Peckham and Nunhead Area Action Plan

Stage 1 - Issues and Options Report
March 2009

It’s Spring 2020, you’ve just woken up and plan to head out… what sort of Peckham and Nunhead do you want to find?

This is your opportunity to tell us the sort of place you want Peckham and Nunhead to be in fifteen years.
TIMETABLE FOR CONSULTATION

| Consultation on sustainability scoping report | November 2006 to February 2007 |
| Consultation on Future Peckham vision paper | 14 March to 25 April 2008 |
| Formal Consultation on issues and options | 30 March to 25 May 2009 |
| Decide preferred option based on consultation and testing of the options set out in this report. | June to September 2009 |
| Consultation on the preferred options | October to December 2009 |

Contact us with any questions or for copies of this document

All the documents relating to the Peckham and Nunhead Area Action Plan can be found on the council’s website: [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

Copies are also available at libraries and one stop shops.

You can also get copies and more information by contacting the area action team:

Brenda Donnelly, Michael Carnuccio  
Regeneration and Neighbourhoods, Chiltern House, Portland Street SE17 2ES  
Email: futurepeckham@southwark.gov.uk  
Fax: 020 7525 5561  
Phone: 020 7525 5454

Need help with this document or putting your response together?

The Willowbrook Centre is an independent charity that helps community groups, residents and small businesses understand planning. They can help you with any questions that you have about this document, the planning process or putting a response together.

They can be reached on 020 7732 8856 or at [http://www.willowbrookcentre.org.uk/](http://www.willowbrookcentre.org.uk/)

Consultation on the issues and options begins on 30 March 2009. All comments must be received by 5pm Monday 25 May 2009.
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Section 1: What is this document?

The Peckham and Nunhead Area Action Plan is a planning document that will help bring long-lasting improvements to Peckham and Nunhead by 2020. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community.

The area action plan will change the planning policies for Peckham and Nunhead, and will control things like:
- the look and function of the town centre, including the mix of shops and other activities
- what is built on different sites
- the size and design of new buildings
- the amount and type of new homes built and where they go
- the impact of new development on the environment and traffic
- the community facilities needed to support the community

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces and upgrading public transport.

We are at the first stage in preparing the area action plan. This report provides information on the issues that need to be tackled in Peckham and Nunhead and ideas (options) for dealing with them. These ideas will be refined and become more detailed over the next stages (see Appendix B for more information on the next stages).

What do you like and dislike about the area? What should be changed? What should stay the same?

It is really important you get involved at this stage when your input will have the most influence in shaping the future of Peckham and Nunhead. To guide you, we ask you questions throughout the document.

You can use the response form in Appendix A to make your comments.

The Peckham and Nunhead Area Action Plan is one of a number of documents that we are preparing and together are known as the Local Development Framework (see Appendix B for more information).

Finding your way around this report

The report is arranged into different sections:
- Background information on what the area action plan is and how you can get involved is in Section 1.
- What will Peckham and Nunhead be like in 2020? Find out more in Section 2.
- A summary of the issues we need to tackle is in Section 3.
- Our ideas for addressing these issues are set out in Section 4, grouped under themes.
- More detailed background information on the area action plan is included in appendices.
There are also supporting documents that provide background information on this report:

- **Background paper (the ‘evidence base’):** This report fleshes out the issues summarised in this report and sets out the research and statistics we have gathered.
- **Consultation strategy:** This explains how and when we will involve the community in preparing the area action plan.
  - **Sustainability appraisal:** The tests the social, environmental and economic impacts that different options may have.
- **Equalities Impact Assessment:** This examines how the area action plan meets the needs of the whole community and does not put any people or groups of people at a disadvantage. It will also test how well the area action plan will bring the community together.

You can find these documents on our website at [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham).

**What are the boundaries of the area action plan?**

The area action plan tackles issues across the Peckham Community Council and Nunhead and Peckham Rye Community Council areas (see Figure 1). We will involve local people from across this area in preparing the area action plan.

Some parts of two community council areas will be covered by other planning documents being prepared, such as the Dulwich supplementary planning document, so these areas are not included in the wider action area (see Figure 1).

While we take this wider look, most of the physical change that will happen will take place in and close to the Peckham town centre. This is because:

- large development opportunities that will contribute most to regenerating the area are concentrated here,
- many of the issues needing to be tackled relate to the town centre and its relationship with surrounding residential areas,
- the town centre has a lot of activity and facilities of importance to the wider area,
- the town centre is “the face” of the area.

We call this area where most physical change will happen the "core area" and it is shown on Figure 1. The precise boundary of this area will be refined as the area action plan develops.

What happens in the core area will benefit the wider Peckham and Nunhead area. For example by providing new community and shopping facilities and transport improvements which are required. The area action plan will also look at what specific improvements are needed in places outside the core area, such as along Evelina Road, in parks, and to transport links. This will include what development might happen as well as how the character and scale of places should be preserved.
Figure 1: Area covered by the Peckham and Nunhead Area Action Plan
Section 2: What sort of place will Peckham and Nunhead be in 2020?

Our aim is that by 2020 Peckham and Nunhead is a vibrant area with a unique role as a creative place. It will be a safe place with a positive reputation; home to a healthy and happy community who have access to good quality homes, job opportunities and community facilities. Peckham and Nunhead will have a thriving town centre that meets the needs of a diverse population, with successful local businesses and exciting new spaces. It will be an attractive place that respects its past, but looks to the future.

By this we mean -

- **A creative place:** Peckham and Nunhead will be a destination for music, art and events for people from different backgrounds. Creative and cultural industries will be thriving.

- **A safe place:** Peckham and Nunhead will be a place where everyone is and feels safe and secure when out and about during the day and night.

- **An accessible place:** Peckham and Nunhead will be an easier place to access and move around by all forms of transport, in particular public transport, cycling and walking. Traffic congestion will be reduced.

- **A place to live:** Peckham and Nunhead will have high quality homes of different sizes and types for young and old, individuals, couples and families. Improvements to public spaces, shopping and leisure will make the area a more attractive place to live.

- **A place of opportunities:** Peckham and Nunhead will have the right type of land and buildings to support successful local businesses. Schools will be redeveloped and improved to make them places where children and young people can achieve to the best of their ability and have the knowledge and skills to gain a job and have a positive future.

- **A functioning place:** Peckham and Nunhead will have an attractive and thriving town centre providing a variety of shops, services and leisure activities that meet the needs of local people, including young people. There will also be smaller local shopping areas serving neighbourhoods.

- **A place of character:** Peckham and Nunhead will have attractive buildings and public spaces that celebrate its history alongside high quality modern architecture.

- **A clean and green place:** Peckham and Nunhead will set an example for other areas, reducing the impact of new development on the environment and helping to tackle climate change, pollution, waste and other important issues.

- **A place of positive transformation:** We will work with landowners and developers to achieve early gains and kick-start regeneration. We will positively transform the image of Peckham and make it a place where developers and landowners will continue to invest over the long-term and help pay for the improvements needed in the area. At the same time we will protect and celebrate what is good about the area. We will have a clear and flexible plan for the area to make sure the right investment decisions are made.

**Consultation Question:** Is this the sort of place you want Peckham and Nunhead to be in 2020? Is there anything you particularly agree or disagree with? Is there anything missing?
Section 3: Peckham and Nunhead today

While the Peckham and Nunhead Area Action Plan looks ahead to 2020, the area action plan is not starting from scratch and will build on the achievements and lessons learnt from the following projects:

- Development of 2,000 new homes on five estates including two new parks in north Peckham
- Development of Peckham Library and the Pulse Leisure Centre
- Completion of Bellenden Renewal Area programme and housing renewal programmes in the area.
- A major extension to Oliver Goldsmith Primary School and additional facilities for Dog Kennel Hill Primary School
- Opening Central Venture Park adventure playground
- Youth Offer programme and youth council, which give young people more influence over how money is spent on things for them to do

However there is still more we can do. Below is a summary of the key issues that we need to tackle as well as opportunities for promoting what is already good about Peckham and Nunhead. More information on these issues is provided in the background paper. For each topic we “signpost” where you can find out more.

Community wellbeing

- Making the area feel safer and making you feel safer in Peckham are big issues that the council and its partners like the police are working hard to achieve.
- Many local people feel unsafe being outside at night, particularly around the town centre and in parks. There is concern about gangs, gun and knife crime.
- We recently introduced a saturation policy in the town centre controlling the amount of night clubs, pubs, bars and off-licenses.
- Local residents suffer from poor health due to a number of factors such as poor quality housing and low levels of participation in physical activity, particularly amongst young people and women.
- There is a high concentration of social housing in Peckham.
- There is a need for more family homes to allow people to stay in the area.

Traffic and transport (see figure 2)

- Peckham Rye, Queens Road and Nunhead stations provide very good links to central London and the underground network, but these are very crowded in peak times. There are many bus services that are well used. However north Peckham lacks good public transport links.
- You have told us that Peckham is too dominated by cars and that there are problems with car parking and rat-running through residential streets. Parking restrictions around train stations cause commuters to park in residential streets.
- The one-way systems in the area funnel through-traffic through the town centre, which is very crowded as pedestrians, loading vehicles, cars and buses all have to share a very narrow street. This can make it unpleasant to be in the town centre and disrupts bus services.
• Rye Lane and Peckham High Street are busy roads with few places to cross safely. This creates a barrier for pedestrians.
• There is no direct cycle link through the town centre. Walking and cycle links between the town centre and surrounding areas could be improved.

**Shopping and the town centre** (see Figure 3)

• Peckham town centre is the main shopping area in Southwark and is trading well with very few vacancies. It is well known for its independent food shops which attract people from outside the area.
• However, the town centre is also surrounded by a residential area and smells, noises and traffic from businesses can have a negative impact. Some local residents also do not feel the centre meets all of their needs and would like to see more variety of shops, such as more large department stores. Many larger shop units have also been subdivided into smaller units making this harder. Peckham’s negative reputation also discourages big name stores locating in the town centre.
• The street traders in the town centre give Peckham a unique identity. However stalls are not doing as well as they could as they are not distinct enough from the shops and indoor markets in the area. Many small shops have removed their shop fronts to give an open feel and fixtures and fittings have been arranged so as to give a market stall appearance.
• You have told us that you would like local shops and services in the north of Peckham.
• The town centre is busy during the day, but Rye Lane to the south of the railway, has less activity than the town centre to the north because there are no major shops or facilities to attract people. At night there are not many people around because people do not feel safe and because there are not many things to do. There are many takeaways, but few restaurants and cafes.
• A lot of the space above shops along Rye Lane, Peckham High Street and Queens Road is vacant.
• Local people would like to see shop fronts in the town centre and in local shopping areas like Evelina Road improved. You have told us streets are bleak and uninviting. Footpaths can become overcrowded and filled with rubbish from businesses. We need to make sure that public spaces are high quality and can be maintained well.

**Local business and employment**

• Over 1,400 businesses, mostly small in size, are located in Peckham. Many of these are industrial uses including workshops, builders’ yards and light manufacturing.
• Peckham has a growing reputation as a centre of creativity and has a large arts community, attracted by low rents and cultural spaces such as Area 10. The Galleria in Sumner Road provides artists studios; a programme to grow talent; and art outreach projects in the community.
• Affordable studio space is needed to support a creative and cultural hub. However, improvements to Peckham and Nunhead could increase the cost of business space further. Business land is also coming under pressure to be redeveloped for other uses.
• Peckham has an above average unemployment rate and many people with a little or no skills. It is important that local people have access to good quality training and childcare facilities.
Community facilities

- Much of the area is very deprived in relation to education, skills and training.
- There are currently a number of training providers in the area including Camberwell College of Art, which help people gain specialist skills. However we also need to improve the quality of schools in Peckham and Nunhead so that young people in the area can achieve their full potential.
- Like in other parts of the borough, there is concern about the availability of places for meetings or functions. However there are a number of community buildings in the area that we need to investigate how to better use.
- Peckham and Nunhead have a mix of open spaces, entertainment and leisure facilities offering a range of different sport and leisure opportunities. This includes new facilities such as Central Venture Park and refurbished BMX track on Peckham Rye. Despite this, you have told us that you are not getting everything you want, in particular things for young people to do.

The historic environment

- Peckham and Nunhead have a long history reflected in lots of interesting buildings of different characters. You have raised concern about the quality of new buildings and the loss of historic buildings, both in the town centre and surrounding neighbourhoods. This includes concerns over the height of new development in Nunhead.
- The area's history dates back a very long time and there are areas where archaeological remains of old settlements may be buried. Some of these areas are not protected and are under pressure from new development.

The natural environment

- Open spaces in Peckham and Nunhead provide habitats for wildlife and we need to make sure we protect these. You have told us you want to see more street trees.
- We need to reduce carbon dioxide emissions from buildings to reduce climate change. Peckham has a district heating network serving a number of housing estates which has potential to be extended to provide cleaner heat and electricity to new development in the area.
- Buildings need to consume fewer natural resources, including water, and produce less waste.
- There are air and noise pollution problems in the town centre.
- Poorly designed drains can lead to flooding.

Outside pressures

- Across Southwark, London and England, the population is growing and more homes are needed. Areas like Peckham have the transport links and facilities to accommodate more homes.
- More housing for students going to nearby colleges could be built in the area.
• However, growth in Peckham will put pressure on transport, traffic, community facilities and the natural environment. We need to make sure there are enough facilities to keep up with the demands of a growing population.

• There will need to be a balance between finding land for new housing and providing land for businesses and other needed uses.

• Land is also needed to support major transport improvements of London-wide importance, such as the cross-river tram or an alternative.

• The credit crunch has hit and the council has fewer funds to provide services and facilities to the community.

**Consultation questions:** Do you agree with the issues we have set out? Are there others that we should be considering?
**Major Issues:**

- Safety concerns in many key public areas, especially at night time
- Pedestrian conflicts with traffic along major roads
- Poor or unclear pedestrian routes between different areas
- Lack of direct cycle route south through town centre
- Congestion from delivery vehicles and cars queuing to park
- Crowded and uninviting streets
- Rat Running through local streets
Figure 3: Existing Peckham town centre

Mainly shops
Mainly industrial
Community/leisure/cultural uses
Parks and public space
Car parking
Street Trader stalls

Creative uses, workshops, and other industrial uses
Section 4: Looking into the future of Peckham and Nunhead

There are different ways we can tackle the issues in Peckham and Nunhead to achieve the sort of place we want to see. These are called options and represent different paths we can choose. In deciding which paths are available we need to consider a few things first:

How Peckham fits into the wider picture
At the end of last year we consulted on options for where new growth will be accommodated in Southwark as part of the Core Strategy. Two options were presented. Under both options Peckham and Nunhead would be regenerated, however they differed in how much housing versus other uses would be built in the area. We will consult on the preferred option in May. The area action plan will need to fit into the Core Strategy.

See www.southwark.gov.uk/corestrategy for more information.

We also need to consider the impact the credit crunch may have. The area action plan is a long-term plan and markets traditionally recover after periods of recession. However the credit crunch could slow down the pace of regeneration.

Major transport improvements planned
We need to make sure there is enough transport infrastructure to support new growth. If the cross river tram or an alternative does not go ahead then less new development will be able to fit into Peckham. This means that there would be fewer opportunities for change, because many of the more ambitious changes can only be funded through the redevelopment of sites. More information on possible transport improvements is set out on page 13.

We have options for if there is no tram or alternative major transport improvements.

What land is available in the area?
Redeveloping certain sites in the area provides an opportunity to showcase what can be achieved in Peckham and Nunhead, create a more positive image of the area and help provide much needed land uses. How sites are developed will depend on getting agreement from landowners, but also on what scale of development is allowed and what priorities there are for different land uses.

We have set out options for key sites on page 20.

What can be controlled through the planning process?
The area action plan is a planning document and some things like whether shops are subdivided or what brand of shop occupies a unit cannot be controlled through the planning process.

The options we are consulting on are set out in the following way:

• **The big decisions**: these focus on what type of development we should favour over other types. This will affect the type of place the area becomes, in particular what sort of town centre we will have. There are two sets of options, one covering what could happen if there are major transport improvements in the area and another considering what could happen if there aren’t.

• **Growth dependent options**: these set out the choices that different levels of growth in the area will allow. There are three sets of options; one looking at options if there are no
major transport improvements and two sets of options for if major transport improvements do take place.

**The questionnaire in Appendix A will help guide you give feedback on the different options.**

The comments you give us will be considered by us in preparing the next stage of the area action plan, the preferred options. We will invite your views on the preferred options in the Autumn.

**The big decisions**

**Major transport infrastructure**

- Bus travel will remain the main public transport mode for some time into the future and it is important that new development and changes to the public realm do not compromise the efficiency of the network.
- Funding has just been secured for stage 2 of the East London Line extension, which will improve connections between East London, Peckham and Clapham Junction and provide an extra two trains an hour.
- Significant increases in public transport capacity, and as a result major growth in the amount of housing, will only be possible if the tram or an alternative scheme comes to Peckham. Otherwise traffic and congestion in the area could get worse.
- Transport for London recently announced they will not fund the Cross River Tram in the next 10 years. However the council is exploring what alternatives exist, such as a guided bus route or developing the tram in partnership with other boroughs and private operators.
- Land will be needed to build these major transport improvements. However we feel sites outside the town centre could be used for a depot. We are therefore proposing other options for the land around Bournemouth Road which was previously identified as a possible tram depot site. We have also identified land off Sumner Road as a possible location for a transport interchange (see page 22).
- Further research will be undertaken to fully understand existing transport patterns, the impact of recent interventions such as changes to the one-way systems and car parking arrangements to test the impacts of different options.

**Housing**

- The Core Strategy issues and options report set out options for where new housing could be located and what type of housing should be built. Two options were presented:
  - Option A would mean more housing is built in the area than Option B, but there would be a higher amount of private market housing built in areas like Peckham where there is already a high amount of social housing. More family housing would also be built under Option A.
  - Option B would mean more social housing is built and less would be family housing.
- More student housing could be built in Peckham under both options.
Figure 4: Possible locations for new housing

HIGH GROWTH OPTION

LOW GROWTH OPTION

Boundary of Core Area
Opportunity sites for provision of new housing
Figure 5: Possible locations for new business and industry uses

**HIGH GROWTH OPTION**

- Boundary of Core Area
- Opportunity sites for creative industry uses
- Opportunity sites for general business uses as part of housing development
- Opportunity sites for light industrial uses
- Opportunity sites of creative industry and general business uses as part of a housing development
- Opportunity site for creative industry, light industrial and general business uses as part of a housing development

**LOW GROWTH OPTION**

- New shops, cafes, restaurants
- New focus for day and night time activity