

# **STATEMENT OF COMMUNITY INVOLVEMENT**

**Peckham Rye Station Square  
& 2-10 Blenheim Grove / 82 Rye Lane,  
Peckham, SE15**

On behalf of

**The London Borough of Southwark**

October 2015

## **1. INTRODUCTION**

- 1.1. This statement of community involvement aims to provide an overview of the community consultation and 'CoDesign' process that has enabled the concept and design development of this planning application.
- 1.2. This statement does not include further detail on pre-application discussion with non-community stakeholder. This information can be found in paragraphs 4.9 to 4.14 of the Planning Statement.

## **2. BACKGROUND**

- 2.1. In May 2014, the London Borough of Southwark (herein referred to as the Applicant), commissioned architects Ash Sakula in partnership with What If to initiate a CoDesign process with the local community in Peckham. The purpose of this was to establish the local community's aspirations for improvements around Peckham Rye Station.
- 2.2. The initial CoDesign process was launched in July 2014, and completed at the end of October 2014. During this period, Ash Sakula developed a method of CoDesign tailored for Peckham. This process was based at a "consultation shop" in the old staircase adjacent to the station entrance. This enabled local people to drop in and discuss proposals; traders who were time poor to engage; and an ability to target commuters and users of the station area.
- 2.3. The CoDesign process included a comprehensive and varied events programme, outreach activities focusing on engaging hard to reach communities and facilitated a dialogue between the Applicant and the community. They utilised new technology such as the 'Common Place' application, social media and blogs. The Common Place app allowed online and smartphone users to geographically tag and comment on places within or near the site where they felt improvements were required.
- 2.4. A CoDesign website was set up to host all the information collected as part of the process (<http://peckhamcodesign.org/stn-sq-ph-1/>). This included an editorial "the weeklies" that were a themed discussion on aspects of Peckham that the group felt defined Peckham.

- 2.5. The initial CoDesign process saw over 200 people engage over the course of the events and activities programme. This resulted in the production of an 'Atlas of Aspirations', which summaries what local people and communities would like to see as a result of the Peckham Station Square scheme and the wider regeneration of the town centre.
- 2.6. In February 2015, following a competitive process architects Landolt + Brown were appointed by the Applicant to take forward the design of a new square and options for new and refurbished buildings on Blenheim Grove. Officers from the Greater London Authority and participants of the initial CoDesign process were part of the panel that evaluated tenders and awarded the contract to Landolt + Brown. The Atlas of Aspirations provided Landolt + Brown with a starting point and a brief to begin developing a proposal with the community through the CoDesign process.

### **3. OVERVIEW**

- 3.1. Landolt + Brown held four public CoDesign workshops with local businesses, residents and members of key stakeholder groups.
- 3.2. The workshops were advertised to local people, businesses and stakeholders through;
  - i. Delivery of flyers – approximately 2000 flyers were distributed to addresses surrounding the Site between one and two weeks in advance of each workshop.
  - ii. Announcements at Sunday Worship – in order to ensure the CoDesign process had input from a group that was representative of Peckham's demographic, it was arranged for announcements to be made at Sunday worship in some of the nearby churches with a predominantly Afro-Caribbean congregation.
  - iii. Website – the project website ([www.PeckhamRyeStationSquare.co.uk](http://www.PeckhamRyeStationSquare.co.uk)) advertised the dates of upcoming workshops.
  - iv. Social Media – The project's twitter account has over 1500 followers and was used to promote upcoming workshops. These tweets were also shared by a number of organisations with a strong local following, such as Peckham Vision (c.5000 followers) and The Peckham Peculiar (c.13,000 followers).

- v. Email correspondence – Landolt + Brown have built up a mailing list of 594 registered subscribers who were emailed in the lead up to workshops and then following the workshops to provide an update on the feedback.

### 3.3. **Workshop 1 – March 2015**

#### **Design the brief based on the aspirations outlined by the community**

*(Approximately 80 – 90 attendees)*

Landolt + Brown gave a short presentation to introduce themselves and the format for the CoDesign process. Participants were asked to break into groups and discuss and prioritise the 30 aspirations on the 'Atlas of Aspirations', aiming to agree on a list of 'top 10'. Groups were then asked to make comments on each 'top 10' aspiration, making note of potential ideas or requirements.



*Photographs taken at Workshop 1*

### 3.4. **Workshop 2 – April 2015**

#### **Explain the findings and outline the design options**

*(Approximately 60 – 70 attendees)*

The workshop began with a presentation from Landolt + Brown, this summarised the team's progress and key findings so far – particularly in relation to feedback from the first workshop. It also included a summary of the work the team had undertaken to understand how the railway platform on the north side of the site relates to the structure of the northern arcade building. Following the presentation, CoDesigners were asked to participate in a table-top exercise based on a series of key questions, which were used in conjunction with a map of the site. The aim of the exercise was to refine key elements of the project brief by thinking about the disposition and character of uses around station square.



*Photographs taken at Workshop 2*



### 3.5. Workshop 3 – June 2015

#### **Review the feedback and develop the options**

*(Approximately 30 – 40 attendees)*

The workshop began with a presentation from Landolt + Brown, this summarised the team's progress since the last workshop – particularly in relation to options for the layout of the square. Following the presentation, CoDesigners were asked to participate in a table-top exercise in groups, considering which physical amenities from a selection of options would be best for the square, where they should go and how many. Comment cards were then used to add detail to the decisions that were made, and to give feedback in relation to options for the use of the space above the retained and refurbished Blenheim Grove building.



*Photographs taken at Workshop 3*



### 3.6. **Workshop 4 – July 2015**

#### **Present and refine the final preferred option**

*(Approximately 40 – 50 attendees)*

The final workshop focussed on the concept and design that had been developed as a result of feedback from the CoDesign process. Landolt + Brown presented the concept, principles and design proposals for the new public square and extension to Blenheim Grove.

- 3.7. Following each workshop, the presentations and a summary of the feedback was posted on the website ([www.PeckhamRyeStationSquare.co.uk](http://www.PeckhamRyeStationSquare.co.uk)) so that the process was transparent and inclusive.

## **4. CONCLUSION**

- 4.1. The initial CoDesign process provided architects, Landolt + Brown, with a brief that was truly reflective of the community's aspirations for the development of the Site.
- 4.2. The workshops facilitated by Landolt + Brown were well attended and enabled feedback from a range of community groups, individuals, businesses and other local stakeholders to influence and guide the developing designs.
- 4.3. This has resulted in a final proposal for the Site that meets the aspirations and requirements of the local community. The project is, at its core, a community-focussed initiative that is not solely dependent on commercial return.