

# Peckham Rye Station Enhancement

## Focus Group Meeting 3

Time 18:00 – 20:20  
 Date 24 February 2021  
 Location By Zoom Video Conference

### Attendees

Andrew Wood – Network Rail (AW)  
 Richard Nutkins – Network Rail Property (RN)  
 John Moss – Network Rail  
 Kimberley Joseph – Network Rail (KJ)  
 Phil Johnson – INVVU (PJ)  
 Shane Hatton – INVVU (SH)  
 Adam Brown – Landolt & Brown (AB)  
 Benny O’Looney – Architect (BO)  
 Paul Best – Govia Thameslink Railway (PB)  
 Stephen Norris – Govia Thameslink Railway (SN)  
 Nathaniel Owen - Govia Thameslink Railway (NO)  
 Neil Kirby – London Borough of Southwark (NK)  
 Leanne Todd – London Borough of Southwark (LT)  
 Alun – Arch Company (AT)  
 Charlotte Grinling (CG)  
 Mickey Smith (MS)  
 Simon Moss (SMo)  
 Steve Moss (StMo)  
 Lucy Devine (LD)  
 Clyde Watson – Peckham Vision (CW)  
 Eileen Conn – Peckham Vision (EC)

### Apologies

**ACTIONS FROM PREVIOUS MEETINGS** (*Closed Actions, Decisions and Notes will be removed on future minutes*)

No.	ITEM DETAIL	Who by When	Response
1	Diversity Impact Assessment - EC suggested that the project should contact the Forum for Equalities & Human Rights, to seek their views. ACTION: Add organisation to Diversity Impact Assessment register. The next quarterly meeting is on Tuesday 15 September	AW by 11/09/20	Closed. Added to register 14/09/20
	ACTION: Provide a few paragraphs to EC to request views	AW by 11/09/20	Closed. Provided 11/09/20. AW had conversation with David Stock on 14/09/20 pm.

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2	<p>Forecourt - The group indicated the station forecourt gathers a lot of rubbish.</p> <p>ACTION: Aside from GTR jet clean every 4 weeks, GTR to ask station team to sweep station forecourt every day as part of station clean</p>	PB by 18/09/20	Closed. GTR have confirmed the station team will clean on a daily basis outside the station in the forecourt area.
3	<p>Engagement - The project is likely to affect some neighbouring businesses operating on Arch Company leases.</p> <p>ACTION: Request that The Arch Company provide a representative to attend Focus Groups and Workshops going forward</p>	RN by 18/09/20	Closed. AW met Arch Co on 04/12/20, who have now committed to attend Focus Groups going forward
4	<p>Old Waiting Room – the group discussed whether this could form part of the future station design. This space will be considered as part of the future station design, however RN commented that this space is now a commercial lease owned by The Arch Company. To buy this space back from The Arch Company would require Network Rail to demonstrate it was intrinsically required for rail/station operations. Given what we know today, it is questionable that an argument could be made for this. Aside from this, The Arch Company have said they are considering development of the space and access to it, alongside any station development. At the very least, by providing lift access to platforms, the project would be providing access for all users to this space.</p>		
5	<p>Engagement - The project and its ongoing development is likely to have an effect on lineside neighbour residents on Holly Grove. The group suggested it would be useful to have representation from residents at the Focus Group. AW already has a relationship with Ms Clare Price a resident at no.6 Holly Grove</p> <p>ACTION: Approach Ms Price by email to provide a briefing of the project and potential impacts and also to discuss how representation from Holly Grove residents may best be achieved</p>	AW by 18/09/20	Closed. AW has contacted Mrs Price 14/09/20, but she has not responded. AW also contacted Lucy Devine who has accepted.

6	<p>Future Workshops – MS suggested an eye-catching leaflet promoting the workshops would be effective, or advertisements in South London Press or Southwark News. Digitally make use of Instagram and Twitter</p> <p>ACTION: Produce a leaflet to advertise the workshop, to put in the station concourse</p> <p>ACTION: Identify opportunities for distribution with MS</p>	<p>AW by 11/10/20</p> <p>AW by 11/10/20</p>	<p>Closed. We decided to put a poster in the station concourse, with a QR code people can scan for ease of use.</p> <p>Closed. E-mailed MS on 13/10/20.</p>
7	<p>Website – groups suggested the intended website to act as a portal for information and ongoing engagement. Communication going forward is key!</p> <p>ACTION: Explore potential for website to share agenda, minutes, issue log, design options and a comments box for providing feedback</p>	<p>AW by 30/09/20</p>	<p>Closed. Following initial difficulties, minutes, issue log, presentation and a survey have been loaded onto dedicated web page</p>
8	<p>Workshop – whilst a virtual session is proposed owing to pandemic, the group asked whether a safe physical session was possible for those who don't have digital access or where it is difficult for them</p> <p>ACTION: Investigate possibility of physical session</p>	<p>AW by 10/10/20</p>	<p>Closed. At the moment Network Rail corporate policy will not permit a physical workshop owing to pandemic safety risk. However, we will review this should policy change.</p>
9	<p>Recent improvements - The group commended the recent improvements to the station forecourt but suggested these be communicated to the local community as benefits of our collaboration</p> <p>ACTION: Explore publicising improvements perhaps as part of the next Station Square update</p>	<p>NK by 31/10/20</p>	<p>Open. NK committed to improving communications regarding the square. Their contractor KN do provide updated information on site</p>

10	<p>Bins - The lack of bins in the forecourt was seen as problem, leading to accumulation of rubbish on the floor ACTION: Consider provision of bins in the public right of way</p>	NK by 02/12/20	Closed. LT indicated that LB Southwark has provided an additional bin in the forecourt area. There are an additional 3 bins provided although we aren't sure who owns them.
11	<p>Wayfinding – wayfinding inside the station and in the public realm was seen as deficient ACTION: Approach Transport Signs to conduct an initial survey inside the station, using project funds</p> <p>ACTION: Review signage to station in the public realm vicinity</p>	<p>PB by 02/12/20</p> <p>NK by 02/12/20</p>	<p>Open. GTR have secured £30k of Passenger Benefit Fund money to upgrade signage and undertake some repainting.</p> <p>Closed. NK reported no plans to change external signage in the short term</p>
12	<p>Arch Company declined an offer for graffiti removal on their properties over the summer, suggest LB Southwark approach for a solution ACTION: In next meeting between LB Southwark and Arch Company, discuss graffiti removal</p> <p>ACTION: Approach Peckham Peculiar to explore identifying need for this cleaning work by Arch Co</p>	<p>NK by 10/10/20</p> <p>AW by 15/12/20</p>	<p>Closed. LT to chase up by 13/01/21. AW met with Arch Co 04/12/20 who agreed to the principle of a mural / artwork.</p> <p>Closed. AW e-mailed on 21/10/20 no response, has emailed again 02/12/20. We believe the people who run the Peculiar have been unwell.</p>

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13	<p>MS commented that the project should seek more diverse local involvement in the project. EC suggested the Rye Lan Chapel could be a good place to start to see if they are interested in helping</p> <p>ACTION: Approach Lilian Livingstone at Rye Lane Chapel</p> <p>ACTION: Speak with NK about further representation, potentially involving Penn People for representation on Focus Group</p>	<p>AW by 30/09/20</p> <p>AB by 30/09/20</p>	<p>Closed. Ms Livingston emailed on 20/02/21 to confirm she will take part in FG's going forward.</p> <p>Closed. NK view was involving Penn People was not appropriate.</p>
14	<p>Homeless people in Blenheim Grove passageway – two homeless people residing with mattresses leaving only 0.5m space for public to pass by on Blenheim Grove to access station.</p> <p>ACTION: LB Southwark to review whether these people can be moved to improve access</p>	<p>LT by 15/12/20</p>	<p>Closed. Issue has been passed to Southwark Housing Solutions team, to relocate to appropriate housing.</p>
15	<p>Involvement of Blenheim Grove residents – the group wanted to ensure these residents were involved given the impact</p> <p>ACTION: Contact Madeleine Lewis by email to invite to Focus Group &amp; Public Workshops</p>	<p>AW by 04/12/20</p>	<p>Closed. AW emailed Ms Lewis 02/12/20 with no response</p>
16	<p>Exterior of the station - MS suggested using commercial artwork as a way of funding a clean-up. This has been used successfully in other areas in London.</p> <p>ACTION: Consider whether exterior elevations could receive this treatment.</p>	<p>NK / LT by 13/01/21</p>	<p>Open. AW met Arch Co on 04/12/20 who have no objection to their elevations being used, subject to the normal consents process. LT has passed to Southwark's Culture Department, to update at next meeting in June</p>

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17	<p>January Public Workshop – the group encouraged the project to get the message out as wide as possible! The group suggested improving the design of the poster, potentially using a catchy visual, MS suggested refine your core message, use a strap line. The poster and leaflet should focus on encouraging attendance to the January workshop.</p> <p>ACTION: Improve an refine poster and leaflet for use There is an opportunity to provide a poster and leaflets at Pexmas at the Copeland Gallery (contact <a href="mailto:sarah@pexmas.com">sarah@pexmas.com</a>)</p> <p>ACTION: Contact Sarah Taylor to explore providing poster and leaflets at Pexmus The group agreed we must get the leaflets to local residents and share in bars and restaurants</p> <p>ACTION: post leaflets to Blenheim, Holly &amp; Elm Grove residents and to local bars and restaurants</p>	<p>AW by 07/12/20</p> <p>AW by 04/12/20</p> <p>AW by 15/12/20</p>	<p>Closed. Updated leaflet produced and 500 distributed</p> <p>Closed. AW email on 02/12, with no response.</p> <p>Closed. AW undertook on 19/12/20</p>
18	<p>Rear Gateline – CG asked what the expected use of a rear gateline would be, given knowledge of Blenheim Grove residents concern over the use of the arch access into Dovedale Court.</p> <p>Our modellers assumptions are that 20% of entry/exit would use any rear facing gateline either to access the businesses in Dovedale Court, or as a means of accessing the neighbourhood to the west. Many of the latter would of course be walking down Blenheim Grove today anyway. It is thought that a rear gateline by providing direct access to Dugdale Court would reduce the number of people having to use Blenheim Grove and the arch access Dovedale Court businesses.</p>		
19	<p>Blenheim Grove Representation - Tony Waters could be an ideal contact to represent the views of Blenheim Grove residents</p> <p>ACTION: Share Tony Waters contact details with AW to invite to future groups</p>	<p>CG by 01/03/21</p>	<p>Closed. Tony Waters agreed on 25/02 to attend Focus Group meetings</p>
20	<p>Fire Escape route under platform 4</p> <p>NOTE: CW reminded the group the passageway under platform 4 forms a fire escape for the properties under the arches on that side. AB confirmed that fire escape route will be maintained, probably with a door or a separate route to Holly Grove passageway</p>		
21	<p>Showing diversity – MS asked if images for the scheme could be representative of the local area</p> <p>ACTION: project will ensure diversity is shown in images</p>	<p>MS by 21/04/21</p>	

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22	<p>Community &amp; Stakeholder support for the scheme – Whilst public support is important when the case for the next stage is put to government for funding, EC suggested that it would be more effective for the project to build support from now.</p> <p>DECISION: The group agree to build support to a critical mass ready for the submission of the business case later this year.</p> <p>ACTION: Following the groups agreement, the project will provide a presentation of the options at the next public workshop, and then will conduct a survey following that session to allow the public to choose the option they liked.</p>	AW by 21/04/21	
23	<p>Compound Space on Holly Grove</p> <p>DECISION: The group indicated they were content with proposals to use part of the Hannah Berry site and the road space in front as temporary compound space while the project is under construction.</p>		
24	<p>Engagement with impacted Arch Co Leaseholders – EC asked that the project ensure it engages with leaseholders early to ensure they have relevant information</p> <p>ACTION: Project &amp; Arch Co to discuss approach, including most recent information</p>	AW & AT by 10/03/21	
25	<p>Impact on Dovedale Court – the group were concerned about the impact of the project on existing businesses in Dovedale Court.</p> <p>ACTION: project to continue to share and engage regarding proposals for compound space in Dovedale Court, to order to form the best proposal</p>	AW by 21/04/21	
26	<p>Next Public Workshop - CG asked that the presentation be simple on 21<sup>st</sup> April, stating pro's and cons for each option</p> <p>ACTION: Project to ensure presentation can be easily understood by public</p> <p>ACTION: Project to produce 1000 leaflets and distribute widely advertising the workshop</p> <p>ACTION: Try to get an article into Southwark Life and Peckham Peculiar</p> <p>ACTION: Share images and brief summary with group</p>	AW by 21/04/21 KJ by 08/04/21 AW by 01/03/21	
27	<p>NOTE: Peckham Vision's Twitter handle @Peckhamvision Network Rail's Twitter handle @NetworkrailSE</p>		
28	<p>Station Building Façade Restoration - AW is exploring with NR Asset Management team whether it is possible to make a case for restoration this year. This is certain to require external sources of funding to make it happen. MS suggested the supporting scaffold could be wrapped with a design provided by local artists, potentially including sensitive branding / advertisement to provide funds.</p> <p>ACTION: Provide details of potential artists/sponsors</p> <p>ACTION: When exploring restoration, check possibility to use a wrap</p>	MS by 10/03/21 AW by 21/04/21	

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**NEXT MEETING:** 18:00 – 20:00, 2 June 2020, by Zoom Video Conference