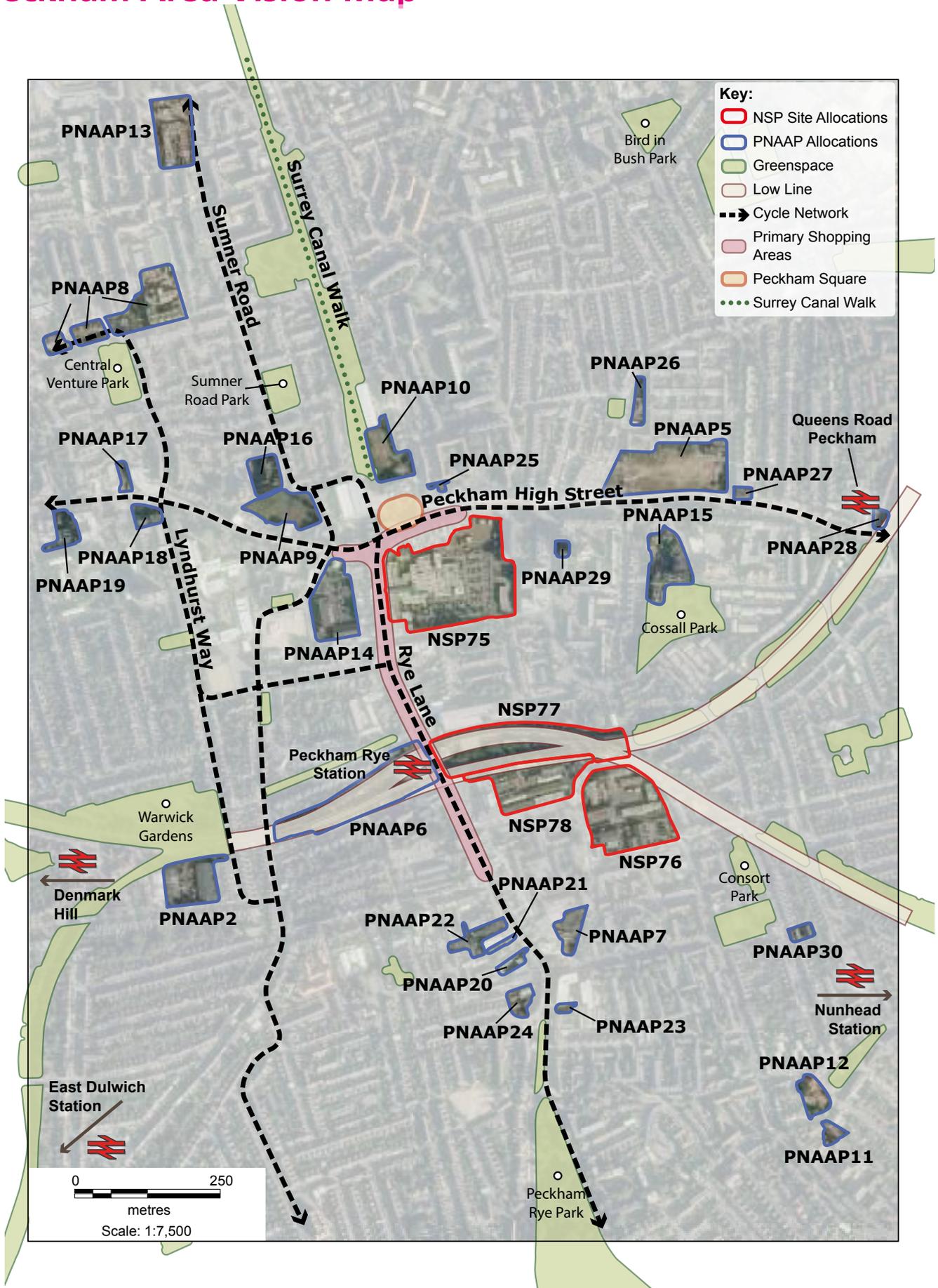


Peckham

Peckham Area Vision Map



AV.13 Peckham Area Vision

AV.13.1 Peckham is:

- A lively town centre providing a range of daytime and night time activities on Rye Lane including a library, a leisure centre, cinema, market traders 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 and the area is further enlivened by active faith and other community groups;
- An area with a burgeoning sector of small and medium enterprises, many of which are creative industries. Copeland Park and the Bussey Building, the railway arches, Peckham Rye Station and Peckham Levels have become a focus for these 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 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.

AV.13.2 Development in Peckham should:

- Complement and improve the town centre with more large and small shops, market stalls, and entertainment, cultural, community and leisure spaces alongside new employment space for small and medium enterprises including start-ups;
- Provide as many homes as possible of all tenures including social housing while respecting the local character. Residential development must not compromise the operation of existing commercial and night time uses, particularly in the town centre;
- Support new educational centres 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, including accessibility to Peckham Rye station from the new square, while improving servicing and waste management on the high street;
- 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.

AV.13.3 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.

Peckham Sites

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:**

- NSP75: Aylesham Centre and Peckham Bus Station
- NSP76: Blackpool Road Business Park
- NSP77: Land between the railway arches (East of Rye Lane including railway arches)
- NSP78: Copeland Industrial Park and 1-27 Bournemouth Road

NSP75: Aylesham Centre and Peckham Bus Station



Site vision

Redevelopment of the site must:

- Retain the supermarket use (A1);
- Retain the bus station if the use is still required. If the bus station is surplus to requirements, the equivalent space should be provided as small business space (B1);
- Provide enhanced public realm and civic space;
- Provide new north-south and east-west green links;
- Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing Rye Lane and Peckham High Street;
- Diversify and complement the existing 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 (C3);
- Provide new intermediate affordable housing through a community land trust.

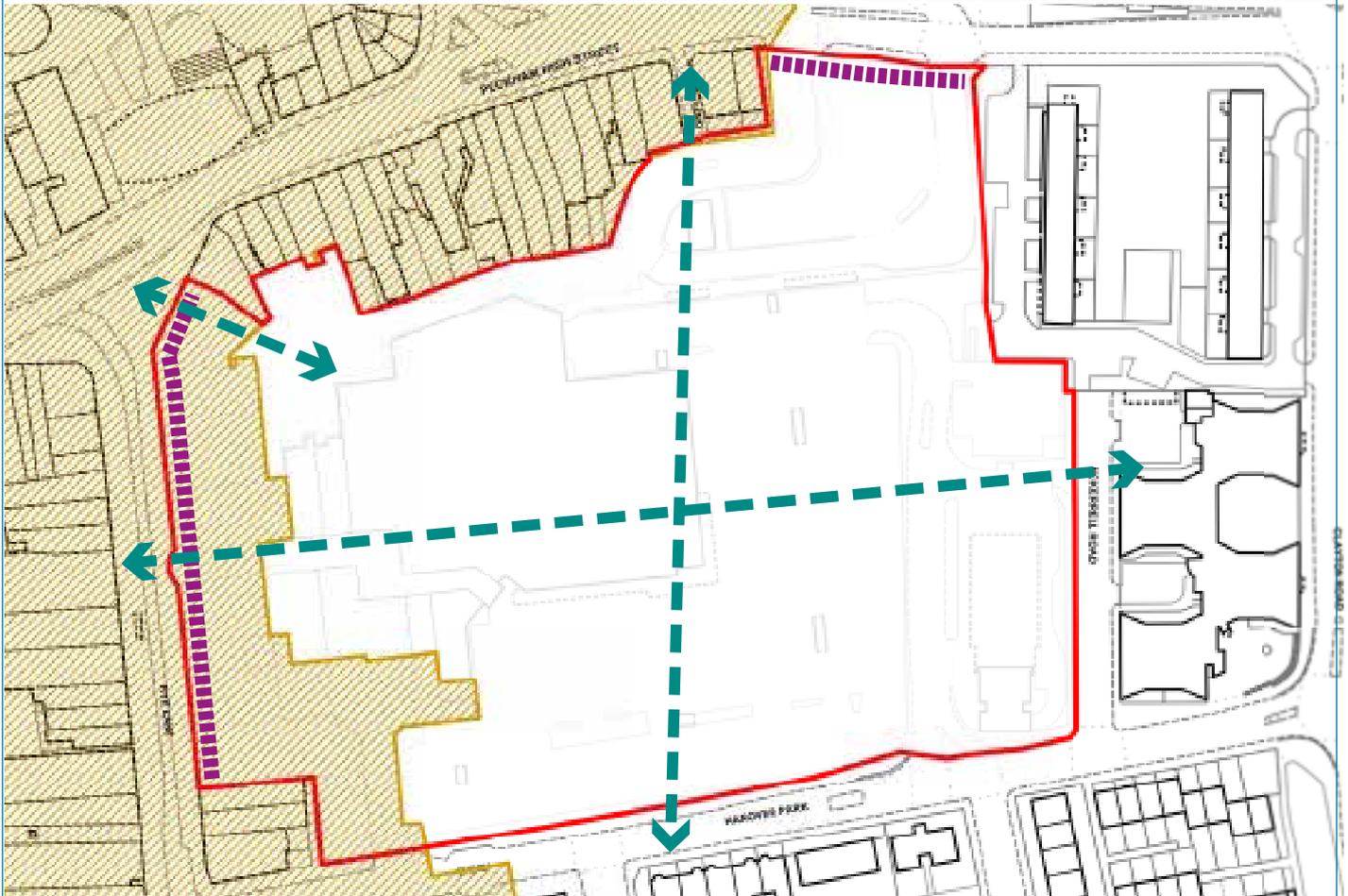
Redevelopment of the site may:

- Accommodate meanwhile uses on the car park.

This Site Allocation should be read in conjunction with 'PNAAP 1: Aylesham Centre' in the Peckham and Nunhead Area Action Plan.

Site area	<ul style="list-style-type: none"> • 31, 330 m² 	Existing uses	<ul style="list-style-type: none"> • Retail (including supermarket use) – 11,420 m² • Bus station (sui generis) – 3,700 m² • Petrol station (sui generis) – 600 m²
Design and accessibility guidance	<p>The Aylesham Centre is identified within the Peckham and Nunhead Area Action Plan for redevelopment. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Assessment of the site in the Peckham and Nunhead Area Action Plan (PNAAP 26) concluded that development of up to 20 storeys could be appropriate in this location. 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. Development massing should be directed to the east of the site to minimise impact on the view to the City from the Bussey Building rooftop. In any case a 20m height restriction on development proposals should be observed to conform to guidance set out in the Peckham and Nunhead Area Action Plan. 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, provide new civic space 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 and Higgins Clock Tower and 43-49 Rye Lane. The site lies within the 'Peckham Village' Archaeological Priority Area. Archaeological investigations have taken place on this site and revealed multi-phase archaeological deposits (predominantly prehistoric in date).</p>		

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Parks
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site; • Enhance permeability, including a new north-south green link aligned with Pilkington Road and Consort Road; • Retain or re-provide bus garage (sui generis), subject to need. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 17,580 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Business and industrial uses (B1, B2, B8) – 13,017 m²

Design and accessibility guidance

The site is not located within an Archaeological Priority Area or conservation area. An archaeological assessment is required for this large site, which lies close to the site of the Camberwell Workhouse.

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. Development should seek to enhance and retain Victorian heritage assets, including former industrial buildings.

Commercial uses and taller buildings should be concentrated towards the north of the site. Development should provide new amenity space and enhance permeability of the site with an east-west pedestrian route and exploring opportunities of opening up a route between the north side of the railway line and Bournemouth Road or Copeland Road. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.

It may be appropriate to incorporate Blackpool road into proposals for this site to maximise development opportunity, although it remains important to retain east-west connectivity.

Site vision diagram



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NSP77: Land between the railway arches (East of Rye Lane including railway arches)



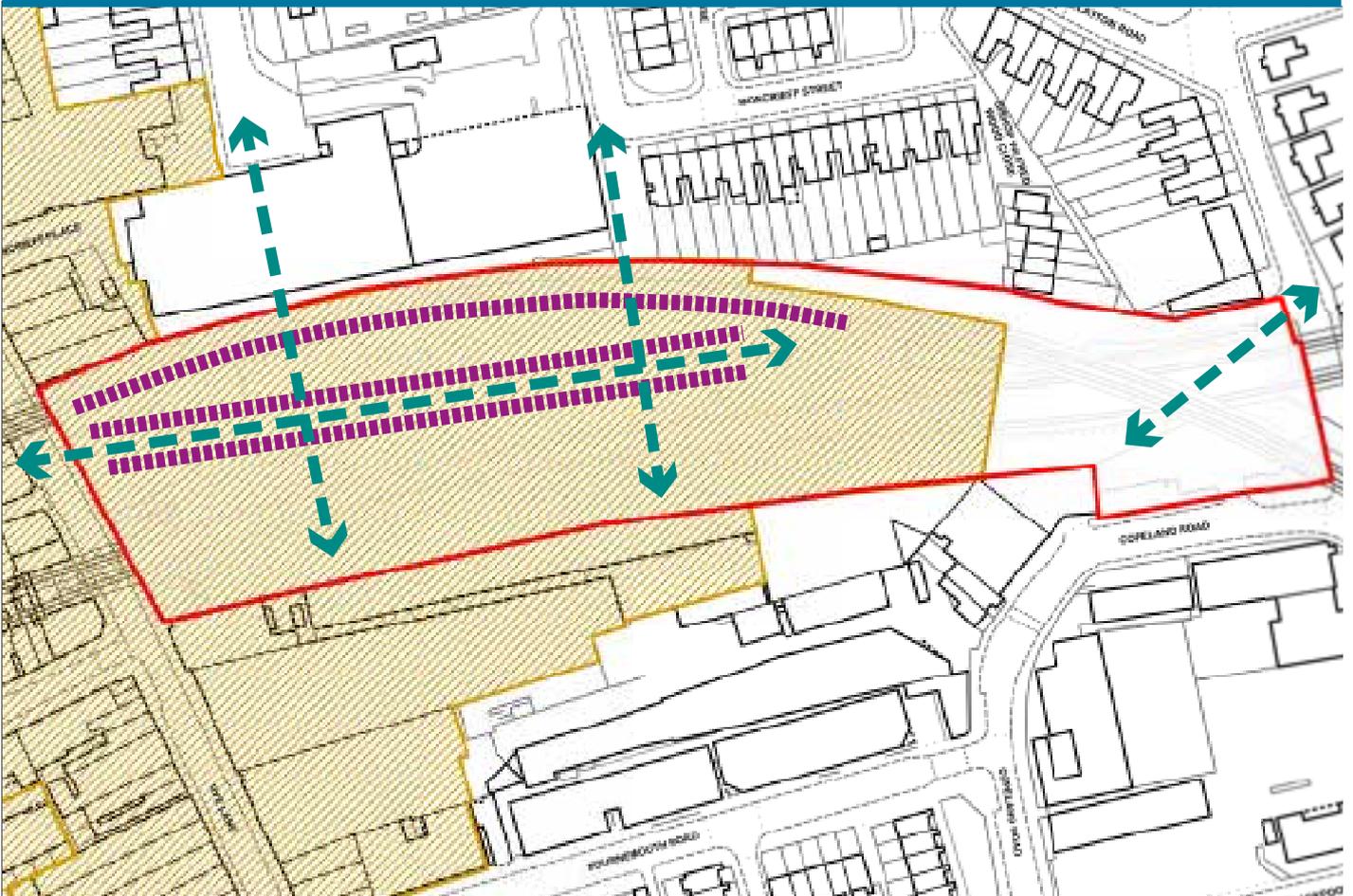
<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide employment floorspace (B class); • Provide new retail space (A1-A4); • Support the implementation of the Peckham Coal Line. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide leisure and community uses for the benefit of the local community (D class). <p>This Site Allocation should be read in conjunction with 'PNAAP 3: Land between the railway arches (East of Rye Lane including railway arches)' in the Peckham and Nunhead Area Action Plan.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 20,460 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Employment uses – 3,741 m² • Town centre uses – 498 m²

Design and accessibility guidance

The site is suitable for a mixed use development with small scale businesses, cultural, leisure and retail elements. There is the opportunity to create a market within this site, which would help promote the local economy. The site provides great opportunities to increase the linkages both to the north and east to west. There is scope to open up some of the railways arches to create alternative links.

The site is partially within the Rye Lane Peckham conservation area. Development on this site should seek to conserve and enhance the wider heritage setting.

Site vision diagram



- Site boundary
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- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide employment floorspace (B class), including retention of the Bussey building to support creative and artistic enterprises; • Provide new retail space (A1-A4); • Provide cultural, leisure and community uses for the benefit of new residents and the existing local community (D class); • Provide public realm improvements. <p>This Site Allocation should be read in conjunction with 'PNAAP 4: Copeland Industrial Park and 1-27 Bournemouth Road' in the Peckham and Nunhead Area Action Plan.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 11,630 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Mixed town centre uses – 11,132 m² <p>(Parts of the site at the time of publication have temporary uses)</p>

The site's close proximity to Peckham Rye Station and its large size provide a variety of options to develop this site. Mixed-use development should be centred around the retention of the historic Bussey building and should include new public realm improvements to provide space for new residents, workers and visitors. No residential uses should be located on Bournemouth Road.

The continued use of the Bussey building by creative and artistic enterprises will be supported and encouraged. In the past few years a number of creative industries have appeared on the site and in the Bussey building. There is opportunity to build on this and create a new cultural and creative quarter for Peckham to attract visitors from outside the area.

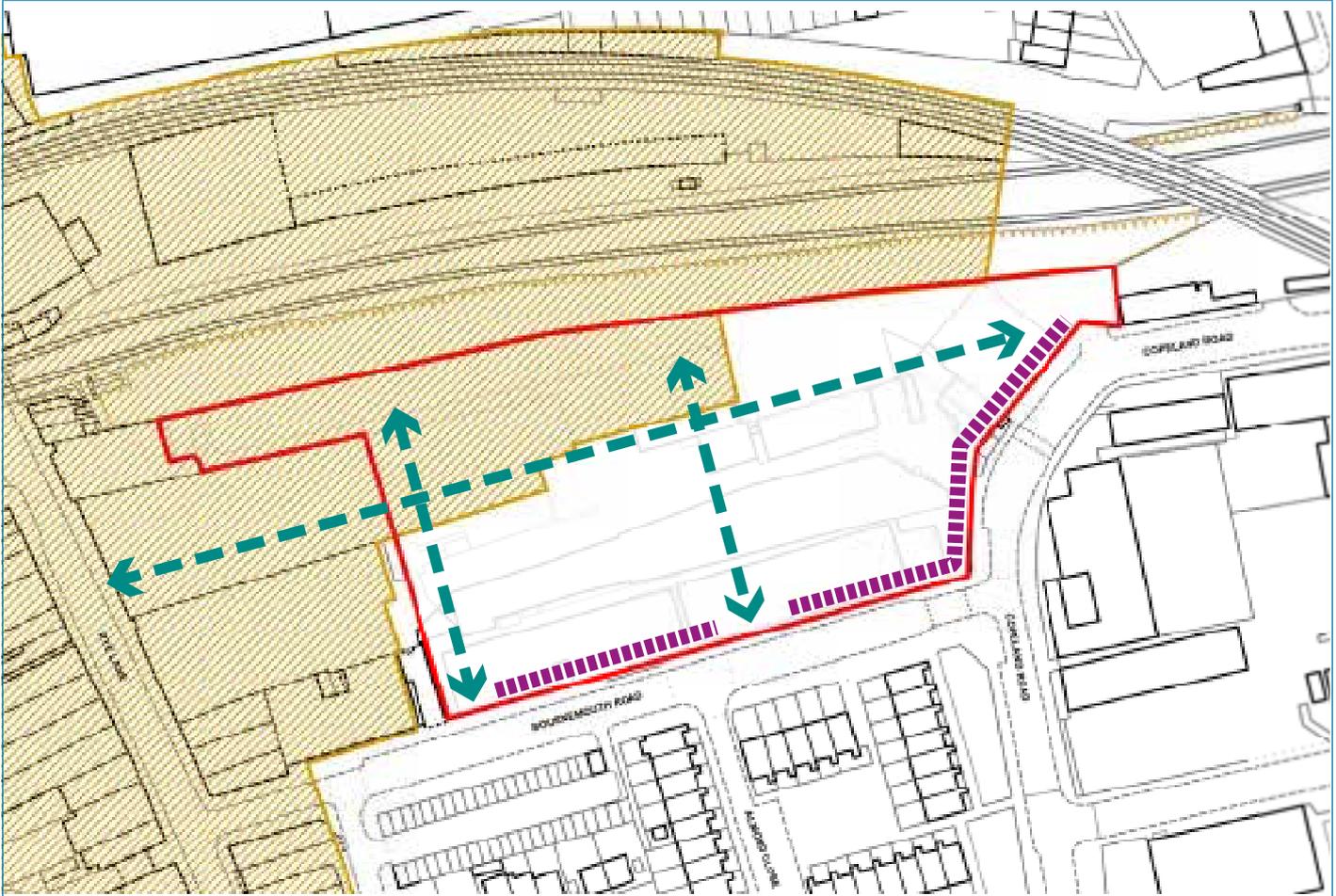
Opportunities to improve and extend links west to Rye Lane and north-south through the railway arches should be explored. Opportunities to create improved public realm and a possible public square/space within the site should be maximised.

The town centre suffers from a lack of east-west pedestrian routes. The opening of the Copeland Industrial Park and 1-27 Bournemouth Road to Rye lane and through the site will encourage greater pedestrian flow to surrounding residential areas and relieve pedestrian congestion along Rye Lane. Development should provide a second north-south link through the railway arches to the north and linking development sites which will provide further relief to Rye Lane.

The size of the site provides the opportunity for a variety of larger floorplate retail units which are lacking in the town centre. Larger retail units will provide the type of shopping associated with town centres and attract more people to Peckham, including the potential for a cinema to be located on the site.

The site's central town centre location also provides an opportunity for a taller landmark building of up to 15 storeys towards to east of the site, to identify the regeneration of the site and provide a point of reference for people within the town centre. If a taller building is to be built on this site, careful consideration must be given to the Rye Lane Peckham conservation area which covers the northern part of the site, and the Bussey Building. The site is not within a borough designated Archaeological Priority Area, but an archaeological assessment is required as the first stage of archaeological mitigation for this large site. Development on this site should conserve and enhance its heritage setting associated to the Rye Lane Conservation Area.

Site vision diagram



- | | | | |
|---|---------------------------|---|--|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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