Hello neighbour

You have received this newsletter to tell you about the plans for the re-development of 190 Rye Lane and how to provide your comments.

190 Rye Lane is located five minutes walk from Peckham Rye Station and Peckham Rye Common. Currently, the site is largely being used as a building salvage yard at the back of the site, shared with a hair salon at the front and flat above.

We are proposing to provide:

- 22 new homes across two buildings
- Communal gardens for new residents
- Refreshed ground floor retail space
- Potential opportunity for a restaurant located within new basement

Proposed re-development of 190 Rye Lane

190 Rye Lane

Get involved

We want to know what you, as our neighbour, think of our proposals for this under-used site.

We want to hear your views so we can take these into consideration when we prepare a planning application for the site; we have enclosed a feedback form so you can give these.

If you want more information on these proposals or have any questions, there will be an opportunity to talk to members of the design team at our on-street surgery at 190 Rye Lane on:

- Thursday 17th September, 12 noon – 2pm
- Friday 18th September, 3 – 5pm

Please see more details on the back page.

Please see overleaf for more information on what is being proposed.

The proposals have been brought forward to support the wider regeneration plans for Peckham and to provide a lasting and meaningful contribution to this part of Rye Lane.

Benefits

We believe that the proposals for 190 Rye Lane will:

- Develop a run-down, under-used site
- Provide much needed high quality new homes
- Provide new retail and communal space to Rye Lane
- Support the proposals for Rye Lane in the context of the wider regeneration plans for Peckham
- Provide an opportunity for new businesses at basement level

How do I get involved?

1. Fill in and tear off the feedback form and send it back in the envelope enclosed or to our FREEPOST address
2. Come to the on-street surgery at the entrance of Christmas Ward salvage yard, 190 Rye Lane, Peckham, SE15 4UF

You can drop in anytime on:

- Thursday 17th September, 12 noon – 2pm
- Friday 18th September, 3 – 5pm

3. You can also contact us for any further information by:
   - Calling: 0344 225 0003
   - E-mailing: charlotte.wills@glhearn.com
   - Writing to: FREEPOST RTHZ-AKZT-SABG, GL Hearn, 280 High Holborn, London, WC1V 7EE

Event details below

Map showing the location of the site
The site today
The site is predominantly used as a salvage yard which contains piles of building materials and a number of steel storage sheds. At the front of the site, there is a 19th century traditional brick building which houses a small shop on the ground floor and accommodation above it.

Next to this is a ‘gap’ in the traditional brick frontage and a covered gateway for vehicles and pedestrians entering the salvage yard. Neighbouring the site are low, traditional buildings which contain piles of building materials and a single storey shop on the ground floor and accommodation above it.

Access to Shop Unit
The building salvage yard

The proposed development is divided into two blocks:

- **Block A** will contain 5 new homes, retail space and basement all of which use the earlier building heights along Rye Lane.
- **Block B** will contain 17 new homes within a building of four storeys and is positioned centrally within the site to limit impact on neighbouring properties.

- Both residential blocks will have south and facing communal gardens that can be enjoyed by the new residents.
- Balconies and terraces are included in the plans but are designed to ensure privacy for both residents and neighbours.

Materials
The existing frontage of the building will be returned to its original red brick finish and a sympathetic contrast material of light brick and mortar is proposed for the new buildings.

The Plans
The current proposals for 190 Rye Lane include:

- 22 new apartments including a mixture of affordable and private housing across two four storey buildings
- Communal gardens for new residents
- Retail space and ground floor level
- Basement for commercial use which could be used as a restaurant
- Retention of the original brick frontage
- Secure pedestrian and delivery vehicle access directly from Rye Lane (access already the case)

Layout
The proposed development is divided into two blocks:

- **Block A** will contain 5 new homes, retail space and basement all of which use the earlier building heights along Rye Lane.
- **Block B** will contain 17 new homes within a building of four storeys and is positioned centrally within the site to limit impact on neighbouring properties.

- Both residential blocks will have south and facing communal gardens that can be enjoyed by the new residents.
- Balconies and terraces are included in the plans but are designed to ensure privacy for both residents and neighbours.

Materials
The existing frontage of the building will be returned to its original red brick finish and a sympathetic contrast material of light brick and mortar is proposed for the new buildings.

The Plans
The current proposals for 190 Rye Lane include:

- 22 new apartments including a mixture of affordable and private housing across two four storey buildings
- Communal gardens for new residents
- Retail space and ground floor level
- Basement for commercial use which could be used as a restaurant
- Retention of the original brick frontage
- Secure pedestrian and delivery vehicle access directly from Rye Lane (access already the case)

Materials
The existing frontage of the building will be returned to its original red brick finish and a sympathetic contrast material of light brick and mortar is proposed for the new buildings.
Hello neighbour

You have received this newsletter to tell you about the plans for the re-development of 190 Rye Lane and how to provide your comments.

190 Rye Lane is located five minutes walk from Peckham Rye Station and Peckham Rye Common. Currently, the site is largely being used as a building salvage yard at the back of the site, shared with a hair salon at the front and flats above.

We are proposing to provide:
- 22 new homes across two buildings
- Communal gardens for new residents
- Refreshed ground floor retail space
- Potential opportunity for a restaurant located within new basement

Proposed re-development of 190 Rye Lane

We want to know what you, as our neighbour, think of our proposals for this under-used site. We want to hear your views so we can take these into consideration when we prepare a planning application for the site; we have enclosed a feedback form so you can give these.

If you want more information on these proposals or have any questions, there will be an opportunity to talk to members of the design team at our on-street surgery at 190 Rye Lane on:

- Thursday 17th September, 12 noon – 2pm
- Friday 18th September, 3 – 5pm

Please see more details on the back page.

Please see overleaf for more information on what is being proposed.

The proposals have been brought forward to support the wider regeneration plans for Peckham and to provide a lasting and meaningful contribution to this part of Rye Lane.

Benefits

We believe that the proposals for 190 Rye Lane will:
- Develop a run-down, under-used site
- Provide much needed high quality new homes
- Provide new retail and communal space to Rye Lane
- Support the improvement of Rye Lane in the context of the wider regeneration plans for Peckham
- Provide an opportunity for new businesses at basement level

How do I get involved?

1. Fill in and tear off the feedback form and send it back in the envelope enclosed or to our FREEPOST address

2. Come to the on-street surgery at the entrance of Christmas Ward salvage yard, 190 Rye Lane, Peckham, SE15 4NF

You can drop in anytime on:
- Thursday 17th September, 12 noon – 2pm
- Friday 18th September, 3 – 5pm

3. You can also contact us for any further information by:
   Calling: 0344 225 0003
   E-mailing: charlotte.wills@glhearn.com
   Writing to: FREEPOST RTHZ-AKZT-SABG, GL Hearn, 280 High Holborn, London, WC1V 7EE

Get involved

We want to know what you, as our neighbour, think of our proposals for this under-used site. We want to hear your views so we can take those into consideration when we prepare a planning application for the site. We have enclosed a feedback form so you can give these.

If you have any questions or have any questions, there will be an opportunity to talk to members of the design team at our on-street surgery at 190 Rye Lane on:

- Thursday 17th September, 12 noon – 2pm
- Friday 18th September, 3 – 5pm

Please see more details on the back page.
The site today
The site is predominantly used as a salvage yard, which contains piles of building materials and a building which contains piles of building materials.

At the front of the site, there is a 19th century traditional brick building which houses a small shop on the ground floor and accommodation above it.

Next to this is a ‘gap’ in the traditional brick building and a covered gateway for vehicles and pedestrians entering the salvage yard.

Neighbouring the site are low, traditional buildings and pedestrians entering the salvage yard.

Next to this is a ‘gap’ in the traditional brick building which contains piles of building materials and a shop on the ground floor and accommodation above it.

The Plans
The current proposals for 190 Rye Lane include:

- 52 new apartments including a mixture of affordable and private housing across two four storey buildings
- Communal gardens for new residents
- Retail space on ground floor level
- Basement for commercial use which could be used as a restaurant
- Retention of the original brick frontage
- Secure pedestrian and delivery vehicle access directly from Rye Lane (access already in place)

Materials
The existing frontage of the building will be returned to its original red brick finish and a sympathetic but contrasting material of light brick and mortar used as a restaurant.

The existing proposals for 190 Rye Lane include:

- 3 new homes, retail accommodation for commercial use which could be used as a restaurant
- 5 new homes, retail accommodation for commercial use which could be used as a restaurant
- Communal gardens for new residents
- Secure pedestrian and delivery vehicle access directly from Rye Lane (access already in place)

Layout
The proposed development is divided into two blocks:

- Block A will contain 3 new homes, retail space and basement. All of this is new building.
- Block B will contain 17 new homes within a building of four storeys and is positioned centrally within the site to limit impact on its original frontage.
- Both residential blocks will have south west facing communal gardens that can be enjoyed by the new residents.
- Balconies and terraces are included in the plans but are designed to ensure privacy for both residents and neighbours
- The building has been designed to minimise light floodlighting from the site.

The current proposals for 190 Rye Lane include:

- 52 new apartments including a mixture of affordable and private housing across two four storey buildings
- Communal gardens for new residents
- Retail space on ground floor level
- Basement for commercial use which could be used as a restaurant
- Retention of the original brick frontage
- Secure pedestrian and delivery vehicle access directly from Rye Lane (access already in place)
Hello neighbour

You have received this newsletter to tell you about the plans for the re-development of 190 Rye Lane and how to provide your comments.

190 Rye Lane is located five minutes walk from Peckham Rye Station and Peckham Rye Common. Currently, the site is largely being used as a building salvage yard at the back of the site, shared with a hair salon at the front and flats above.

We are proposing to provide:
- 22 new homes across two buildings
- Communal gardens for new residents
- Refreshed ground floor retail space
- Potential opportunity for a restaurant located within a new basement

Proposed re-development of 190 Rye Lane

Get involved

We want to know what you, as our neighbour, think of our proposals for this under-used site.

We want to hear your views so we can take these into consideration when we prepare a planning application for the site; we have enclosed a feedback form so you can give these.

If you want more information on these proposals or have any questions, there will be an opportunity to talk to members of the design team at our on-street surgery at 190 Rye Lane on:

Thursday 17th September, 12 noon – 2pm
Friday 18th September, 3 – 5pm

Please see more details on the back page.

Benefits

We believe that the proposals for 190 Rye Lane will:
- Develop a run-down, under-used site
- Provide much-needed, high-quality new homes
- Provide new and continued space to Rye Lane
- Support and improve 190 Rye Lane in the context of the wider regeneration plans for Peckham
- Provide new opportunities for new businesses at basement level

How do I get involved?

1. Fill in and tear off the feedback form and send it back in the envelope enclosed or to our FREEPOST address.
2. Come to the on-street surgery at the entrance of Christmas Ward salvage yard, 190 Rye Lane, Peckham, SE15 4RF
   You can drop in anytime on:
   Thursday 17th September, 12 noon – 2pm
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3. You can also contact us for any further information by:
   - Calling: 0344 225 0003
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   - Writing to: FREEPOST RTHZ-AKZT-SABG, GL Hearn, 280 High Holborn, London, WC1V 7EE

Please see overleaf for more information on what is being proposed.

The proposals have been brought forward to support the wider regeneration plans for Peckham and to provide a running and meaningful contribution to this part of Rye Lane.

Re-development of 190 Rye Lane

Benefits

We believe that the proposals for 190 Rye Lane will:
- Develop a run-down, under-used site
- Provide much-needed, high-quality new homes
- Contribute new retail and commercial space to Rye Lane
- Support the improvement of Rye Lane in the context of the wider regeneration plans for Peckham
- Provide an opportunity for a new restaurant at basement level