

Peckham Rye Station Enhancement

Focus Group Meeting 8

Time 17:00 – 18:00
 Date 8 March 2023
 Location By Zoom Video Conference

Attendees

Andrew Wood – Network Rail (AW)
 Phil Johnson – INVVU (PJ)
 Shane Hatton – INVVU (SH)
 Adam Brown – Landolt & Brown (AB)
 Benny O’Looney – Architect (BO)
 Ian Massey – Network Rail (Restoration Project) (MB)
 Georgina Barretta – Southwark Council (GB)
 Clyde Watson – Peckham Vision (CW)
 Esme Dobson – Councillor for Rye Lane Ward (ED)
 Guy Forrester (GF)
 Alan Sendorek – The Arch Company (AS)
 Sue Evans (SE) – South London Gallery
 Rhian Letang – Tree Sheppard (Peckham Business Forum)
 Sandra Ferguson – Tree Sheppard (Peckham Business Forum)

Apologies

Simon Moss (SMo)
 Matt Derry – London Borough of Southwark (LT)
 David Hibbs – Sustrans (DH)
 Paul Best – Govia Thameslink Railway (PB)
 Stephen Norris - Govia Thameslink Railway (SN)
 Mickey Smith (MS)
 Eileen Conn – Peckham Vision (EC)
 Charlotte Grinling (CG)
 Tony Waters (TW)

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 th 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.

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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 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 ! 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 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>	NK by 31/10/20	<p>Open. NK agreed to use the wall space by the TSB Bank to sell the square and station project.</p> <p>Update: TSB have agreed to place a noticeboard on their rear wall. We have some design options, Morgan Hislop will design the boundary frame.</p> <p>Update 21/09: Closed: information board have been put up in the noticeboard outside the station. Southwark have updated their website re: station square.</p>
10	<p>Bins - The lack of bins in the forecourt was seen as problem, leading to accumulation of rubbish on the floor</p> <p>ACTION: Consider provision of bins in the public right of way</p>	NK by 02/12/20	<p>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.</p>
11	<p>Wayfinding – wayfinding inside the station and in the public realm was seen as deficient</p> <p>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>Closed. GTR delivered updated signage and renovated stairway inside station in April.</p> <p>Closed. NK reported no plans to change external signage in the short term</p>

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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>
13	<p>MS commented that the project should seek more diverse local involvement in the project. EC suggested the Rye Lane Chapel could be a good place to start to see if they are interested in helping ACTION: Approach Lilian Livingston 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. 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 ACTION: Contact Madeleine Lewis by email to invite to Focus Group & 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>Square Works - 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 GB to update at next meeting</p>	<p>Open. LT has passed to Southwark's Culture Department.</p> <p>Update: Still looking at this and generating a co-ordinated programme around the town centre generally, including potentially painting roller shutters as well.</p> <p>Update: GB confirms large image on Rye Lane side will show square. Opportunity on Station Way. IJ Concern about graffiti.</p>
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 sarah@pexmas.com)</p> <p>ACTION: Contact Sarah Taylor to explore providing poster and leaflets at Pexmus</p> <p>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 & 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>		

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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>	CG by 01/03/21	Closed. Tony Waters agreed on 25/02 to attend Focus Group meetings
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>	AB by 21/04/21	Closed. CGI images updated
22	<p>Community & 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	Closed. Options presented and survey on webpage
23	<p>Compound Space on Holly Grove</p> <p>DECISION: The group indicated they were content with proposals to use part of the Hannah Barry 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 & Arch Co to discuss approach, including most recent information</p> <p>ACTION: Widen invite to other tenants in Dovedale Court & those affected in Blenheim Court. Expected to be in late Summer</p> <p>ACTION: At next meeting with tenants ask if tenants want to be added to mailing list</p>	<p>AW & AS by 10/03/21</p> <p>AS prior to next tenants meeting</p> <p>AW at next tenant meeting</p>	<p>Closed. Project meeting with Arch Co and leaseholders before every meeting</p> <p>Closed. Meeting held on 26/11/21</p> <p>Closed. Mentioned this, but there were no takers.</p>

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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	Closed. Updated compound plans shared in public workshop
26	<p>Next Public Workshop - CG asked that the presentation be simple on 21st 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>	<p>AW by 21/04/21</p> <p>KJ by 08/04/21</p> <p>AW by 01/03/21</p>	<p>Closed. Simpler images used at workshop</p> <p>Closed. Leaflets hand delivered 2 weeks before workshop</p> <p>Closed. Article published in Peckham Peculiar</p>
27	NOTE: Peckham Vision's Twitter handle @Peckhamvision Network Rail's Twitter handle @NetworkrailSE		

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> <p>ACTION: prepare High level 'outline' (not design brief) of what was discussed and the three projects all working together and supply to designer.</p> <p>ACTION: Arrange follow up call with graphic designer to relate brief, followed by joint site visit to visualise possibilities. Invite deliverers of new wrap (GESS).</p> <p>ACTION: Once the proposal is confirmed, it is to be shared with Southwark planners for review</p>	<p>MS by 10/03/21</p> <p>AW by 21/04/21</p> <p>MS / CG by 07/06/21</p> <p>MS by 12/06/21</p> <p>NK by 30/06/21</p>	<p>Closed. MS confirms Pernod Ricard are interested to help fund the wrap with some advertising. MS has contacts with graphic designers</p> <p>Closed. Project is prepared to fund a wrap on the eastern elevation which can be used to sell future of Peckham</p> <p>Closed. Brief created and issued to Graphic Designer 07/06/21</p> <p>Closed. Arranged for 09/06/21, design issued 06/09/21.</p> <p>Closed. Have shared outline design with Southwark, no hoarding license required as not on a public highway. No objection received from Southwark. GTR have approved.</p>
29	<p>Construction Approach – CG asked how much of the work will require out of hour working and will the station remain operational. The project team are developing programmes and considering sequencing of the works for each option to minimise impact however needing to consider safety, duration, impact and cost. The central core works are proving most challenging with the phasing. TD asked for more details of the construction plan, impacts and timings in the 08/029/21 meeting</p> <p>ACTION: Provide update on construction & impact on station at next tenants and focus group meeting in November 2021.</p>	<p>PJ by 03/11/21</p>	<p>Closed. Full update provided in meeting on 08/12/21</p>

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30	Public Toilets – stakeholders asked that the station square scheme retain the original proposal for public toilets ACTION: Southwark to confirm whether toilets are to feature as part of the final design and how these are to be managed to prevent misuse	NK by 03/11/21	Closed. Fully accessible public toilets to be provided as part of the Aylesham Redevelopment and will be safer cleaner and better than single facility by the square.
31	CGI Images – stakeholders indicated there is some confusion with the current CGI images, as people confuse one of the images from the back thinking it is from the front. ACTION: Project team to create updated CGI images including those from the front of the station, to resolve confusion	AB by 03/11/21	Closed. More images provided in meeting on 08/12/21
32	Artwork – An early conversation University Arts London would be needed to discuss how a gallery space would work. ACTION: Provide UAL contact to explore future art and gallery space in the station Avoid visual clutter.	GB by 31/10/22	Closed. Update: To be picked up in Project's Detailed Design Stage
33	Station Square – updated plan for the square needs to be shared with local stakeholders ACTION: Share updated plan, either online or by email	NK by 01/10/21	Closed. Southwark Council have updated their website with latest details. All enquiries should be directed there.
34	Wrap Artwork Comms – we need to prepare a comms plan to highlight the new artwork ACTION: Network Rail Comms to prepare media plan for the new wrap, should it be funded and go ahead	AW by 01/10/21	Closed – no funding available.
35	Restoration work - communications ACTION: Confirm engagement plans for public consultation, define how wide a geographical area the letter drop will be	MB by 23/12/21	Closed – works underway
36	Restoration work – supporting local businesses ACTION: Should the proposed scaffold wrap and design not proceed, restoration work to apply a Coal Rooms Open banner on scaffold	MB by 05/01/21	Closed – this has been done
37	Planning Submission Public Workshop – EC implored the project to try to set the date of the workshop ASAP. AB explained that is difficult given it depends on the outcome of some vital meetings and progress with surveys and deliverables ACTION: Project team to try to identify date for workshop	AW, PJ & AB by 23/12/21	Closed – Workshop held on 16 February

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38	Approach Sally Williams to join Focus Group on behalf of Holly Grove residents	AB by 31/10/22	Closed. Sally Williams has accepted invite
39	Approach Akbar Khan & Umar Elahi (Choumert Grove Mosque) if they would like to join	BO by 31/10/22	Open. BO to chase.
40	Ask Southwark Colleagues about other relevant local people who may like to join	GB by 31/20/22	Closed. Deferred to pick up once Upgrade project wins funding
41	No objection to Iain Johncock joining the Focus Group		
42	Approach Peter Babadu to invite to group	AW by 31/10/22	Closed. On 23/09 Peter agreed to join the group
43	Share Section 106 agreement with group once signed and in the public domain.	AW by 31/01/23	Open. S106 not yet signed, awaiting agreement of final party to sign (CBRE)
44	The group DECIDED that when funding is provided, the project should hold an in-person presentation followed by one online for those that cannot join.		
45	No objection to Sue Evans from South London Gallery joining the Focus Group.		
NEW ACTIONS			
46	NOTE: Contrary to action no.30, GB confirmed that provision of toilets in an Arch Company arch close to the new Station Square was still in plan		

NEXT MEETING: 17:00 – 19:00, 31st May 2023 meeting by Zoom Video Conference