

YOUR FEEDBACK TO DATE

We would like to thank all those who have already provided feedback, it has all been very helpful. What we heard confirmed that Peckham Town Centre is much loved locally and an important part of locals' lives. You told us...

You love Peckham because of its:

- > History and cultural heritage.
- > People, social mix and diversity.
- > Distinctive character.
- > Vibrancy, from early in the morning until late into the evening.

How we have responded

- > We recognise the importance of making sure this scheme reflects the best of Peckham.
- > We have commissioned five additional architects – all from the local area – to help us design a plan that represents what we all love about Peckham.

That you wanted this site to deliver:

- > New affordable homes, including social homes (or Council housing).
- > More open, green spaces to relax and spend time.
- > A new community space and multi-faith space.
- > Better routes from the High Street to Rye Lane .

How we have responded

- > The proposals include a significant number of new homes, including a mix of affordable homes.
- > We will be meeting Southwark Council's policy for 35% of all new homes to be affordable within the development, which will include a number of homes for social rent.
- > The site will also include a number of new public areas for people to enjoy and spend time in. We welcome your thoughts on what these spaces could look like.

You would like to see the shopping experience improved by:

- > Keeping the Morrisons store trading.
- > Providing a greater range of shops.
- > Adding to the existing restaurant, cafe and bar scene.
- > Balancing the number of independent and local shops with larger brand names and chains .

How we have responded

- > We are committed to retaining the Morrisons store. It is a key employer in the area and it will continue to trade whilst a new store is built.
- > Although it is too early to talk to other potential occupiers, we are designing the scheme in a way that could accommodate a range of different types of retailers, including smaller shops, spaces for stalls, and units for bigger high street brands.

You think the local business community and retail could benefit from:

- > More affordable space for artists.
- > New business space in the town centre for digital businesses.
- > New co-working space.
- > Work opportunities for local people.

How we have responded

- > Our scheme is designed to be flexible and to be ready to accommodate future business or retail needs. We are also looking to retain and grow existing occupiers where possible.
- > We are committed to working with local business organisations and the Council to see how we might be able to provide employment and training opportunities for local people.

The scheme should be designed in a way that:

- > Is sensitive to local heritage aspects and conservation areas.
- > Does its best to protect key local views from Frank's Café and the Bussey Building.
- > Is reflective of the vibrancy of the area.
- > Means the Aylesham Centre remains affordable to local people.

How we have responded

- > We are aware that height was a key concern of local people.
- > The Peckham and Nunhead Area Action Plan has identified the Aylesham Centre as a site which could accommodate a landmark building and the draft New Southwark Plan confirms that a 20 storey building could be appropriate in this location. We are currently looking at design options including a 15-20 storey building to ensure that we are able to deliver the new homes that London desperately needs.
- > The design team has also spent time evaluating where taller buildings might be most appropriate on the site.