

Peckham and Nunhead Area Action Plan

Preferred Option

February 2012

Fairer future ✓
Delivering our promises



Future Peckham

We are doing this because

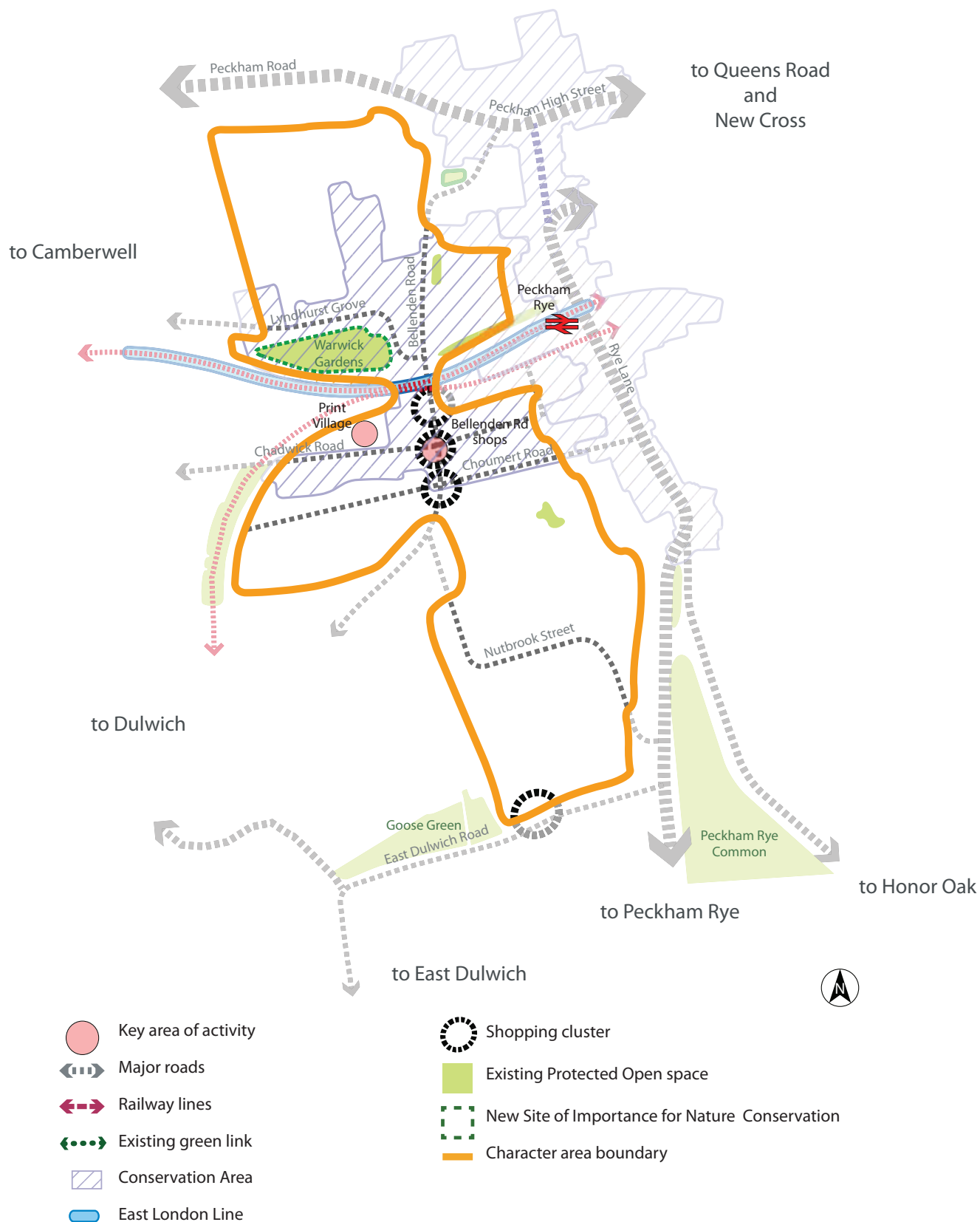
- 5.3.20 The open space contributes greatly to this character area. These additional spaces at Brayards Green and Buchan Hall sport pitches should be conserved and enhanced to ensure the character of the area and the amenity space they provide for the whole action area is retained. They meet the criteria for Other Open Space, in accordance with saved Southwark Plan policy 3.27.
- 5.3.21 We are also proposing two changes to existing open spaces in the character area. We are showing the distinction between Peckham Rye Common and Peckham Rye Park as part of Peckham Rye, and amending the name to include both Common and Park. We are also protecting two small parts of Peckham Rye Park and Peckham Rye Common which historically form part of Peckham Rye but are currently not protected as open space. These parts of Peckham Rye will be protected as Metropolitan Open Land alongside the rest of Peckham Rye Common and Peckham Rye Park. We will also protect these two sections as Sites of Importance for Nature Conservation, alongside the rest of Peckham Rye Common and Peckham Rye Park.
- 5.3.22 We are amending the boundary of the Harris Girls Academy, East Dulwich (formerly Waverley School) to incorporate part of the Aquarius Golf Course boundary. This will not result in any additional protected open space, just a change in the boundary between the two protected spaces.
- 5.3.23 These changes are shown in detail in the schedule of proposed changes to the proposals map.

5.4 Peckham South

Character

- 5.4.1 Peckham South lies immediately to the west of the town centre and Rye Lane. Bellenden Road runs through its centre and includes a collection of attractive local shops and businesses. This street was part of the Bellenden Renewal Scheme (1997-2007) which transformed the whole area and helped the road to become a successful and thriving shopping street. There is also a small parade of shops running along East Dulwich Road to the south. The railway viaduct serving Peckham Rye Station runs east-west through the centre of the character area, with a cluster of commercial and industrial uses in the arches and either side of the raised tracks.
- 5.4.2 The rest of the character area is mainly residential consisting of attractive, Victorian terraces and villas, with some later infill development including a housing estate off Grumant Road to the north. There are a wide variety of houses, architectural styles and streetscapes, including a number of listed and possible locally listed buildings. Part of the area is covered by Holly Grove Conservation Area. The topography changes in the western part of the area, rising up hill towards Camberwell. This is particularly noticeable along the sloped terraces of Chadwick and Lyndhurst roads.

Figure 18: Peckham South vision



- 5.4.3 Warwick Gardens is the largest open space. It runs along the route of the railway from Peckham Rye Station and uphill at its western end. Smaller open spaces include: Bellenden Road Tree Nursery, Highshore Road open space, Holly Grove Shrubbery, McDermott Road Nature Garden and the recently improved children's play facility at Goose Green Playground in the far South western tip of the area. Several of the houses in the area have front gardens, bounded by low brick walls which, along with the trees and parks, work together to give the area a green setting.

Opportunities

- 5.4.4 The key opportunity for the Peckham South character area is to continue to protect and enhance its character, including the Holly Grove conservation area and the many historic buildings.
- 5.4.5 There are no proposals sites within the area, so future development is likely to be only small scale housing developments and possibility more local shops and services along Bellenden Road and East Dulwich Road.
- 5.4.6 The character area adjoins Peckham core action area and residents should benefit greatly from the improvements in and around Peckham town centre. Opportunities to improve linkages between Peckham South character area and Peckham town centre should be maximised.

Policies

Policy 35: Land use

- Additional residential uses will be supported.
- We will maintain the status of the following shopping parades as “protected shopping frontages”. We will support the provision of small scales shops, cafes and restaurants within these protected shopping frontages.
 - Bellenden Road
 - East Dulwich Road
- We will protect the Print Village on Chadwick Road for employment uses. Any redevelopment of this site will require replacement of business space.
- We will support a range of uses in the railway arches including small business space, light industrial uses and appropriate A or D use classes.
- Within the character area, back-land development is generally not considered to be suitable due to the character of the area. There may be some exceptions where it may be acceptable where proposals meet all of the following criteria:
 - It is on previously developed land;
 - The development would not compromise historic plots that reflect the heritage of the area, including the historic patterns of development and the cumulative impact of similar developments;
 - There is adequate convenient and safe access, suitable for the entry and egress of vehicles, cyclists and pedestrians;
 - The development would not contribute to parking problems in the area (we will usually require a local parking survey to demonstrate this);
 - There is no loss of privacy and amenity for adjoining houses and their back gardens;
 - Schemes larger than 1 dwelling will require space for refuse storage and collection and the separation of pedestrian and vehicular access;
 - Suitable consideration is given to the retention of tree canopy cover and mitigation of any loss.

We are doing this because

- 5.4.7 We want to maintain the predominantly residential character of the area and will encourage development that respects the setting and surroundings.
- 5.4.8 The shops along Bellenden Road and East Dulwich Road provide important day-to-day convenience facilities for local people. We will continue to promote the provision of a mix of retail units in these two streets.

- 5.4.9 Our Employment Land Review (2010) recognises that the Print Village Industrial Estate on Chadwick Road is a well-functioning business estate that accommodates SMEs. The estate does not have any adverse impact on the surrounding residential area. Therefore it will be important to retain business use on this site to continue to promote and maintain local employment as part of any mixed use redevelopment proposal.
- 5.4.10 As set out in policy 6, we will also promote, through saved Southwark Plan policy 1.5 the use of the railway arches for A, B or D uses to ensure the spaces can meet the needs of a wide range of occupiers.
- 5.4.11 Back-land development sites are those located predominantly to the rear of existing buildings. Development on such sites includes garden buildings such as sheds and greenhouses and new residential units. Back-land development can have a significant impact on amenity, neighbouring properties and the character of the area. Peckham South is generally not considered to be a suitable area for back-land development due to the character of the area and the large plot sizes which are characteristic of the area contributing to its historic value, particularly within the conservation areas.

Policy 36: Transport and movement

Active travel

- Opportunities to improve pedestrian and cycle routes should focus on enhancing links to Peckham Rye Station, schools and the open spaces including Peckham Rye Park and Peckham Rye Common.

Road network improvements

- Reviewing the operation of the two one-way systems in the Bellenden area together with restrictions on access to Rye Lane.

Car parking

- Peckham South lies within the urban zone. We will allow development within the urban zone to include a maximum of 1 space per unit. These should be allocated to family units with the level justified in a transport assessment.

We are doing this because

- 5.4.12 Policy 11 sets out that we want to encourage active travel. There are opportunities to improve linkages with Peckham town centre, Peckham Rye Station, schools and important open spaces.
- 5.4.13 Residents have commented that they would like improvements to the one-way systems in the Bellenden area. In line with policy 13, this will help us, in conjunction with TfL and other partners to manage traffic movement and congestion to improve accessibility and safety for all.

- 5.4.14 Figure 4 shows the public transport accessibility levels across the action area. Whilst we encourage car free development in Peckham core action area, a higher level of car parking is more appropriate outside the core action area where public transport levels are not as good. Peckham South falls within the urban zone as shown in figure 12.

Policy 37: Built environment

Public Realm

Development should:

- Improve public realm at the western end of Holly Grove, linking across Lyndhurst Way to Warwick Gardens.
- Retain and improve street trees to link Holly Grove open space to Warwick Gardens.

We are doing this because

- 5.4.15 The town centre currently has limited access to good quality open space and with no protected open spaces in the action area core, residents living in Peckham core action area rely on the surrounding character areas for open spaces. The opportunities within the Peckham South character area will benefit residents of both of Peckham core action area and Peckham South character areas. The opportunity to upgrade the public realm at the eastern end, in the town centre, will increase the use of the Holly Grove shrubbery open space that runs west towards Warwick Gardens. Improving this public realm link will increase the east-west pedestrian movement through the action area and enable more people to easily access Warwick Gardens.

Policy 38: Natural environment

We will protect Warwick Gardens as a Site of Importance for Nature Conservation (SINC), as set out in figure 13 and the schedule of changes to the proposals map.

We will protect additional open space at Lyndhurst Square.

We are also amending the names of two protected open spaces on the proposals map. These changes are set out on the schedule of proposed changes to the proposals map.

We are doing this because

- 5.4.16 Open spaces are important to the character of the area, giving it a green feel. Warwick Gardens is particularly important for nature conservation due to its wildlife and biodiversity value. It is already protected open space, and designating it as a SINC will add further protection to ensure that its special nature conservation value is not damaged.

- 5.4.17 Through consultation and our Open Spaces Strategy we have identified the need to protect the open space at Lyndhurst Square as other open space to ensure adequate open space for local residents.
- 5.4.18 We are also proposing to factually amend the names of two existing protected open spaces, as shown in our schedule of proposed changes to the proposals map. OS 106 will be named Bellenden Road Tree Nursery (previously named North House Community Garden). OS112 will be named Highshore Open Space (previously named Bellenden Road Tree Nursery).

5.5 Peckham North

Character

- 5.5.1 This area lies to the north west of Peckham town centre and Peckham High Street. It is mainly a residential area with a mix of post world war two housing. The street pattern is varied, with most of the historic grid pattern having been replaced by more modern development of connected blocks, streets and paths. A large proportion of the area was redeveloped as part of the Peckham Partnership programme which involved building 2,200 new homes as well as community facilities and open spaces. Most of the homes are 2 or 3 storeys, although there are some blocks of flats that rise to 7 storeys in the centre of the character area. A small number of historic buildings remain in the area and some of these are listed including St Luke's Church and the former St Luke's Church School in the centre of the area as well as a listed terrace on Newent Close on the north eastern boundary of the area.
- 5.5.2 The area has access to two large open spaces - Burgess Park to the north and the Surrey Canal Walk to the east. Surrey Canal Walk runs from Peckham Square, up along the eastern edge of the area, through Burgess Park along the route of the Grand Surrey Canal which was filled in the 1970s. It is an important pedestrian and cycle link between the town centre, Burgess Park and the Aylesbury Estate. There are a number of important open spaces including Sumner Park and Central Venture Park.
- 5.5.3 The area is not served very well by public transport, as shown on figure 4. Peckham Rye Station and Queens Road Station are around a 20 minute walk from the northernmost parts of the area. Residents rely on the 343 bus that runs along Southampton Way connecting to London Bridge and Elephant and Castle in the north and Peckham town centre to the south.

Contact us

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Any enquiries relating to this document can be directed to planning policy team, Southwark Council. Email futurepeckham@southwark.gov.uk, Tel 020 7525 5471

This document can be viewed at www.southwark.gov.uk/futurepeckham

If you require this document in large print, braille or audiotape please contact us on 020 7525 5471.

Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك.
هذه الوثيقة ستأثر على القرارات التي اتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.
إذا أردت أن تطلب المزيد من المعلومات أو من الاستشارة بلغتك يرجى القيام بزيارة مكان (وان ستوب شوب) واعلم الموظفين هناك باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছেন। এই দলিলটি সাদার্ক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigan wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark. Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዊርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ንጅል ዝተጻለወ እዩ ። እዚ ሰነድ እብ ሳዊርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዓትን ኣብ ዝግበሩ ውሳኔታት ለውጢ ከምጽእ ይኽእል ኢዩ ። ተወሳኺ ኣበሬታን ምኽርን ብቋንቋኹም እንተደለኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንትረኽቡዎ ሰራሕተኛ ትደልዩዎ ቋንቋ ሃገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።