12-2:30pm Working Lunch (drop in format).  
Trade a snack for 5 minutes of your time.  
4-6pm Treasure Hunt, theme 'street culture'  
with What if: projects

### Friday 05.09.14

CoDesign SHOP DROP IN

8-10am Breakfast Club (drop in).  
Trade a cup of coffee for 5 minutes of your time.  
4-7pm Workshop 'getting the shop ready'

### Saturday 06.09.14

CoDesign SHOP DROP IN  
10am-1pm The Big Conversation.  
Forum for discussion of feedback generated  
on Commonplace app.  
12-6pm Sketch Peckham workshop with local  
conservation architect Benedict O'Looney.

### Thursday 11.09.14

7-9pm First EDITORIAL MEETING for the  
PECKHAM WEEKLY.





