

NSP58: Choumert Grove Car Park.

Comments on Southwark Council's Preferred Option (*shown in italics*)

Eileen Conn (SE15 4LE) April 2017

Council text: Site vision

Redevelopment of the site must:

- *Retain a car park, which may include cycle parking, of equivalent size;*
- *Provide an improved east-west green link to enhance local permeability.*

Redevelopment of the site may:

- *Provide new homes;*
- *Provide new small business space.*

EC COMMENTS:

* Retaining the car park at 'equivalent size' is not clear enough. Is it the same number of car park spaces or size of land taken for car parking?

* Agree that the car park of equivalent **capacity** should be retained as it is well used by the members of several large nearby faith organisations, in addition to many other town centre shoppers and visitors, and also rail station users. It is essential to have an accessible car park in the south part of the town centre.

* Do not agree that providing new homes in such a public car park is appropriate. The two just don't mix because of noise, disturbance and fumes. How would the new residents be prevented from using the car park? And if they were unable to park it would cause great upset from them, and will be bad for community relations.

* Developing the car park for new buildings for homes and business space as proposed can be done only by exceeding the heights of local residential buildings and being too close to the existing residential buildings.

* Heights of buildings in the middle of this residential conservation area should be related only to the heights of residential buildings in the surrounding conservation area and not related at all to heights of buildings on Rye Lane in the commercial town centre area.

* The open space needs to be retained for loading and unloading and waste disposal for the Rye Lane shops, and also for the landing of emergency medical vehicles.

* Providing an improved east-west green link to enhance local permeability seems a good idea but the detail is critical and needs detailed discussion with local residents before any designs are developed.

The vision for the site should be to retain it as a town centre public car park, and explore with local residents and traders improving the design of the open space, and additional uses at appropriate times, not involving development of buildings.

Council text: Indicative development capacity

- *Residential (C3) – 50 homes*
- *Car park (sui generis) – 3,489 m²*

EC COMMENTS

There should be no homes developed on this site.

Council text: Required uses

- *Car park (sui generis) – 3,489 m²*

Or

- *Residential (C3)*

Other acceptable uses

- *Small Business space (B1)*

EC COMMENTS

Required uses we understand should read AND not OR. I don't agree that this site should be developed for new buildings for housing or business space. It should remain as a town centre public car park.

Council text: Design & Accessibility Guidance

The site is suitable for a residential-led development with retained car-parking for visitors of Peckham town centre. Redevelopment should provide an east-west green link connecting Choumert Grove to Rye Lane. The site should connect to the nearby cycle network. The site is not within a borough designated archaeological priority zone but is within the Rye Lane Peckham conservation area. It is also within the settings of Holly Grove conservation area and the Grade II listed Girdler's Cottages and 9, 11 and 11a Blenheim Grove.

EC COMMENTS

- * I do not agree that the site is suitable for residential development for the reasons set out above.
- * In addition, it is one of the few spaces left in the town centre perimeter with access to open sky and open space which is highly valued by local people. It should remain as an open space used as a public car park.
- * I agree that a green link between Choumert Grove and Rye Lane, and connecting the site to the cycle network, would be desirable.
- * The design and use of the open space and green aspects, as well as pedestrian and cycle links, should be improved.
- * The design should resolve the problems with waste disposal and recycling from the surrounding area, including Rye Lane.
- * Any redesign of the space should be linked and aligned with the developments at All Saints Church grounds.
- * All ideas about improving the design and uses of the space should be discussed in detail with local residents and traders in a co-production exercise.