PECKHAM TOWN CENTRE

Copeland Industrial Park – huge potential for new public realm, mixed rehabilitation and new buildings

This building is an early 20th century reinforced concrete industrial structure, brick-clad with most of its decorative features on the side facing the railway tracks. It originally acted as advertising for Bussey and Co, the well-known sporting goods manufacturers. George Bussey was an eminent Victorian industrialist and entrepreneur. The factory made cricket bats from its own willow farm in Suffolk. There are magnificent views of central London from the three roofs. The factory was, when it was built, one of Peckham's tallest buildings.

Now known as CIP House, in the Copeland Industrial Park, it is tucked away behind Bournemouth Road and Rye Lane. The Park hosts many small businesses, some 60 artists, faith groups, and cultural arts and exhibition spaces, and is part of the large 7 acre site designated by the Council and TfL for demolition for the Cross River Tram depot (2016).

But it is a strategic site in the heart of the town centre, and could have a different future. The mix of historic buildings and other spaces provide significant potential for innovative development for new modern uses providing vibrant life to the town centre. The Bussey building is probably the last really big early 20th century industrial building in Peckham of which there were once quite a few. It was probably used for wartime production during the first and presumably the second world wars. The basement was used as an air raid shelter during the Second World War.

Benedict O'Looney, local architect and historian, says *"This building needs preserving as a marker of Peckham's once impressive industrial past. There are just a few of these industrial buildings left in the area, and this is an important example. It is a very solid well made building capable of a long life with modern rehabilitation, as part of a creative development of the overall site."*