

Site location and context

2.

2.1 Planning policy context

Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the Site comprises:

- The London Plan (2021)
- The Southwark Plan (2022)

Both tiers of the development plan (as set out above) should be considered up-to-date for the purposes of paragraph 33 of the National planning Policy Framework (NPPF) (2023) and Regulation 10a of the Town and Country Planning (Local Planning) Regulations (2012).

The Site is not located within a Neighbourhood Plan area.

The NPPF and associated Planning Practice Guidance (PPG) are a material consideration in the determination of planning applications.

The London Plan and Southwark Plan are supplemented by numerous Supplementary Planning Documents (SPDs) and Supplementary/London Planning Guidance (SPGs/LPGs), which are also a material consideration.



Site/Area Specific Policies

The Site is subject to the following area/site specific policies, as shown on the Southwark Plan Policies Map:

- Peckham and Nunhead Action Area (AV.14)
- Peckham Action Area Core (AV.14)
- Peckham Area Vision boundary (AV.14)
- Site allocation (NSP74) (Aylesham Centre and Peckham Bus Station)

Policy Designations

The Site is subject to the following policy designations:

- Major Town Centre (Peckham)
- Protected Shopping Frontage (Rye Land and internal mall)
- Borough View - View 1: The London Panorama of St Pauls Cathedral from One Tree Hill
- Rye Lane Peckham Conservation Area (western part of the site)
- Archaeological Priority Area
- Air Quality Management Area (AQMA)

Neighbouring land is subject to the following designations:

- Peckham Hill Street Conservation Area lies to the north of the Site (approximately 175 m from the Site at its nearest point).
- Rye Lane Chapel (Grade listed II)
- 58 Peckham High Street (Grade II listed)
- Former Jones and Higgins Department Store (Locally listed)
- 47-49 Rye Lane (Locally listed)
- 86-88 Peckham High Street (Locally listed)
- The Bun House, 86 Peckham High Street (Locally listed)
- 98-104 Peckham High Street (Locally listed)

Development Management Policies

The Southwark Plan and London Plan also provide a comprehensive package of broader development management policies.

Decision-making Framework

The Southwark Plan and London Plan also provide a comprehensive package of broader development management policies.

2.2 Site location

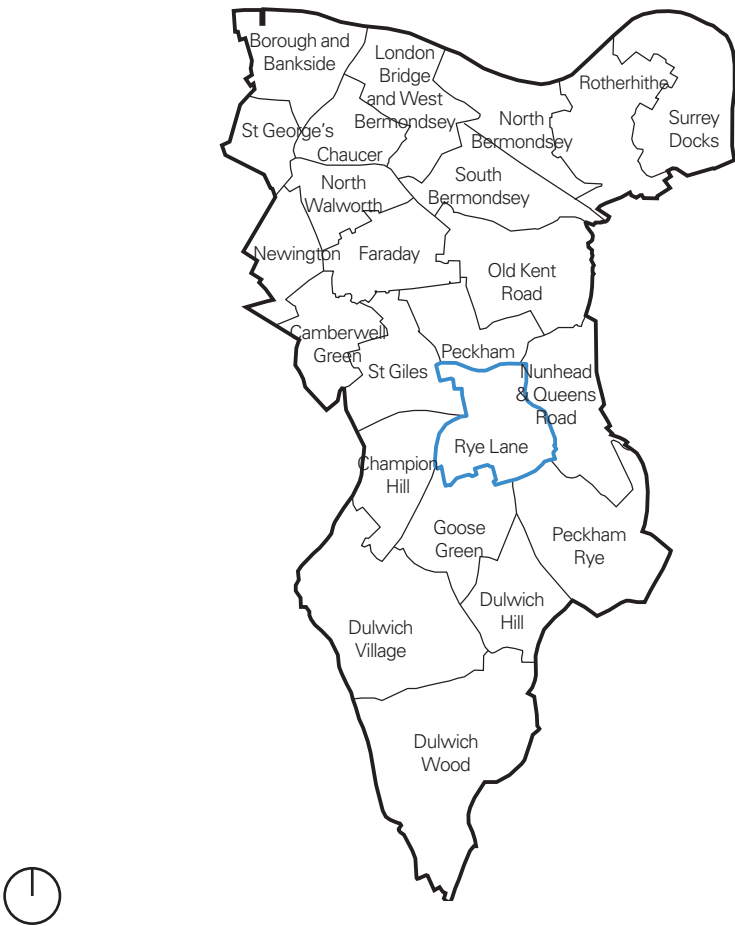
Located in the centre of the London Borough of Southwark, the Aylesham site is positioned in the commercial and cultural heart of the Peckham area. The site is in the north of Rye Lane ward, approximately 250m north-east of Peckham Rye railway station, a key transport link for the area.

The Aylesham Centre is a 2.71ha town centre site which currently comprises a shopping arcade, Morrisons supermarket, petrol filling station and surface level car park. It is bounded to the north by Peckham High Street, to the east by Mckerrell Road, to the west by Rye Lane and to the south by Hanover Park.

London Borough of Southwark



London Borough of Southwark ward boundaries

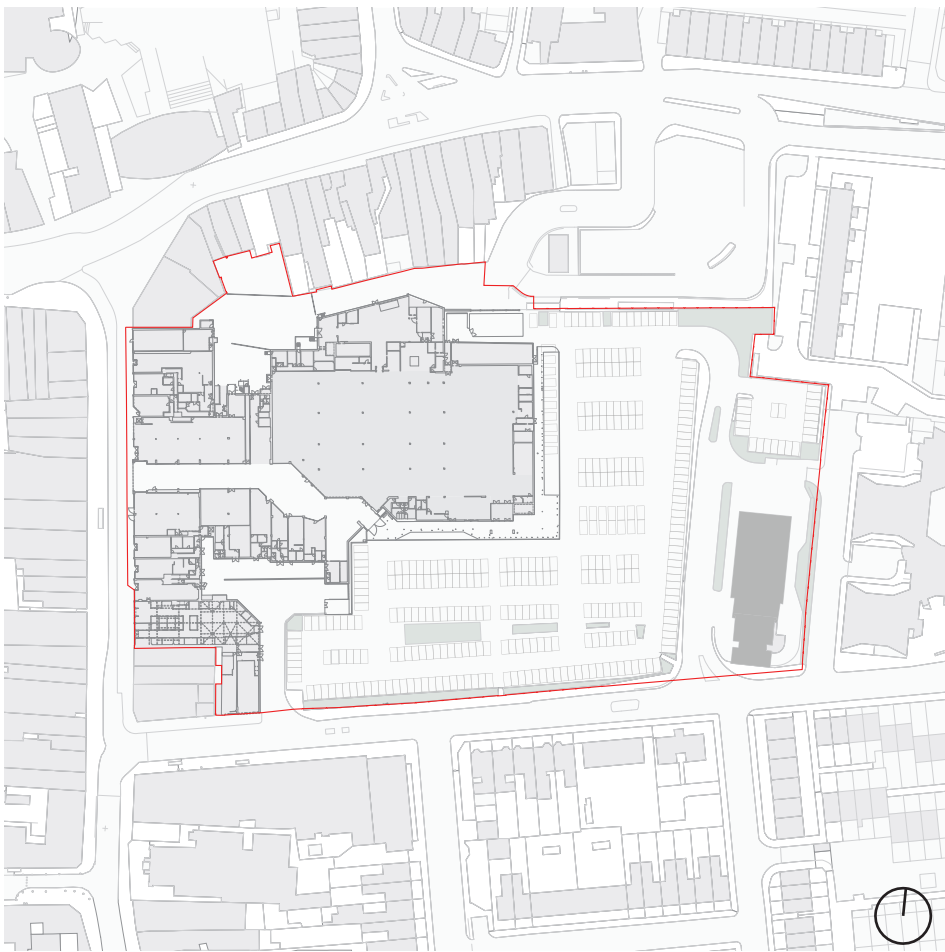


Site in context of Rye Lane ward boundary



2.3 Site context analysis

2.3.1 Site and ownership boundary



Key:

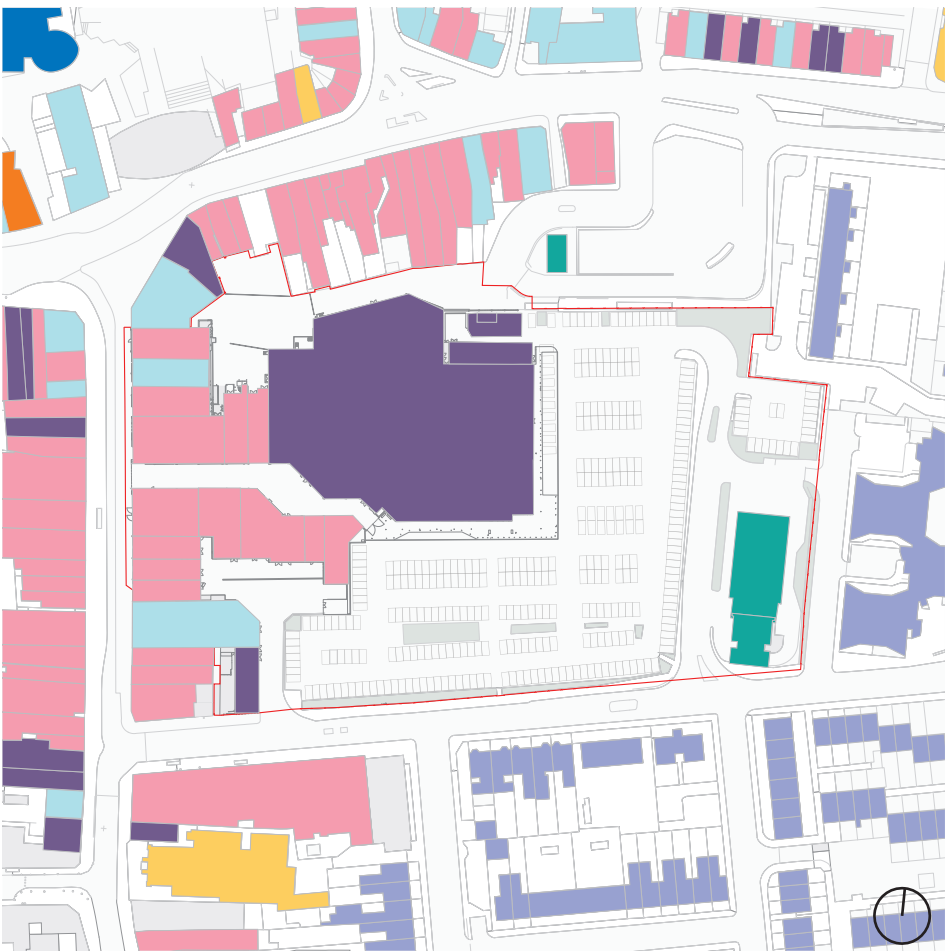
- Planning application site boundary
- Land within Applicant's ownership that falls outside of the planning application boundary

2.3.2 Urban grain



The streets to the north and west of the site have a more dense urban grain and are primarily commercial, which is reflected in their density. Rye Lane, running north to south, notably has the densest urban grain. The surrounding streets directly to the south and east have a looser urban grain, speaking to their residential character.

2.3.3 Retail uses

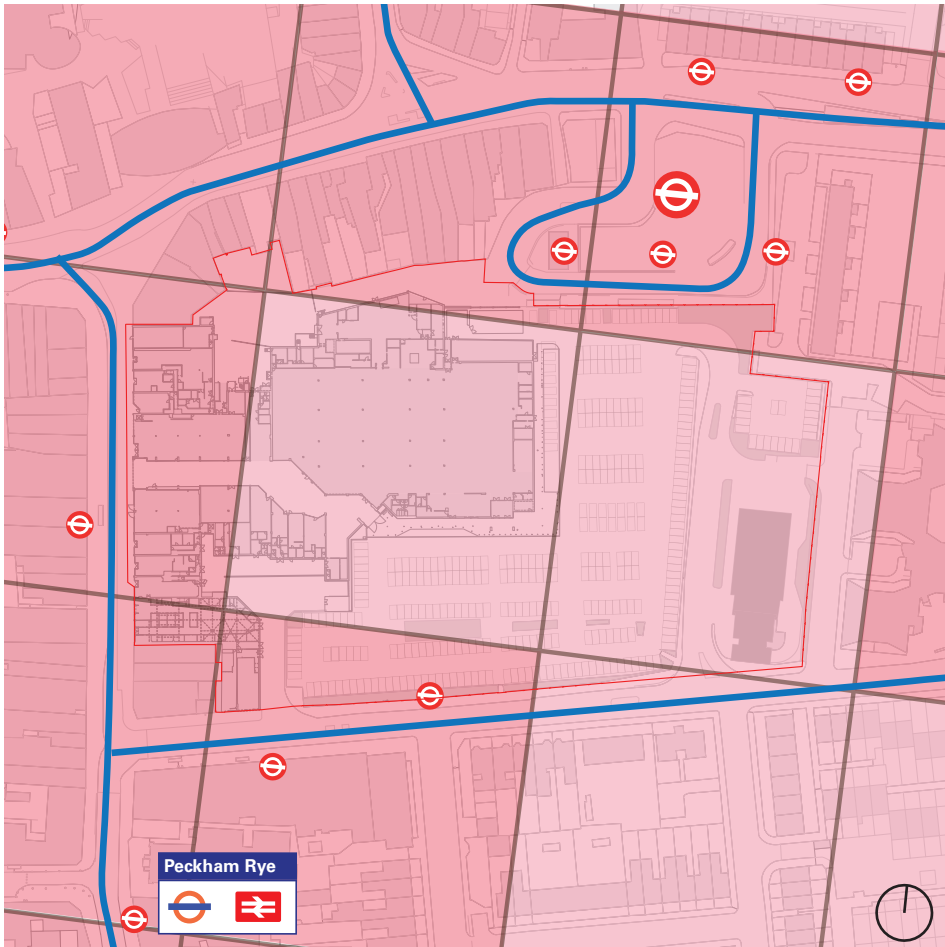


Key:

- Residential
- Hospitality / F&B
- Services - bank / post
- Retail
- Community building
- Transport / petrol station
- Food / groceries
- Sports facilities

There is a concentration of retail and commercial uses along Rye Lane and Peckham High Street, with other leisure, cultural and community offerings also close by. The south and east of the site has a higher residential focus.

2.3.4 PTAL

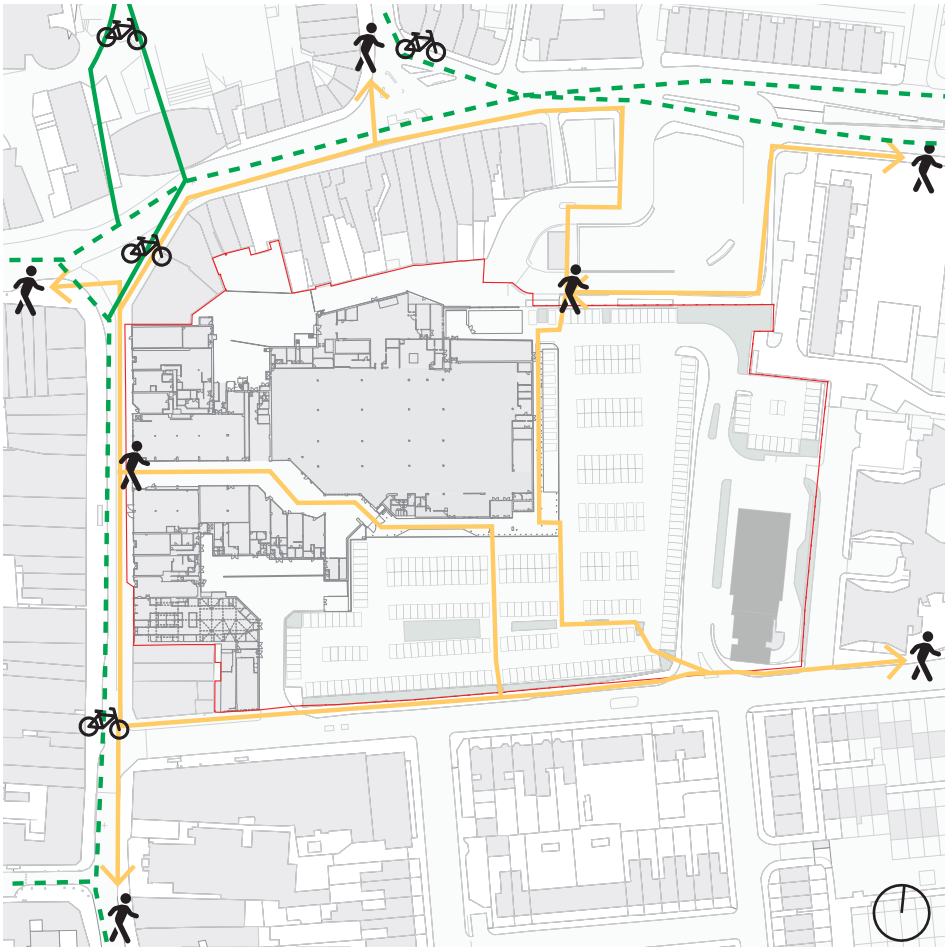


Key:

- PTAL rating 6b (highest)
- PTAL rating 6a
- Bus route
- Bus stop

The site has a PTAL rating varying from 6a - 6b, scoring highly on accessibility to frequent public transport services. Along Rye Lane and Peckham High Street directly to the north of the site, the score is 6b. The Peckham Rye railway station is under five minutes walk away, connecting the area to the Overground, as well as the Thameslink, Southern and Southeastern rail lines. Queens Road Peckham station is 15 minutes walk away. The site has a bus terminal immediately to the north-east, and is surrounded by bus stops, covering many bus routes (including 12, 37, 78, 197, 363, N343, P12, P13). Rye Lane is solely for buses, deliveries / servicing, and cycle traffic.

2.3.5 Pedestrian and cycle routes

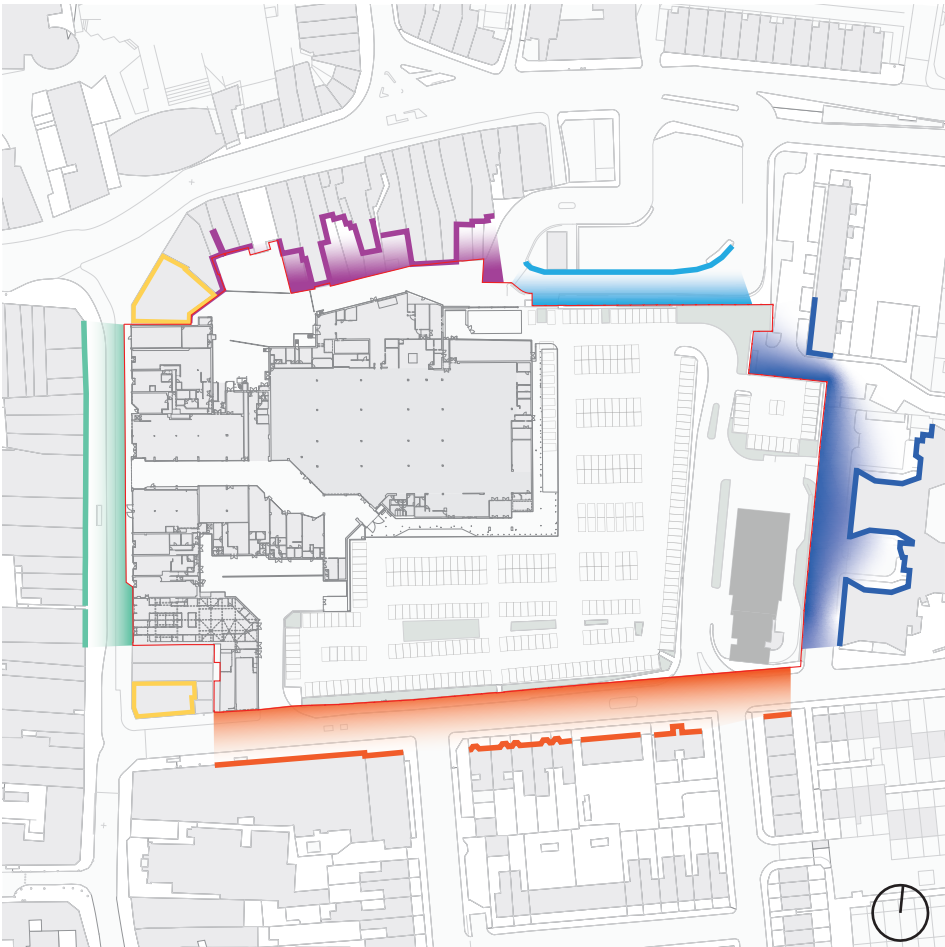


Key:

- Pedestrian
- Cycle path only
- Cycle shared route

The site location is pedestrian focussed, with pavements and pathways to accommodate flow of foot traffic in and around the area. The proximity of various means of public transport encourages pedestrian access, increasing footfall. To the immediate west of the site, Rye Lane is used for bus and cycle traffic only, with a designated cycle lane that continues north, through the Peckham Arch.

2.3.6 Boundaries and edge conditions

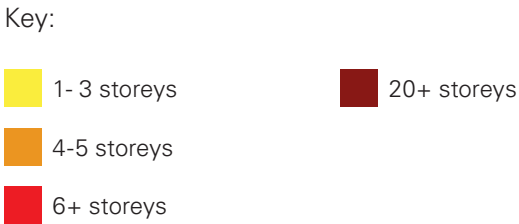
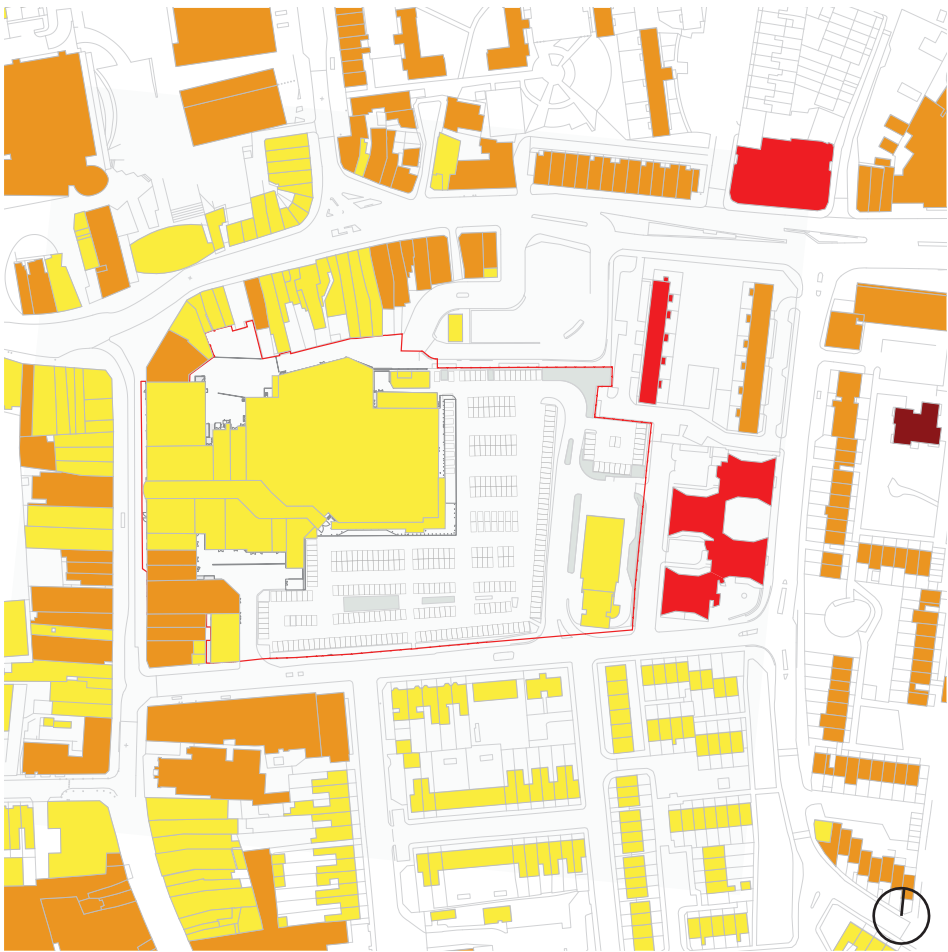


Key:

- Peckham High Street
- Rye Lane
- Hanover Park
- Mckerrell Road and Purdon House
- Bus station
- Former Jones & Higgins and HSBC building

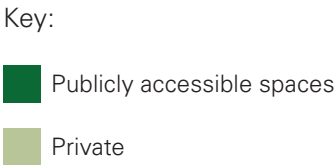
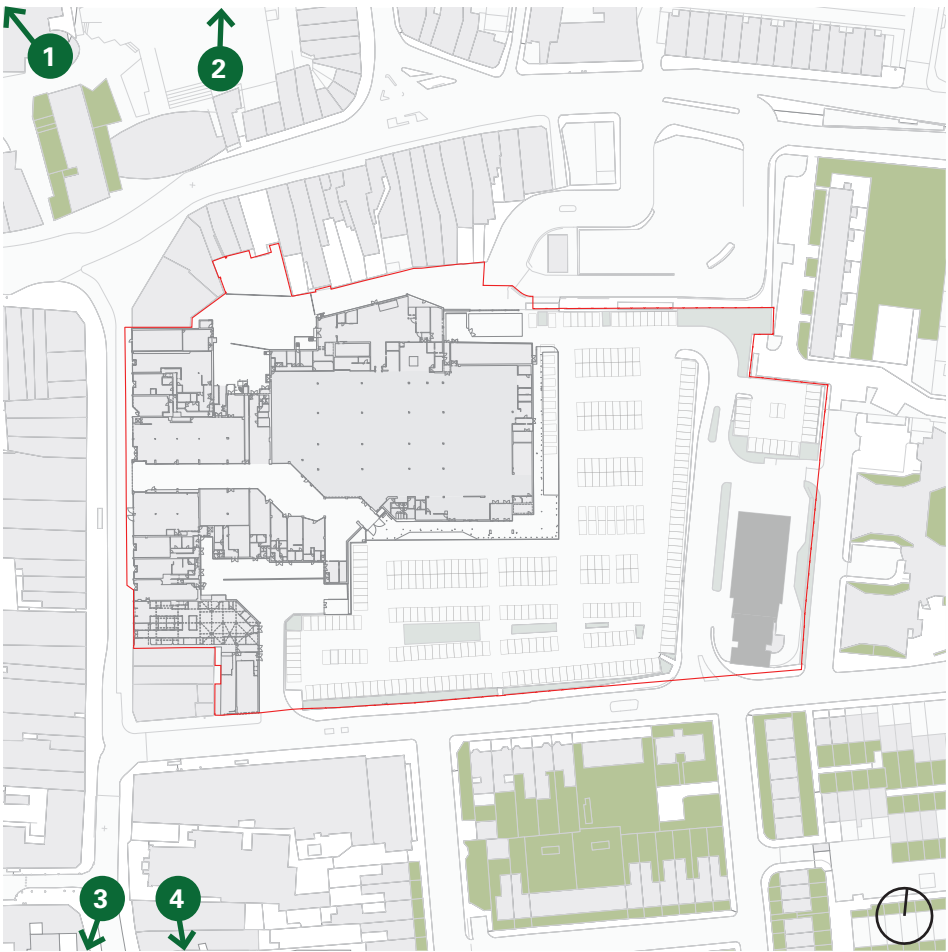
The north of Peckham High Street hosts a diversity of building uses and building heights. To the north-east sits the bus station, with a large area of hard standing. Rye Lane to the west is eclectic but distinctly commercial with a retail ground floor. The former Jones & Higgins buildings and former HSBC building are of historic and townscape importance. Mckerrell Road to the east has a six-storey residential building. Purdon house is a gallery access, six-storey building running perpendicular to Peckham High Street. Hanover Park has residential terraces alongside two-to-three storey purpose-built residential blocks, Homes are set back from the road with private front gardens. To the east of Hanover Park are the 81 Hanover Park apartments, also sharing frontage with Mckerrell Road.

2.3.7 Surrounding building heights



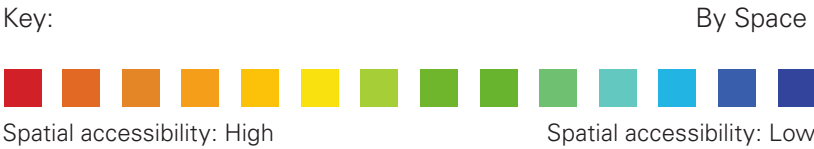
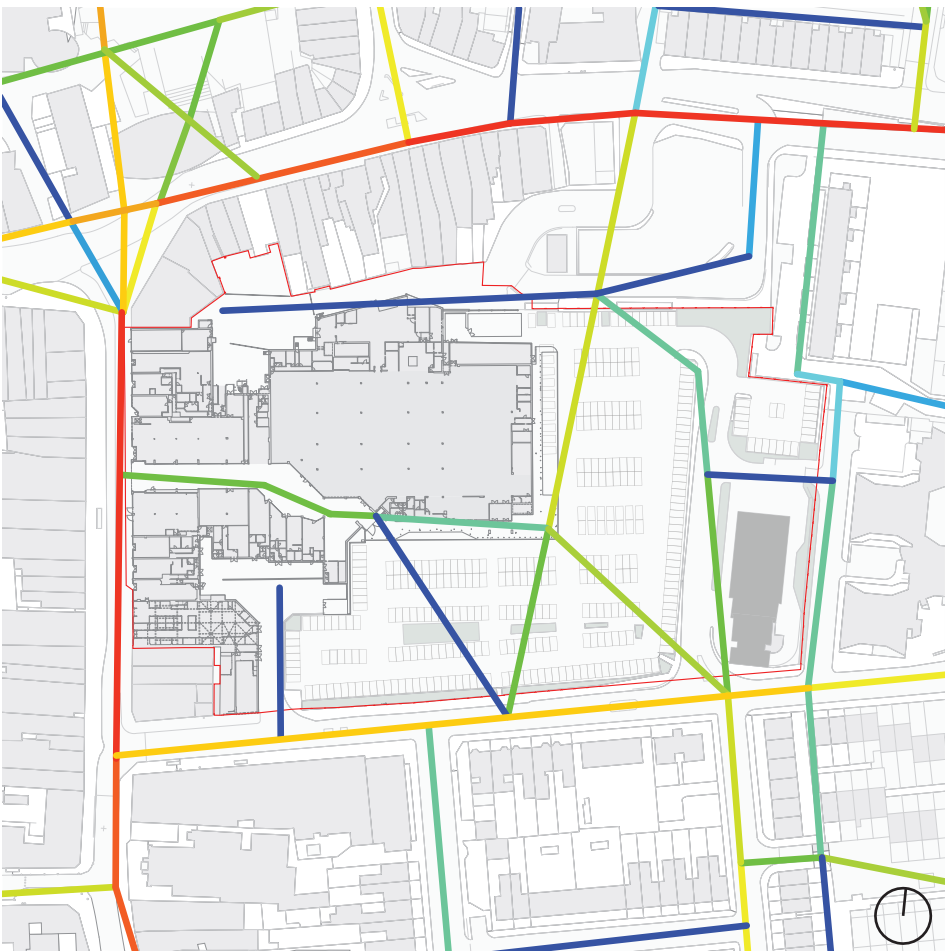
There is a range of building heights of one to three storeys around the site, with one to five storeys the general height. To the east, general building heights increase to six storeys with Witcombe point extending to 20 storeys.

2.3.8 Green and public space



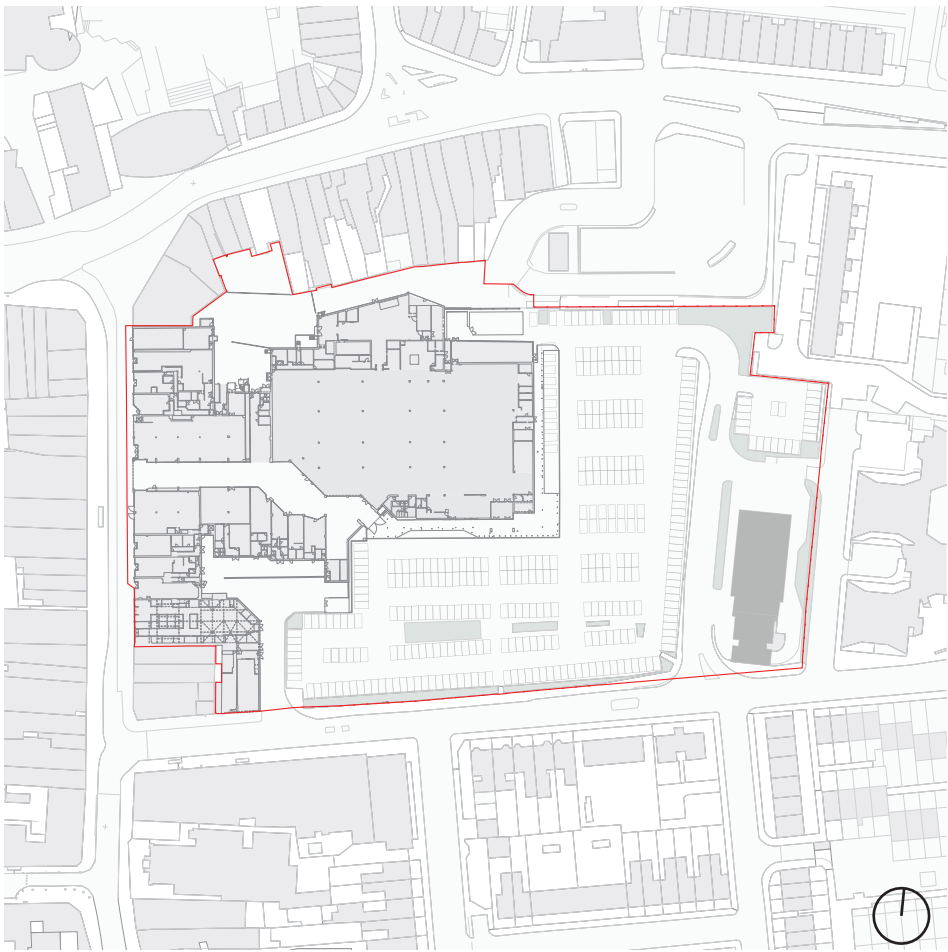
- 1. Burgess Park: 138 Acres, 20 minutes walk away
- 2. Surrey Canal Walk: 6.1km, five minutes walk away
- 3. Holly Grove shrubbery: 0.5km, seven minutes walk away
- 4. Peckham Rye Park: 64 Acres, 20 minutes walk away

2.3.9 Local route analysis

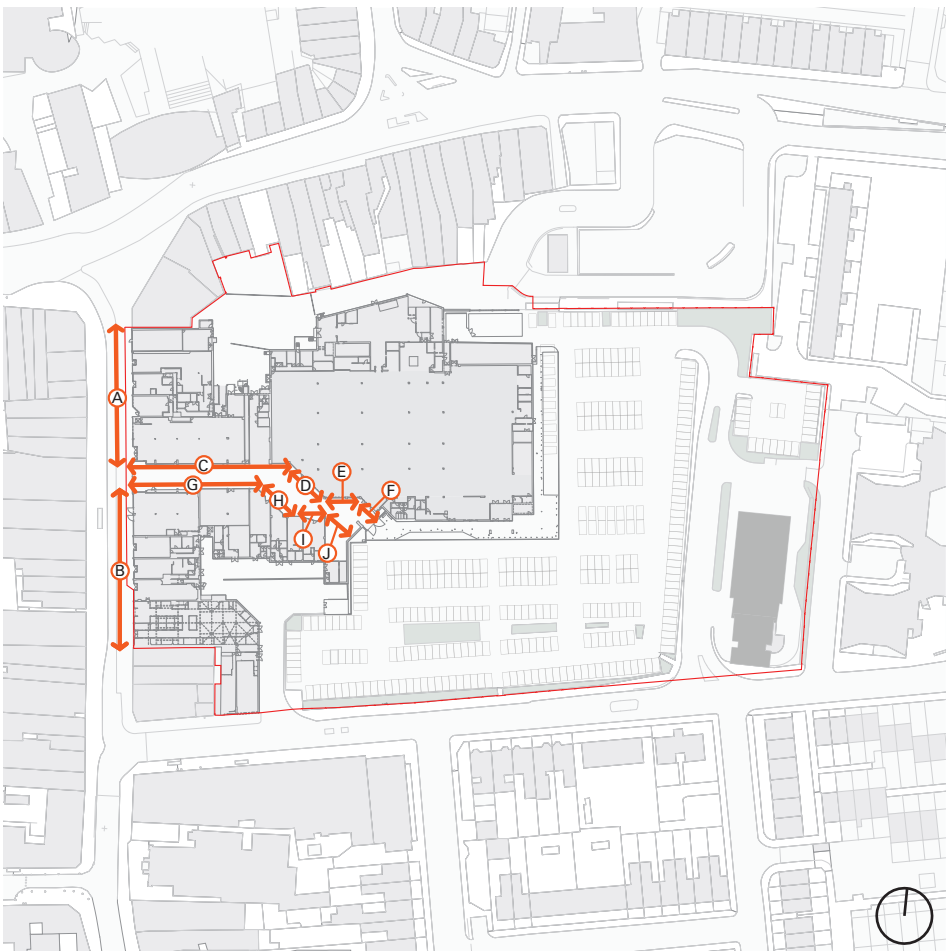


Rye Lane, Surrey Canal Walk, Peckham Road and Peckham High Street are key routes for both local and citywide scales of movement. The intersection of these routes is an important focal point for urban activity.

Flood risk



2.3.11 Retail frontage



A 44m	E 18m	I 27m
B 51m	F 7m	J 9m
C 55m	G 44m	Total
D 11m	H 9m	271m

According to the flood map planning data available through the flood map planning service, the site is within flood zone 1. This data shows land within flood zone 1 has a low probability of flooding from rivers and the sea.

Areas of existing retail frontage which need to be re-provided. The current areas of retail frontage vary within the current Aylesham Centre. Prominent retail frontage faces Rye Lane to the west. Smaller areas of retail frontage sit within the Aylesham Centre walkway.

2.4 Retail analysis

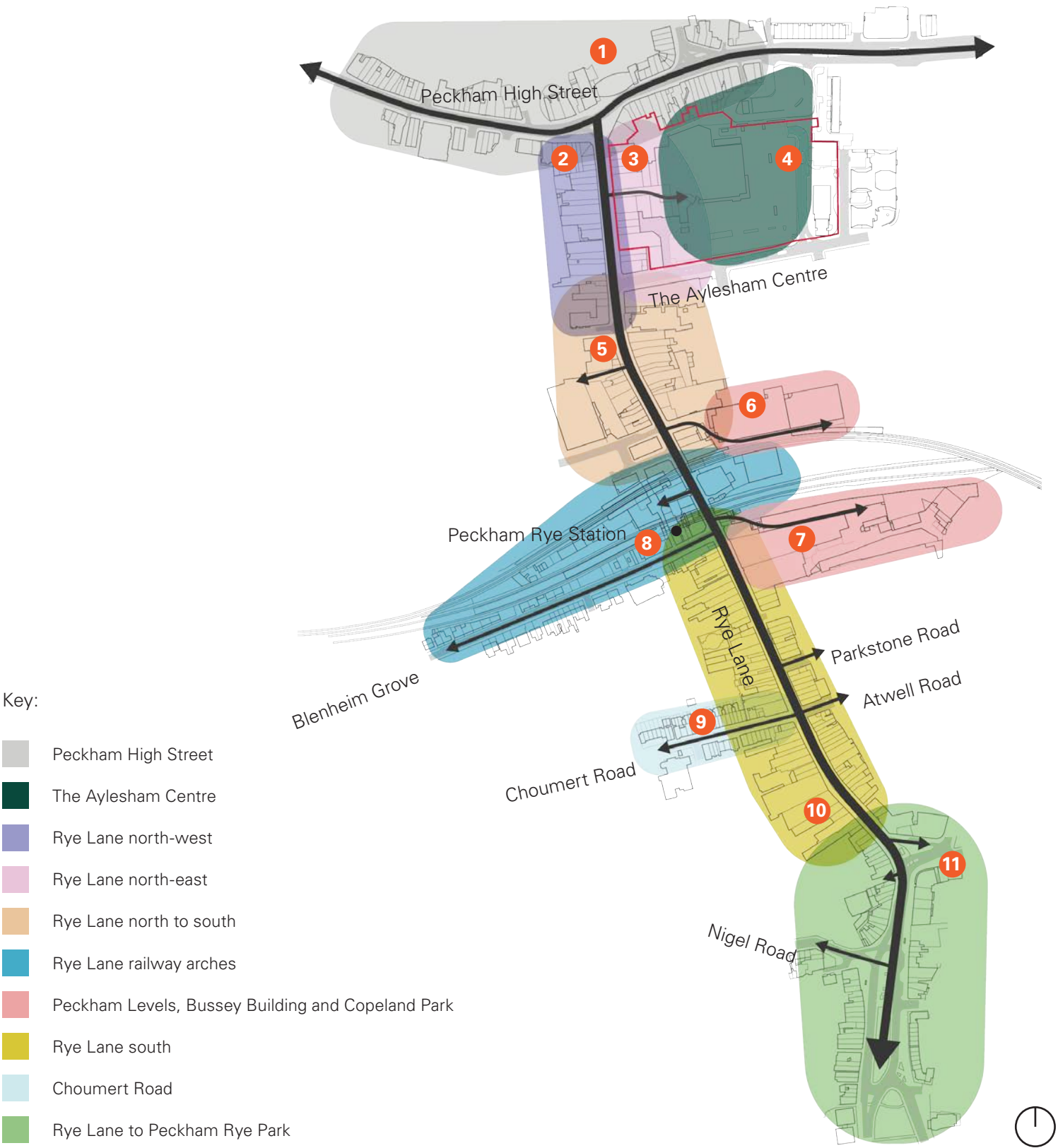
2.4.1 Retail character areas

Jas Bhalla Works carried out extensive research into Peckham’s retail landscape, exploring character, typology and provision, all of which have influence on engagement with the town centre.

The site is based around the existing Aylesham Centre, in the heart of Peckham. The Aylesham Centre provides national chain and independent retail offerings, including a Morrisons supermarket.

Peckham’s ‘Town Centre’ extends far south beyond the Aylesham Centre. The plan adjacent illustrates how Rye Lane and Peckham High Street are made up of several distinct retail character areas, each defined by the types of building and retail they offer.

A defining feature of the area is the distinction between the primary retail streets such as Rye Lane and Peckham High Street, and more intimate secondary streets and spaces that are perpendicular to these primary streets. These streets include Choumert Road, Blenheim Grove and Copeland Park.



2.4.2 Retail character areas: photos



Peckham High Street

Peckham High Street is a busy thoroughfare upon which the volume of traffic compromises the retail experience and public realm. The road serves a number of bus routes and has large volumes of traffic as it provides a strategic link to Central London. It consists largely of independent stores.



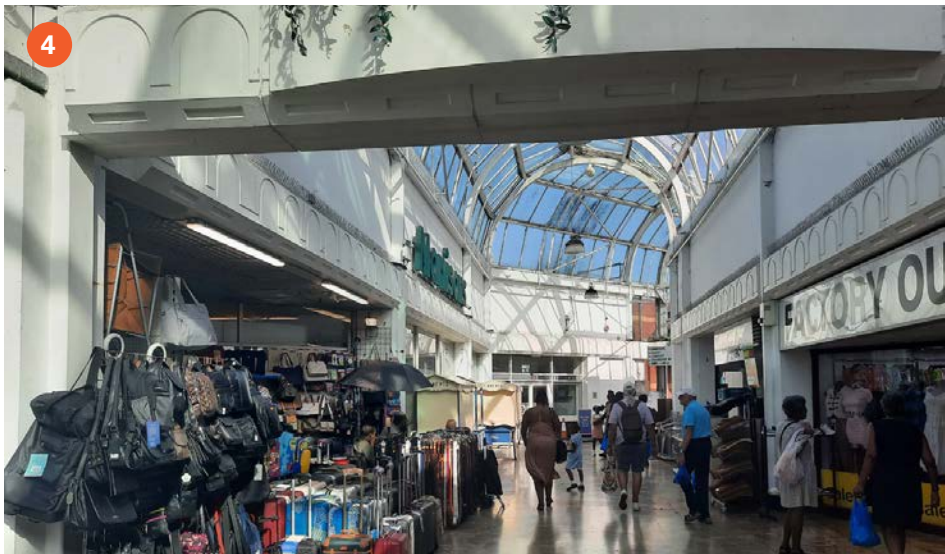
Rye Lane north-west

This character area is one of the busiest sections of Rye Lane in terms of pedestrian traffic, cyclists and buses. It comprises of a combination of chain and independent stores located within historically residential properties that have been converted to mixed-use buildings.



Rye Lane north-east

'Rye Lane north-east' is distinct from 'Rye Lane north-west' due to the types of buildings and nature of retail units. This character area comprises the front facade of the Aylesham Centre, the location of the site and a purpose-built retail mall constructed in the 1980s. The majority of the units that front Rye Lane are national chain stores.



The Aylesham Centre

The retail units inside the centre have a different character from those benefiting from street frontage. The units within tend to be independent retailers, servicing pedestrians travelling through to the Morrisons store. Lined with market stalls, the pathway is highly active, and products often spill beyond the confines of the unit.



Rye Lane north to south

This character area is distinct from the area immediately to its north (Rye Lane north-west) as building typologies and plot widths become less consistent. There is also a larger proportion of independent stores.



Peckham Levels and Peckham Levels

This unique character area contains multi-storey complexes which have been re-purposed into a wide variety of uses, including artist studios, cinemas, restaurants, and rooftop bars. Most active during evenings and weekends, these facilities are a destination in their own right, attracting visitors beyond the immediate vicinity.



Bussey Building and Copeland Park

This area is a former industrial complex with a unique character containing low-rise former warehouse buildings which have been re-purposed into a wide variety of uses, including restaurants and bars. These facilities are a destination in their own right.



Choumert Road

Choumert Road is home to a range of independent retail, many of which inhabit compact 'micro units' that occupy the ground floor of converted residential buildings. The retail offer is diverse.



Rye Lane to Peckham Rye Park

This final stretch of Rye Lane is quieter as the street widths increase, and footpaths become more generous.



Rye Lane railway arches

Rye Lane railway arches exemplify a redundant infrastructure being adapted for new uses; this character area offers retail and commercial units within spaces that benefit from an intimate, human scale.



Rye Lane south

The south section of Rye Lane operates more as a local high street with more independent retail units than the northern section, and is less busy.

2.4.3 Retail function analysis

Chain vs. independent stores

- Key:
- Chain stores
 - Independent stores



Rye Lane has a relatively high percentage of independent retailers, with many clustered to the north. The Aylesham Centre has a higher percentage of national chain stores than the rest of Rye Lane.

Analysis:

- 26% Chain retail percentage north of railway
- 11% Chain retail percentage south of railway
- 18% Chain retail percentage overall
- 45% Chain retail percentage on site

Specialist ethnic retailers

- Key:
- Religious services
 - Southeast Asian retail
 - Irish retail
 - Afro-Caribbean retail
 - Halal retail



Specialist ethnic retailers are shops that sell goods and services to a particular ethnic community. Businesses run by people of specific ethnic groups often attract customers from similar backgrounds due to informal connections, reinforcing links with the community.

Analysis:

- 7% Religious services to all ethnic retail
- 5% Southeast Asian retail to all ethnic retail
- 2% Irish retail to all ethnic retail
- 68% Afro-Caribbean retail to all ethnic retail
- 18% Halal retail to all ethnic retail

Afro-Caribbean retail

- Key:
- Food and drink - night
 - Food and drink - day
 - Food and drink - fast food day
 - Retail - other
 - Retail - fashion and cosmetics
 - Food retail
 - Food retail - specialty
 - Retail - off license / convenience



Peckham is synonymous with its Afro-Caribbean community and culture, which is prevalent throughout Rye Lane. This plan highlights the specific types of businesses that explicitly service Peckham's Afro-Caribbean community. Uses are varied and specialist retailers exist in smaller units.

Analysis:

- 36% Percentage of Afro-Caribbean food retail to all food retail
- 6.3% Percentage of Afro-Caribbean product retail to all product retail
- 8% Percentage of Afro-Caribbean food and drink to all food and drink

Retail typologies

Key:

- Internal arcades
- Deep shop plans
- Shallow shop plans
- Multi-level retail
- Semi-open
- Railway arches / warehouses
- Market stalls
- Supermarket



The majority of Rye Lane’s retail sits within deep plan shops, with other, often larger typologies interspersed. Narrow shop fronts characterise units directly fronting onto Rye Lane. Typologies along secondary streets are more varied.

Retail open at night

Key:

- Food and drink - day and night
- Food and drink - night
- Food and drink - fast food night
- Services - sport
- Food retail
- Retail - off license / convenience
- Services - betting / pawnbrokers
- Multi-purpose (cinema / drink / dining / retail / cultural)
- Retail - other
- Retail - multiple vendors
- Services - event spaces and galleries
- Services - workspaces



There is a clear divide between the spaces north of Peckham Rye Station and those to the south, with the latter having a far more active evening economy, typically open after 8.30pm. There is a cluster of night-time uses around the train station.

Analysis:

26.5% Percentage of retail open at night to all retail

2.5 Site history

Placing the Aylesham Centre in the context of Peckham’s history of almost constant change helps to contextualise its future.

In the early 19th century, Peckham was a rural hamlet. The name ‘Peckham’ derives from Old English words ‘peac’ meaning peak and ‘ham’ meaning homestead.

Rye Lane evolved from a rural lane, to a Victorian high street, then an early 20th century urban centre. Postwar decline led to the introduction of large scale retail and development behind Rye Lane, the reinvention and repurposing of which has been central to Peckham’s emerging importance as a centre of creativity in the 21st century.

The Aylesham development presents the opportunity to continue this without disrupting Rye Lane’s importance as a vibrant focus for the area’s diverse communities. The Aylesham Centre is noted in LBS’s Rye Lane Peckham Conservation Area as being where ‘opportunity exists to redevelop the indifferent post World War II buildings.’

The Jones & Higgins large department store was built in 1867. In 1894, Henry Jarvis designed the new clock tower building at the junction of Rye Lane and Peckham High Street, based on a clock in Venice’s Piazza San Marco. The existing Aylesham Centre was built in the 1980s, opened by HRH Princess Margaret in July 1988.

- 1. Postcard view of Rye Lane from Peckham High Street from the early 1890s
- 2. Destruction of war; looking down Hanover Park in 1943
- 3. Jones & Higgins Rye Lane store front in 1970s
- 4. Jones & Higgins’ hosting a fashion show event
- 5. View off Rye Lane in 1983
- 6. Alo-Wa Oral History Group in Southwark Women’s Centre, 1991
- 7. Gillian Wearing, ‘Dancing in Peckham’ 1994, still from a 25-minute video



2.6 Site evolution



1830

In the early 19th century, the area was interspersed with residences. Most of the land was arable and local market gardens supplied London with fresh produce.



1871

The principal roads were the High Street and Rye Lane. By 1871, commercial density had expanded along the High Street with buildings backing onto the site. Semi-detached homes occupied Rye Lane with generous back gardens. Larger homes fronted Hanover Park.



1894

By the late 19th Century, Peckham was a retail hub. The large department store Jones & Higgins occupied the junction of Peckham High Street and Rye Lane. The High Street was widened for a tramway, increasing footfall on Rye Lane, in turn enabling it to become the area's main shopping parade.



1945

During World War II, the north-east of Rye Lane suffered bomb damage with several buildings damaged beyond repair. The above map shows the extent of destruction, the darkest being total. Post-war buildings such as London Transport garages at the north end of Rye Lane were developed.



1968

The second half of the 20th century was a period of economic decline. This was a result of a changing population, as older residents moved out they were replaced by a younger population, which included significant ethnic minority communities. Purdon and Clifton House to the north-east of the site were constructed in this era.



2022

Rye Lane and Peckham High Street remain an important commercial and cultural centre, continuing Peckham's rich history. (OS Map)

2.7 Site heritage and conservation

2.7.1 Conservation areas

The site is surrounded by areas of special architectural and historical interest, as recognised by LBS. The Rye Lane Conservation Area, designated in 2011, covers the commercial centre of Peckham, and is partially inside the site boundary. The local area is also home to a number of Grade II Listed and locally listed buildings, as outlined in adjacent plan.

The former Jones & Higgins Clock Tower and HSBC Building are two key heritage buildings that anchor the Eastern corners of the site. The Clock Tower opened in 1867 as the Jones & Higgins Department Store, an essential part of Peckham’s commercial history.

2.7.2 Townscape Heritage Initiative

The Townscape Heritage Initiative (THI) is the restoration organisation set up to bring historic buildings in Peckham town centre back to life. It is funded by LBS and the National Lottery Heritage Fund.

THI has already repaired and restored several buildings on the junction of Peckham High Street and Peckham Hill Street, just to the north of the Aylesham Centre development site.

Key:

Grade II listed

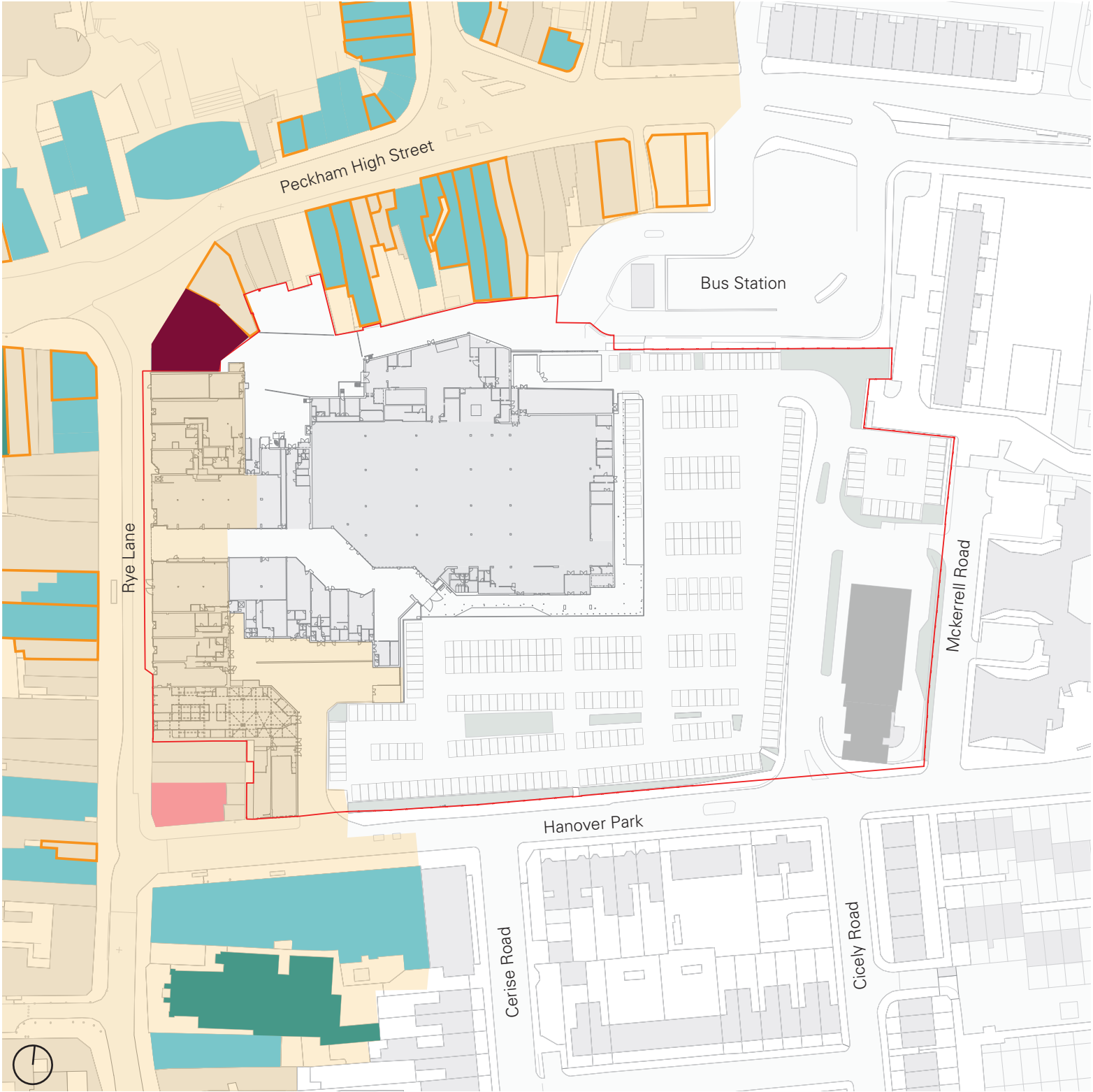
Locally listed

Rye Lane Conservation Area

Townscape Heritage Initiative

Former Jones & Higgins building

Former HSBC building

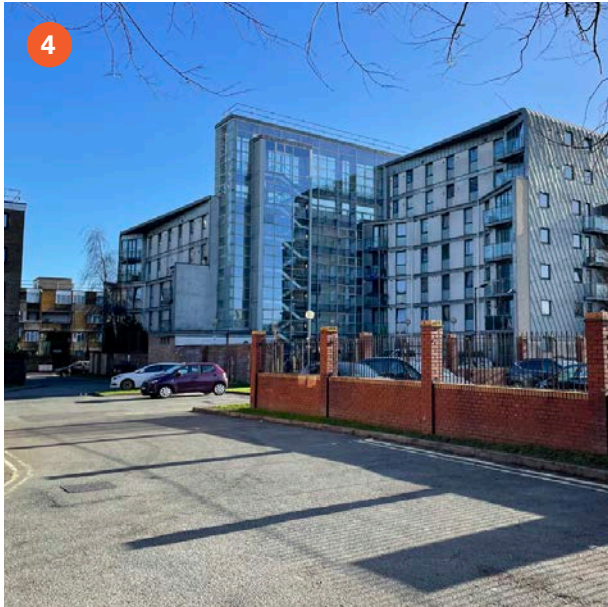
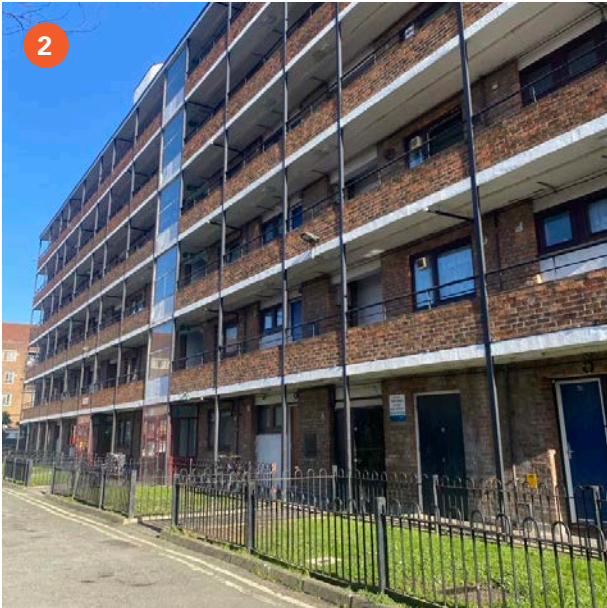
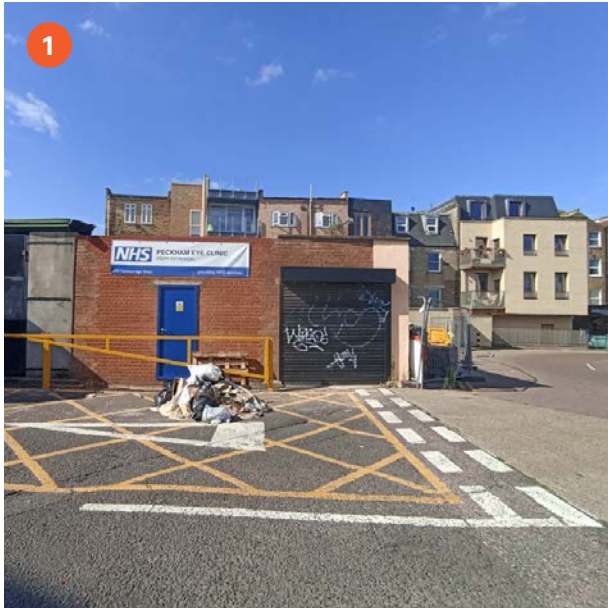


2.8 Character

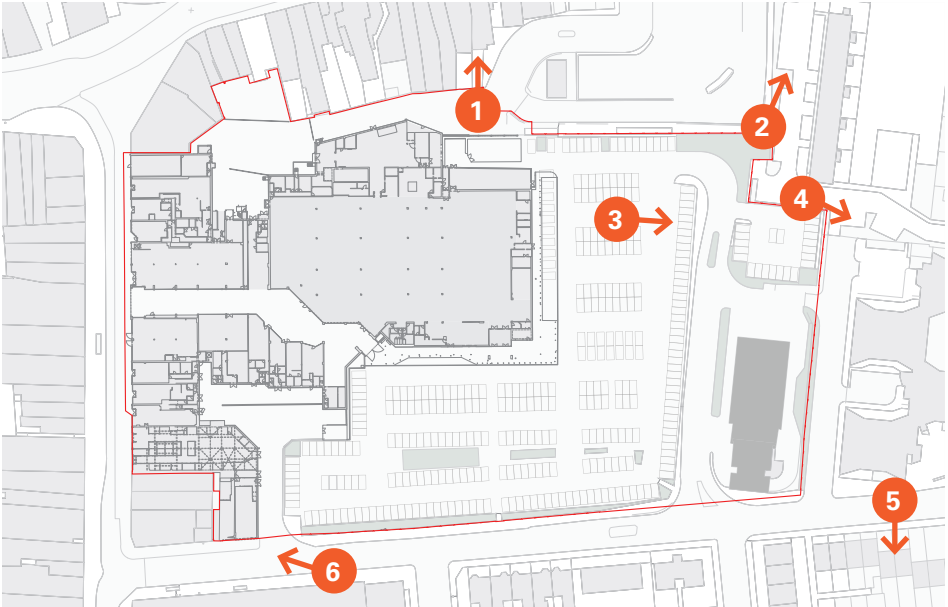
Peckham is a diverse London suburb, characterised by a strong sense of community. Architecturally diverse, it has areas of Edwardian to inter war residential streets, contrasting with commercial and retail streets of more intense activity. There is no prevalent architectural language, with a mix of architectural styles contributing to the diversity of the town centre.

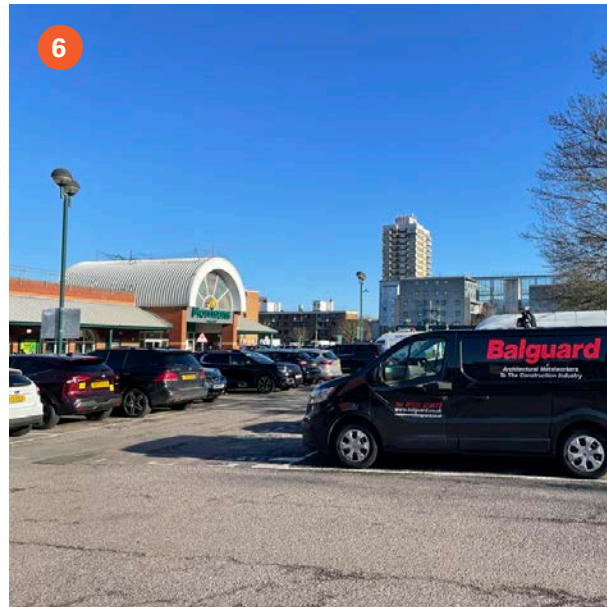
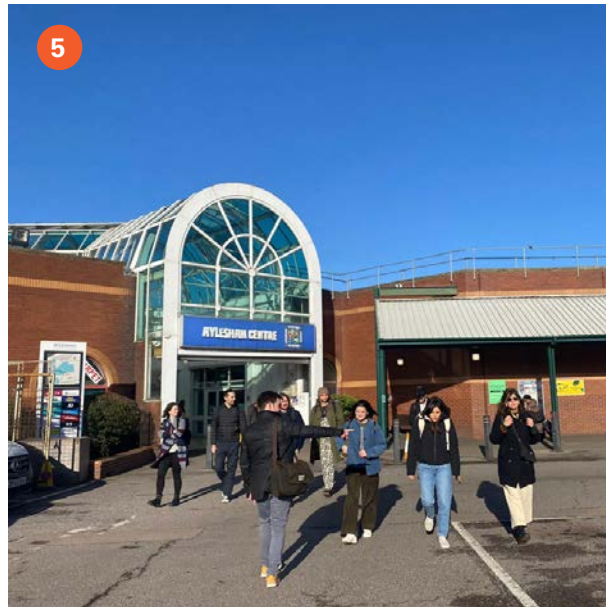
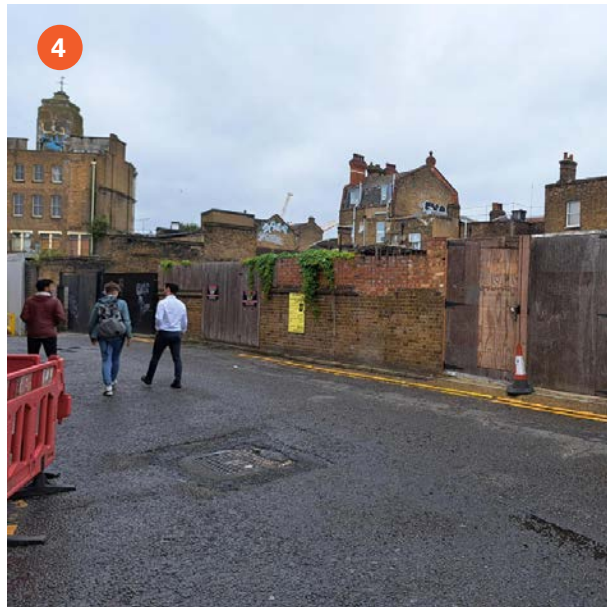
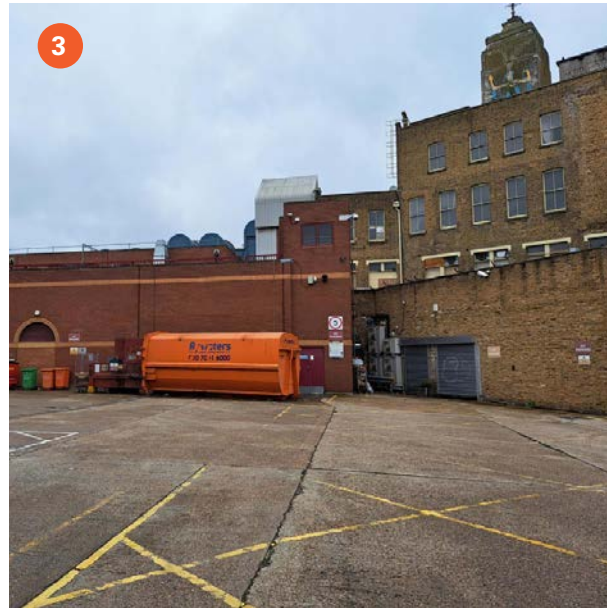
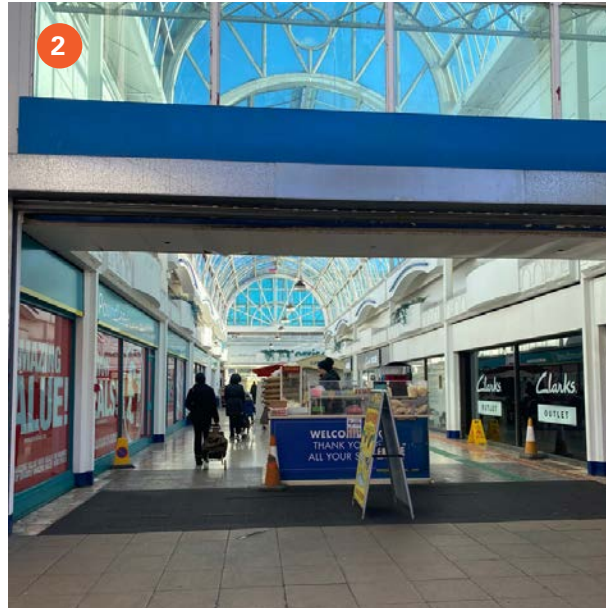
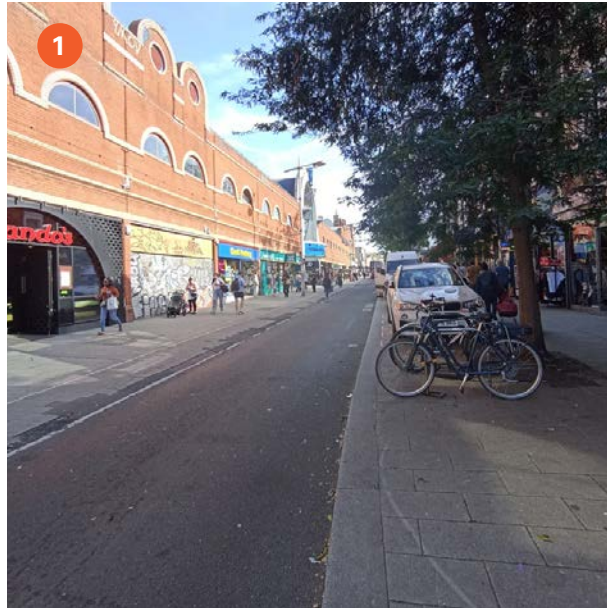


2.9 Site context photos



- 1: Looking north towards the rear of the Peckham Eye Clinic and other buildings on Peckham High Street.
- 2: North-east towards Purdon House, the neighbouring six-storey residential building.
- 3: Looking east across the car park at 81 Hanover Park to Witcombe Point beyond.
- 4: South-east towards 81 Hanover Park.
- 5: Looking south towards houses on Hanover Park.
- 6: The southern extent of the Aylesham Centre, as seen from Hanover Park.





- 1: View looking south down Rye Lane, showing the facade of the existing Aylesham Centre.
- 2: Looking east from inside the existing Aylesham Centre from the Rye Lane entrance.
- 3: View behind the clock tower looking west.
- 4: View west towards the back end of the retail units on Peckham High Street.
- 5: Looking at the car park entrance to the existing Aylesham Centre.
- 6: View east across the carpark, showing the entrance to Morrisons with 81 Hanover Park to the immediate east of the site, and the Witcombe Point 20-storey tall building behind.

