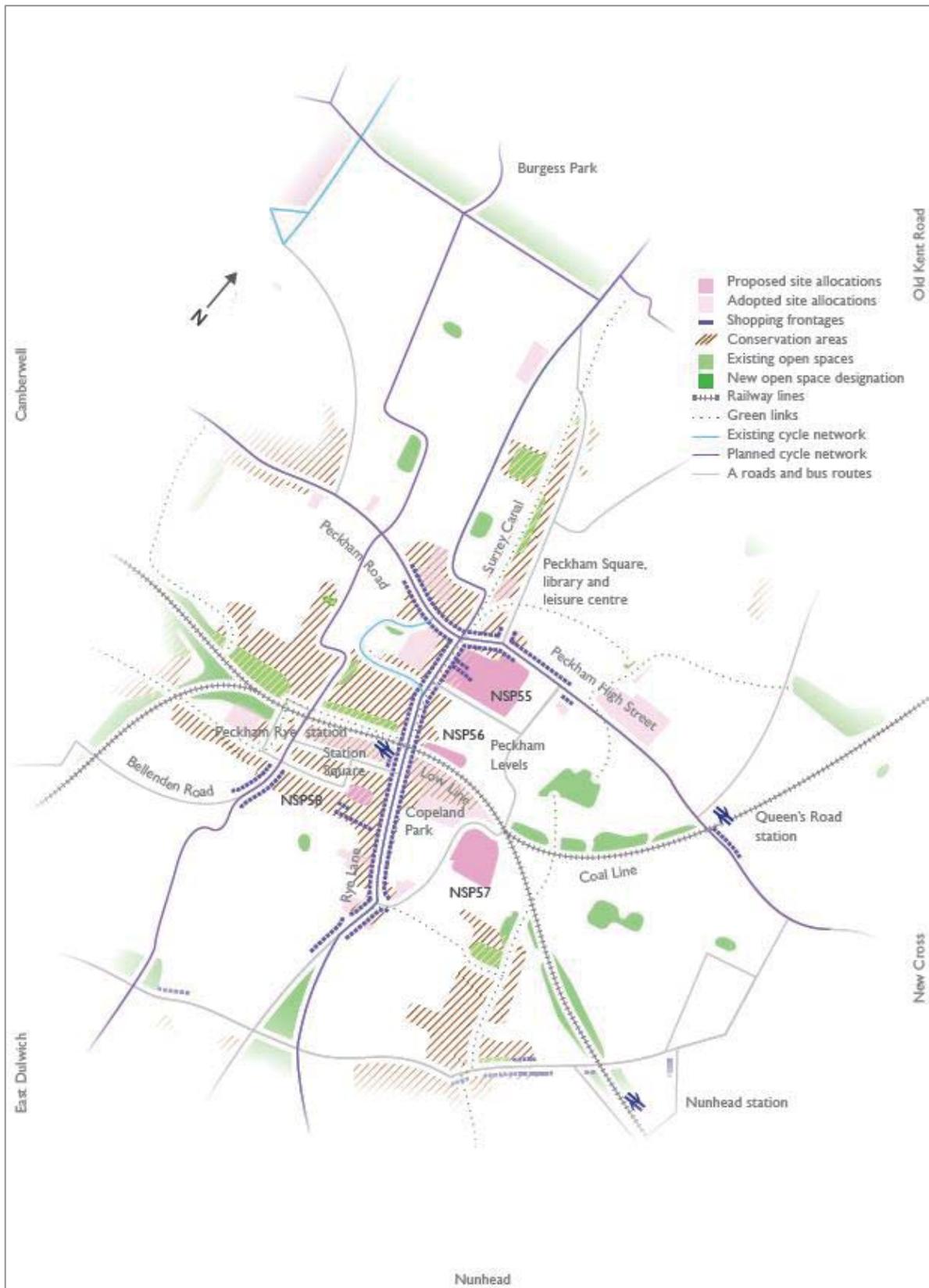


16. Peckham

16.1. Peckham Area Vision Map



Map 12

16.2. Peckham Area Vision

16.2.1. Peckham is:

- A lively town centre providing a range of daytime and night time activities on Rye Lane including a Library, a Leisure Centre and many independent retailers which specialise in West African goods. Bellenden Road is a quieter alternative. Much of the town centre activity spills over to busy side streets;
- An area with a burgeoning sector of small and medium enterprises, many of which are creative industries;
- An area of heritage value, particularly in the conservation areas with many interesting Victorian, Edwardian and inter-war buildings, including Peckham Rye Station, and the Baptist church with the former Jones and Higgins department store at the heart of Peckham town centre. Outside designated conservation area the historic residential layout of much of the area remains intact;
- A place for sports and activities with local parks which support leisure and cultural activities. Examples include Peckham Square, Peckham Rye Station Square, Peckham Rye Common and the Surrey Canal Walk connecting Peckham to Burgess Park and beyond;
- Accessible by rail from central London and wider London with stations at Peckham Rye and Queen's Road along with many bus routes. Peckham is very accessible for walking and cycling.

16.2.2. Development in Peckham should:

- Complement and improve the town centre with more large and small shops, entertainment, cultural and leisure spaces alongside new employment space for small and medium enterprises;
- Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
- Support new educational campuses which will increase education and employment opportunities and bring new footfall to the town centre;
- Increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure;
- Prioritise walking, cycling and improve public transport;
- Contribute towards the development of the Low Line and the Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Reveal and enhance Peckham's underlying historic townscape.

16.2.3. Growth opportunities in Peckham:

Large development sites in Peckham will provide new homes and employment space. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

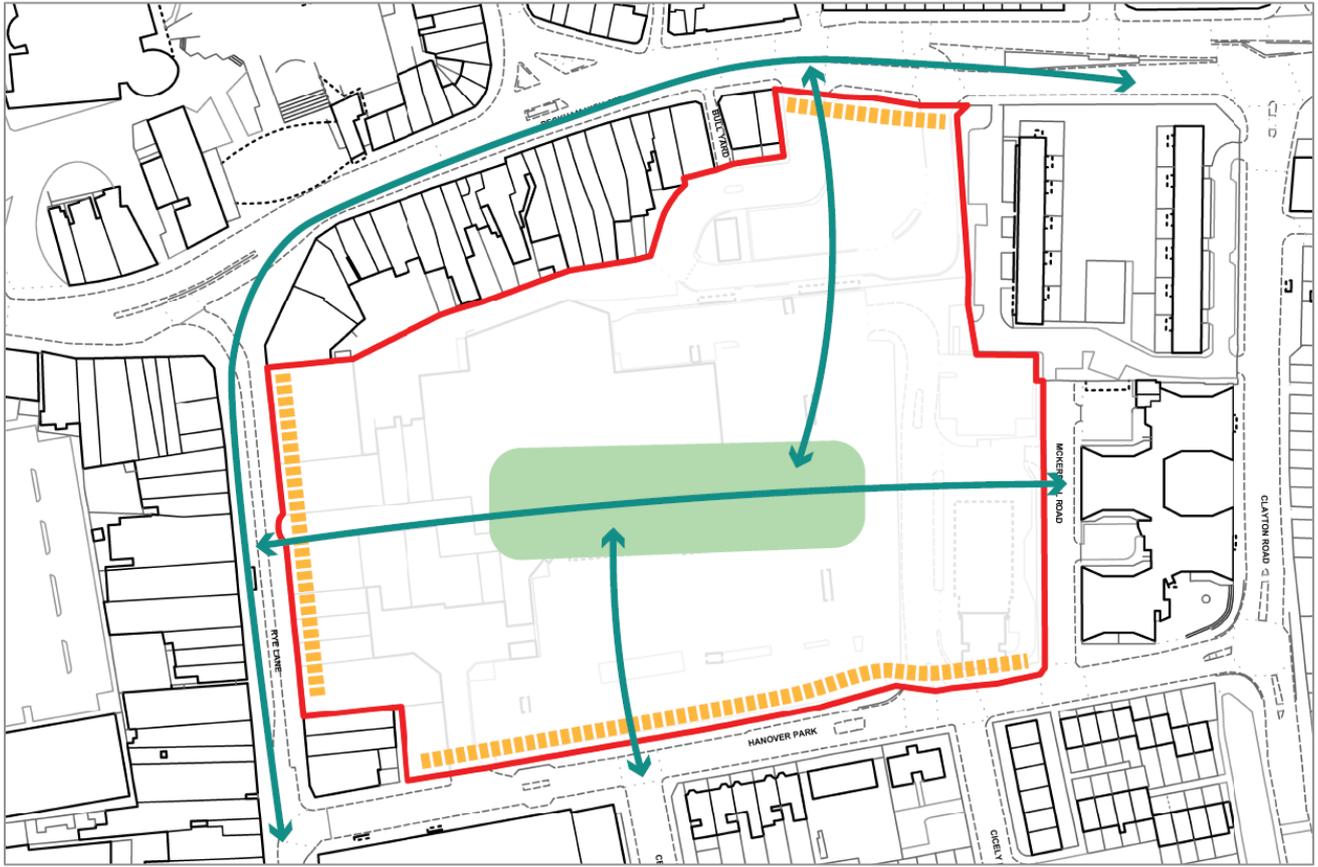
16.3. Peckham Sites

16.3.1. Detailed development opportunities in Peckham are set out in the Peckham and Nunhead Area Action Plan (2014). This includes adopted Site Allocations. **The key new and revised development opportunity sites in Peckham are:**

- NSP55: Aylesham Centre and Peckham Bus Garage
- NSP56: Cinema and multi-storey car park, Moncrief Street
- NSP57: Copeland Road Industrial Park
- NSP58: Choumert Grove Car Park

NSP55: Aylesham Centre and Peckham Bus Garage			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>This large site comprises the Aylesham Centre shopping centre which houses many retail outlets, restaurants and small businesses. It also includes Morrisons supermarket, a large car park and servicing area associated with the shopping centre, and a petrol filling station that occupies the south-east corner of the site. Peckham bus garage is situated on the northern edge of the site fronting Peckham High Street.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site; Retain the supermarket use; Provide new public open space; Provide new north-south and east-west green links; Provide active frontages facing Rye Lane, Hanover Park and Peckham High Street, including shops, restaurants, bars and cultural uses. Redevelopment or refurbishment of this site should diversify the retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham; Provide new homes. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new affordable housing through a community land trust; Accommodate meanwhile uses on the car park; Provide retail car parking; Provide new visitor accommodation. 		
Site area	<ul style="list-style-type: none"> 30,462 m² 	Existing uses	<ul style="list-style-type: none"> Retail (including supermarket use) – 16,150 m² Bus garage (sui generis) – 2,000 m² Petrol station (sui generis) – 600 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 400 homes Employment uses (A1, A2, A3, A4, B1, D1, D2) – 8,500 m²
Required uses	<ul style="list-style-type: none"> Employment uses (A1, A2, A3, A4, B1, D1, D2) – to at least existing level of provision, including retention of supermarket use Town centre uses (A1, A2, A3, A4, D1, D1) – at ground floor fronting Peckham Rye and Peckham High Street 	Other acceptable uses	<ul style="list-style-type: none"> Car parking (sui generis) – must not exceed existing provision Hotel (C1)

	<ul style="list-style-type: none"> • Residential (C3) • Open Space – at least 4,570 m² 		
<p>Design and accessibility guidance</p>	<p>The Aylesham Centre is identified within the Peckham and Nunhead Area Action Plan for future development. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. The site is within the setting of Rye Lane Peckham and Peckham Hill Street conservation areas, so any taller development would have to be set back from the Rye Lane shopping frontage, towards the eastern end of site, to mitigate its impact. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p> <p>Redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. Currently there is poor access to Peckham High Street and Queens Road due to the location of the bus station. Redevelopment should maximise opportunities to improve links across the site and connect to the existing road and public realm layout, while retaining bus station provision on the site.</p> <p>The site is within the setting of Grade II listed Rye Lane Chapel and a group of listed buildings on Highshore Road. The site is also within the setting of a number of important unlisted buildings on Peckham High Street and Rye Lane, including Jones & Higgins Clock Tower and 43-49 Rye Lane. The site lies within the ‘Peckham Village’ archaeological priority zone. Archaeological investigations have taken place on this site and revealed multi-phase archaeological deposits (predominantly prehistoric in date), and this should be reflected.</p>		



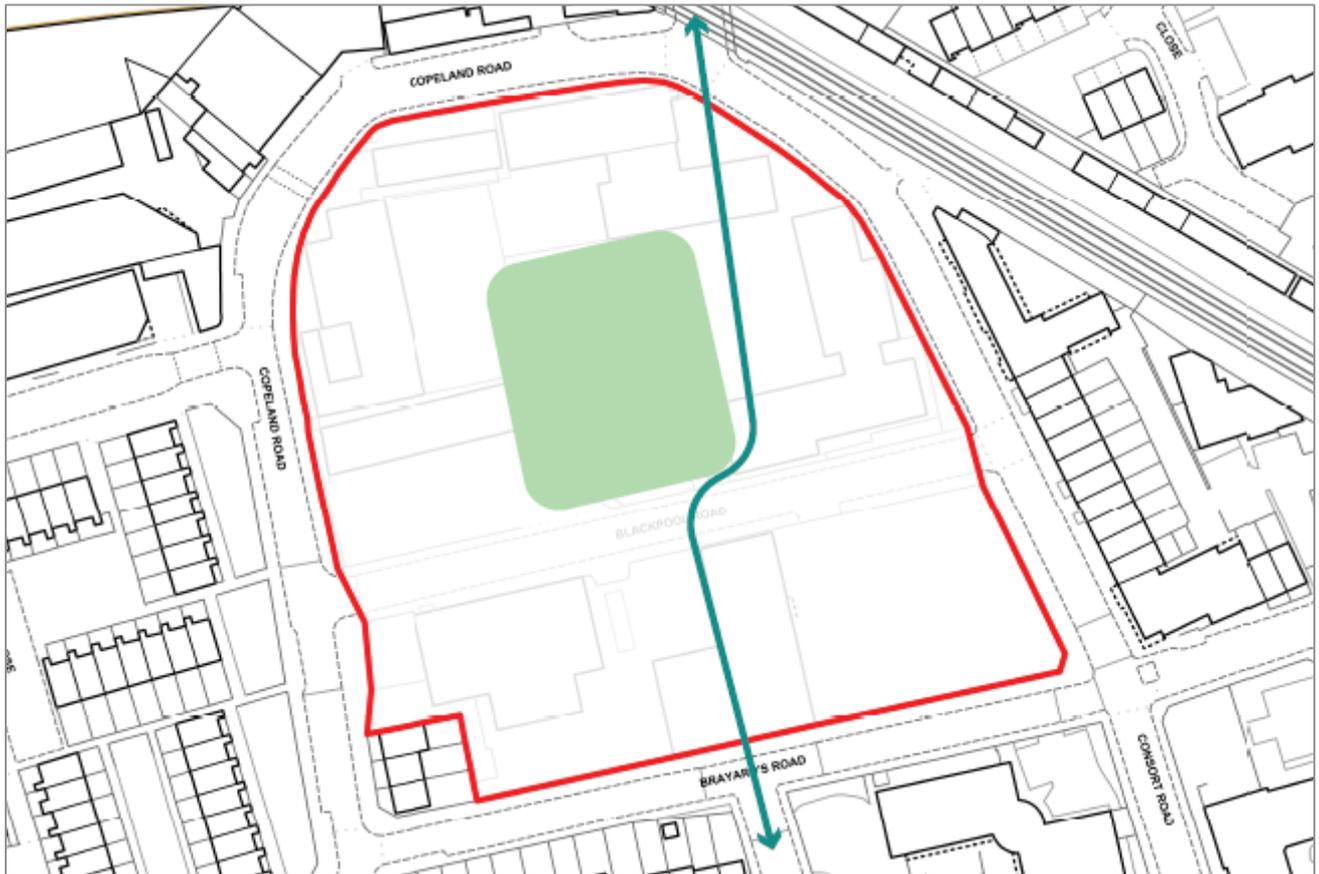
NSP 55

NSP56: Cinema and multi-storey car park, Moncrief Street			
<ul style="list-style-type: none"> Site photo 			
Description of site	<p>The site includes a multi-storey car park with amenity and servicing land to the north and east. The site is bounded by a railway viaduct to the south. An east-west pedestrian walkway to the south of the site links Rye Lane and Moncrief Street. The car park incorporates a basement and six levels above ground. Within the car park building is a cinema and the upper level is currently used as a bar in the summer months. The surrounding area is characterised by a mix of commercial, cultural, retail and residential uses in a range of buildings with differing heights and architectural styles. Rye Lane, to the east, provides a wide variety of town centre uses. The multi-storey car park will be used to house temporary cultural and creative workspaces, Peckham Levels, prior to comprehensive redevelopment.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new arts hub to support the thriving small business, creative and cultural employment cluster in Camberwell and Peckham. At least 50% of any development floorspace must be provided as creative and cultural small business workspace; Provide new homes; Enhance permeability, including new north-south green links aligned with Cerise Road and Cicely Road, and a new east-west green link; Provide new public open space; Provide high quality active frontages at appropriate ground floor locations. 		
Site area	<ul style="list-style-type: none"> 5,076 m² 	Existing uses	<ul style="list-style-type: none"> Car park and cinema (sui generis) – 26,190 m²
PTAL and Density Area	<ul style="list-style-type: none"> 6b Urban Density Zone 	Indicative development capacity	<ul style="list-style-type: none"> Residential (C3) – 82 homes Small business space (B1) – 6,092 m²
Required uses	<ul style="list-style-type: none"> Small business workspace (B1) – at least 50% of the development Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor
Design and accessibility guidance	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Redevelopment should link to new access through the railway arches to the south.</p> <p>The site is not within a borough designated archaeological priority area or conservation area. The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the south of the site is an important undesignated heritage asset. Archaeological potential will have been compromised by the basement level over a quarter of the site and by the foundations for the six storey concrete car park structure.</p>		



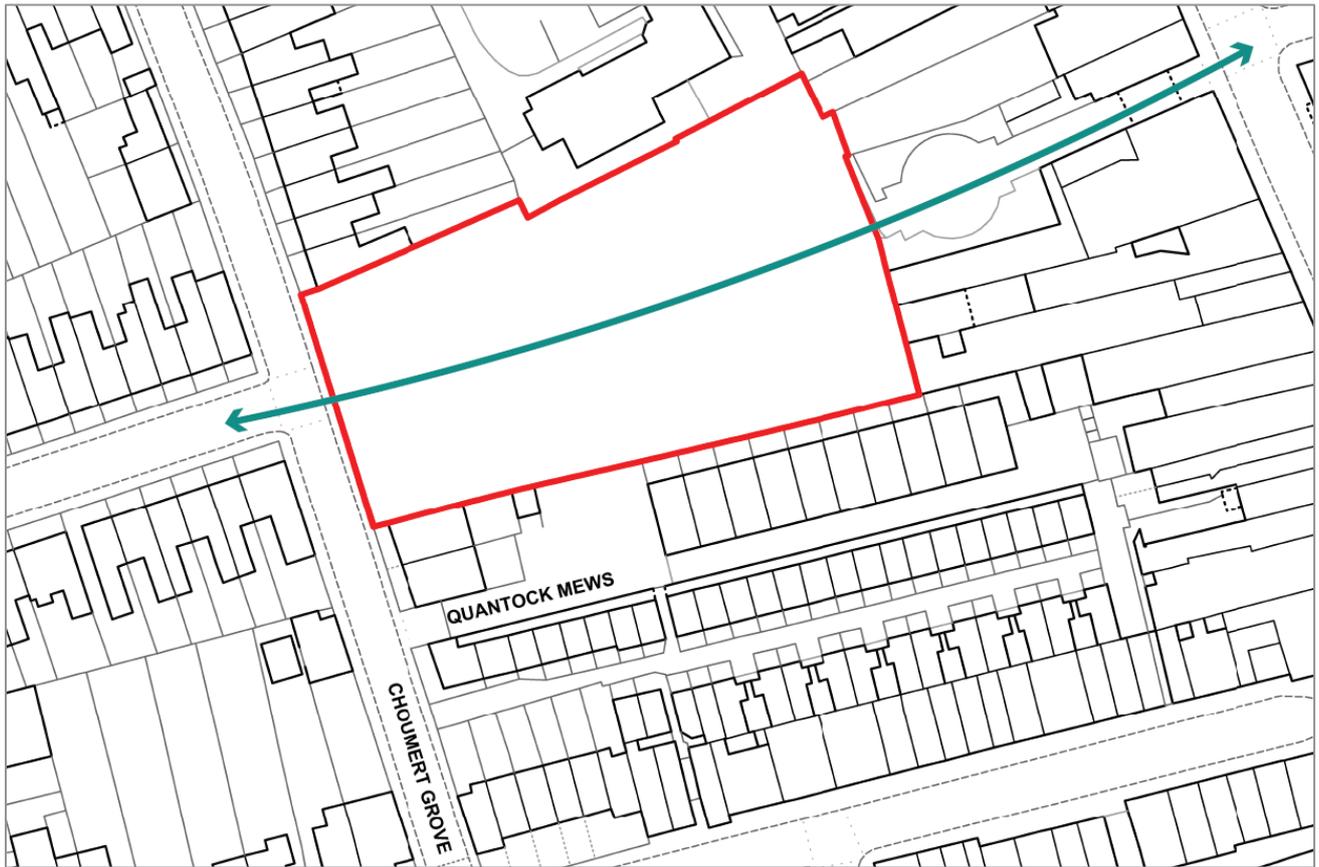
NSP 56

NSP57: Copeland Road Industrial Park			
<ul style="list-style-type: none"> • Site photo 			
Description of site	<p>This site comprises a range of industrial buildings and yards of varying ages and conditions. The site is bounded by Copeland Road to the north and west, Consort Road to the east, and Brayards Road to the south. The site currently hosts Buildbase, London Central Peckham bus garage, and many studios and light industrial units. The site is within the Peckham Action Area Core. The surrounding area comprises a mix of uses including restaurants, bars, retail and homes.</p>		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater; • Enhance permeability, including a new north-south green link aligned with Pilkington Road and Consort Road; • Provide new public open space; <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new homes; • Provide new extra care housing. 		
Site area	<ul style="list-style-type: none"> • 17,581 m² 	Existing uses	<ul style="list-style-type: none"> • Business and industrial uses (B1, B2, B8) – 13,017 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 5 • Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 268 homes • Small Business space (B1) – 19,780 m²
Required uses	<ul style="list-style-type: none"> • Small business space (B1, B2) – to existing level of provision or at least 50% of the development (whichever is greater) 	Other acceptable uses	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
Design and accessibility guidance	<p>The site is not located within an archaeological priority zone or conservation area. The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the north of the site is an important undesignated heritage asset. Taller buildings should be located towards the north of the site.</p>		



NSP 57

NSP58: Choumert Grove Car Park			
<ul style="list-style-type: none"> • Site photo 			
Description of site	The site is currently used as a public car park and provides access to Rye Lane and Peckham town centre. The vehicular access point is from Choumert Grove to the west and it is bounded by a number of residential properties to the north and south. It benefits from good public transport provision at Peckham Rye Station and bus routes.		
Site vision	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a car park, which may include cycle parking, of equivalent size; • Provide an improved east-west green link to enhance local permeability. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new homes; • Provide new small business space. 		
Site area	<ul style="list-style-type: none"> • 3,489 m² 	Existing uses	<ul style="list-style-type: none"> • Car park (sue generis) – 3,489 m²
PTAL and Density Area	<ul style="list-style-type: none"> • 6a • Action Area Core 	Indicative development capacity	<ul style="list-style-type: none"> • Residential (C3) – 50 homes • Car park (sui generis) – 3,489 m²
Required uses	<ul style="list-style-type: none"> • Car park (sui generis) – 3,489 m² or • Residential (C3) 	Other acceptable uses	<ul style="list-style-type: none"> • Small Business space (B1)
Design and accessibility guidance	<p>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.</p> <p>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.</p>		



NSP 58