



## OLD PECKHAM LIBRARY UPDATE

MARCH 2021

We're proposing to build a new community space and new council homes on the Old Peckham Library site which is situated next to the Goldsmith Estate, as part of our commitment to providing more quality council homes across the borough. We've committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

The proposed new development will provide new council homes at council rents. A minimum of 50% of these new council homes will be let to existing local residents in housing need in line with the council's local lettings policy. This means residents can continue to live near family, friends, and services they currently use. Old Peckham Library is one of over 120 infill, rooftop and redevelopment sites we are working on across the borough. A map of these sites can be found on the Southwark website – please see the link at the end of this newsletter.

### LATEST UPDATES

In December we held an Open Event for residents to meet the design team, including the architect - Architecture Doing Place and Studio Gil and the Employer's Agent, Potter Raper. At the Open Event the architect outlined the opportunities for the new building by establishing the connections to the local area, the site history and its character and appearance. They also looked at some of the site constraints, for example, the access to the existing building, security and trees. Some of the residents that attended the Open Event put themselves forward to join the resident Project Group.

If you are interested in joining the Project Group, please do get in touch using the contact details below. We can send you further information and the details of the next Project Group meeting.

The first project group meeting was held in February and the architect presented their initial thoughts on the site, whilst looking at the potential of the new building height and the uses for the ground floor. They also identified the public realm area surrounding the building and how this could be improved to make the new building accessible and welcoming.

We will regularly update our webpage on Commonplace with information on the project, survey questions and an interactive map. This will enable residents to give further feedback on the project.

The feedback from the online meetings is summarised below:



## YOUR VIEWS

### Residents' concerns

- The existing gates on Peckham Hill Street should not be removed
- The homes are prioritised for local people
- A community space is retained on the ground floor

### Residents' hopes and priorities

- A new community café, fronting Peckham Hill Street
- Security is improved around the site
- The area surrounding the new building is welcoming

## PROJECT OBJECTIVES

The new building will create a new community space on the ground floor for Pecan. Pecan are a charity based in Peckham. In addition, the proposed new development will also create new council homes for council rent on the floors above.

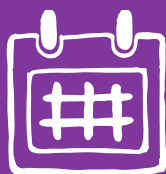
## NEXT STEPS

Site surveys are currently being carried out to find out more information about the site. This information will be factored into the proposals and submitted as part of the planning application.

We are carrying out consultation with Pecan to ensure that the proposals meet their needs. In addition, the architects are also working on updating the proposals that will be presented at the next Project Group meeting.

## KEY DATES AND TIMELINE

Please note, these are indicative dates and subject to change.



### TIMELINE

Spring 2021 - We'll work with residents on the design of the development and hold a series of resident project group meetings

Summer 2021 - Planning submission

Autumn 2021 - Planning approval

Early 2022 - Appointment of contractor

Spring 2022 - 'Meet the contractor' event for residents

Winter 2023 - Building completed. Residents move into their new homes

## CONSULTATION DURING THE COVID-19 PANDEMIC

We remain committed to ensuring we consult with you throughout the design and development stages of the proposed new council homes. We want to make sure of you are involved in the most important decisions as we progress.

Due to the current restrictions in place to prevent the spread of COVID-19, we are unable to hold meetings or to carry out consultation in-person. This means that meetings will be held online via video calls and information and feedback can be given via the Commonplace website/consultation hub (please see link below).

If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post.

If guidance changes and we are once again able to hold meetings, we will consult with residents about their preferred method of communication and consultation.

### KEEP UPDATED ONLINE

The link to access the Old Peckham Library Commonplace page is:

<https://oldpeckhamlibrary.commonplace.is/>

The link to access the map of new homes sites on the Southwark website is:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/map-of-new-council-homes-sites>

### YOUR CONTACTS

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