

Peckham Town Centre Car Park

Brief for Proposals for Interim uses (August 2015)

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Site:

Peckham Town Centre Car Park, Rye Lane, Peckham SE15 4ST.
 Vehicular access via Cerise Road, Peckham, SE15 5HQ.
 See site location plan at Appendix 1.

Opportunity:

The London Borough of Southwark is inviting proposals for interim uses for the Peckham Town Centre Car Park. Acceptable proposals are anticipated to comprise predominantly B1 uses, with potential for a small proportion of leisure provision A3 / A4. Acceptable uses might include:

- Flexible workspace, including managed workspace and business incubator space;
- Workshops, studios, particularly focussed on creative and cultural industries, reflecting Peckham’s emerging role as a centre for cultural uses and existing uses in the building;
- A small component of food / drink uses, complementing existing uses within the building and wider town centre but reflecting wider licencing constraints; and
- Other potential complementary uses that may come forward as part of a well-considered, mixed-used proposal.

(Nb residential uses will not be considered acceptable.)

Background:

Peckham Town Centre Car Park is a multi-storey car park constructed in the 1980s as part of a Sainsbury’s supermarket. The supermarket has since closed and has been converted into a cinema, the “Peckhamplex”, while the multi-storey car park became a Council-run public car park. The car park was designed with capacity for approximately 360 vehicles and currently operates from Monday to Friday, 8.30am to 6.30pm, however it is largely under-utilised, with nearby surface car parks at Morrisons and Choumert Grove more popular.

As reflected within the emerging New Southwark Plan, the Council considers that the multi-storey car park site will be comprehensively redeveloped in the longer-term, however the Council is currently investigating options for re-use of the existing structure for interim uses in the medium-term, with a particular focus on employment-generating uses along with the potential for creative and arts-based uses that build upon the existing local network of arts and cultural uses in the local area and Peckham’s emerging cultural offer and evening economy.

Building:

The building is a 6-storey concrete-frame building. The Council is seeking proposals for the three available storeys of the multi-storey car park building. The total remaining floorspace available within the building is approx. 8,200 sqm, comprising the following areas:

Level -1 & 0	Retained parking
Level 1 & 2	1,800 sqm
Level 3 & 4	2,300 sqm
Level 5 & 6	4,100 sqm
Level 7 & 8	Let
Level 9 & 10	Let

See floor plans at Appendix 2. Floor-to-ceiling heights on the upper storeys are approx. 2.76m, with 0.48m depth concrete beams at 2.5m centres.

The top two storeys (levels 7/8 & 9/10) of the car park are currently let to Bold Tendencies CIC for a rooftop café/bar, “Frank’s Café and Campari Bar”, as well as art gallery and exhibition space, including a

150-capacity auditorium on level 8, that hosts a well-publicised and popular seasonal programme (June - September) of cultural and arts-based events. This use is on a short-term lease and will remain in its current location for the next 4 years.

It is expected that the ground floor of the building (levels 0/-1), including the external surface car park, will need to be retained for parking uses. Also located within the surface car park is the hub for the Council’s CCTV network, which will continue to operate from its current location.

In addition to the adjoining multiplex cinema, the existing uses outlined above will continue and any proposals for the remainder of the building will need to demonstrate how it can be made to work alongside them.

There is an existing electrical supply to the building. It will be expected that the tenant provide for installation of a standalone metered supply to meet its requirements. The building does not currently have a potable water supply or sewage connection, although there is a surface water draining system. Proposals will need to detail arrangements for sanitation and services as required by the proposed uses.

Terms:

The Council would initially expect to enter into an agreement for lease with the selected tenant, subject to achievement of necessary consents, including planning and building control, whereupon a lease would be granted. As it is anticipated that the multi-storey car park building will come forward for redevelopment in future, the Council expects to offer a lease term of up to 5 years.

The Council will be expecting to receive a commercial rent for space within the building. The Council is not specifying the level of commercial rent payable as this will be just one of the elements upon which competing proposals will be comparatively assessed (see Evaluation, below). Proposals will be expected to set out the level of commercial rent offered.

Proposals:

Proposals should address the following areas:

- Overall summary of proposal and regeneration benefits;
- Schedule and details of the proposed uses;
- Details of how proposed uses would work in the context of existing uses, including issues such as fire strategy, retained public and vehicular access to top floors;
- Details of any proposed works to the building, including provision of any infrastructure and utilities; and
- Business plan and proposed commercial terms.

Evaluation:

Proposals will be comparatively evaluated on the basis of:

- Business plan and level of commercial income to the Council;
- Deliverability and complementarity of proposed uses with existing uses within the building; and
- Overall contribution to the regeneration of the wider town centre.

Indicative Programme:

Opportunity published:	August 2015
Submission of proposals:	<u>by Friday 18th September 2015</u>
Preferred tenant selected:	October 2015



Contact:

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Appendix 1 – site location plan



Appendix 2 – floor plans

