

PECKHAM

AREA CHARACTER STUDY (DRAFT)
DECEMBER 2023



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PECKHAM

PRINCE of PECKHAM



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INTRODUCTION

PURPOSE OF STUDY

Urban areas are continually changing. It is important that changes respond to the character of an area and the desires of local people. The purpose of this study is to capture the different character areas within Peckham. We will engage with the people who live, work or visit Peckham, to discuss what local people like about their neighbourhood and about anything that they would like to be different. These views will inform the character area assessments and guide the priorities and decisions for any future changes in the area.

Peckham is an area with a rich history and a diverse, vibrant and active local community. It has areas of development and areas with a strong heritage. It has many small and medium enterprises, include retailers specialised in West African goods and creative industries. The town centre plays an important role for both local residents and those who travel from further afield to visit the independent retail or creative businesses. There are also several sites identified for regeneration, including the Aylesham shopping centre, the Blackpool Road business park and the Copeland Industrial Park. An Area Action Plan was developed for Peckham and Nunhead in 2014, informed by an Area Characterisation Study completed in 2012. There have been many changes to Peckham, London and the wider country since then.

STUDY METHODOLOGY

The area covered by this Area Character Study is the same as the Peckham and Rye Lane wards. This closely aligns with the Peckham Vision Area, as defined by the Southwark Plan 2022. The study assesses the physical and socio-economic data of the area. It also looks at the experience of those that live, work and visit Peckham. It looks at how the area has changed over time and how it might change in the future. This initial assessment is used to identify areas with a consistent character.

The study has identified 15 of these distinct character areas – 3 town-centre/high-street areas, 1 specialist-use area (creative and industrial uses) and 11 residential-majority areas.

These areas will be analysed in more detail. This will include looking at the different building uses, the architectural character, open space and local landmarks. It will also include extensive consultation with the people who live, work and visit these different areas to understand how they feel about the different neighbourhoods and areas in Peckham. We will ask people what they like about each area as well as if there is anything they would like to be different.

INTRODUCTION

PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY & GUIDANCE

MHCLG - National Design Guide (2021)

GLA - London Plan Character and Context Supplementary Planning Guidance (2014)

Historic England - London's Historic Character Thesaurus and User Guide (2021)

SOUTHWARK PLANNING POLICY & EVIDENCE BASE

Southwark Plan 2022

Southwark Streets for People Strategy (2023)

Southwark Nature Action Plan (2020)

Southwark Ward Profiles - Joint Strategic Needs Assessment [Accessed 2023]

Social Life - 'Understanding Southwark Daily life and the impact of COVID-19 across the borough' (2021)

Social Life - 'Southwark Stories' (2021)

Social Life - 'Understanding Southwark Young People's Perspectives' (2021)

Rye Lane Conservation Area Appraisal

Peckham Hill Street Conservation Area Appraisal

Holly Grove Conservation Area Appraisal

Nunhead Green Conservation Area Appraisal

ADDITIONAL SOURCE INFORMATION

English Heritage (Joanna Smith & Johanna Roethe) - Central Peckham Historic Area Assessment (2009)

Environment Agency - Flood Risk Mapping (2023)

ProximiTREE - Southwark Tree Canopy information (2023)

Transport for London - WebCAT (2022)

London Atmospheric Emissions Inventory (2019)

DEFRA Strategic Noise Mapping (2017)

Greater London Authority and Bloomberg Associates - Climate Risk Mapping (2022)

ONS - Census Data (2021)

ONS - HPSSA dataset 37 (2022)

MHCLG - The English Index of Multiple Deprivation (2019)

Sophie Reid - Southwark 'Healthy Basket' Study (2020)

London Child Obesity Taskforce - 'Unhealthy Weight in London's Children - What We Know' (2019)

Guy's & St. Thomas' Charity & Gehl - Understanding Southwark's Food Experience (2019)

PECKHAM AREA CHARACTER STUDY

A R E A O V E R V I E W

PHYSICAL

PLANNING
CONTEXT

TOPOGRAPHY,
VIEWS & GEOLOGY

FLOOD RISK

HISTORY &
HERITAGE

BUILDING TYPES,
DENSITY & HEIGHT

OPEN SPACE &
ECOLOGY

ACCESS &
MOVEMENT

ENVIRONMENT

SOCIAL & ECONOMIC

DEMOGRAPHICS

SOCIAL EQUITY

HEALTH &
WELLBEING

SOCIAL
DEVELOPMENT

EXPERIENCE

LOCAL IDENTITY

SAFETY &
SOCIABILITY

YOUNG PEOPLE

COVID-19 IMPACT

COMMUNITY
PRIORITIES &
GOALS

CHARACTER AREAS

An aerial photograph of a city street grid, overlaid with a semi-transparent orange filter. The image shows a dense network of streets and buildings. A large, rectangular stadium with a dark roof is visible on the right side of the image. The text 'AREA OVERVIEW' is written in white, bold, sans-serif capital letters in the top right corner.

AREA OVERVIEW

PLANNING CONTEXT

SOUTHWARK PLAN 2022 - PECKHAM AREA VISION (AV.14)

The Southwark Plan 2022 outlines the area included within the Peckham vision. The neighbourhood is describes as follows:

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.

The plan sets out a clear list of key considerations that any current and future proposed developments in Peckham should meet:

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 Peckham 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.

PLANNING CONTEXT



PLANNING CONTEXT

RELEVANT WARDS

WARDS CONTAINED WITHIN AREA OF STUDY:

- Peckham
- Rye Lane

ADJACENT WARDS

- Faraday
- Old Kent Road
- Nunhead & Queen's Road
- Peckham Rye
- Goose Green
- Champion Hill
- St. Giles

KEY

-  Peckham Area
-  Wards





PLANNING CONTEXT

TOWN CENTRE & PROTECTED SHOPPING FRONTAGES

Most of the protected shopping frontages in the Peckham Area fall within the Peckham town centre, recognised as a Major Town Centre within Southwark. These shopping frontages are predominately on Peckham High Street and Rye Lane, with further protected shopping frontages on some of the adjacent streets and arcades to these two routes.

There are also protected shopping frontages on Bellenden Road, to the south-west of Peckham town centre.

SITE ALLOCATIONS

The Southwark Plan 2022 outlines 4 allocated sites within the Peckham vision area. These site allocations have the calculated potential to provide 1,370 new homes, additional employment, retail, leisure, arts, culture and community floorspace, as well as public realm improvements.

Three of the site allocations are located within the Peckham District Town Centre and therefore offer the potential to enhance the town centre environment. Blackpool Road Business Park is located directly adjacent to the town centre. Site allocations 75, 76 and 77 are all adjacent to each other and the impact that they have on each other should be considered.

NSP74: AYLESHAM CENTRE AND PECKHAM BUS STATION



NSP75: BLACKPOOL ROAD BUSINESS PARK



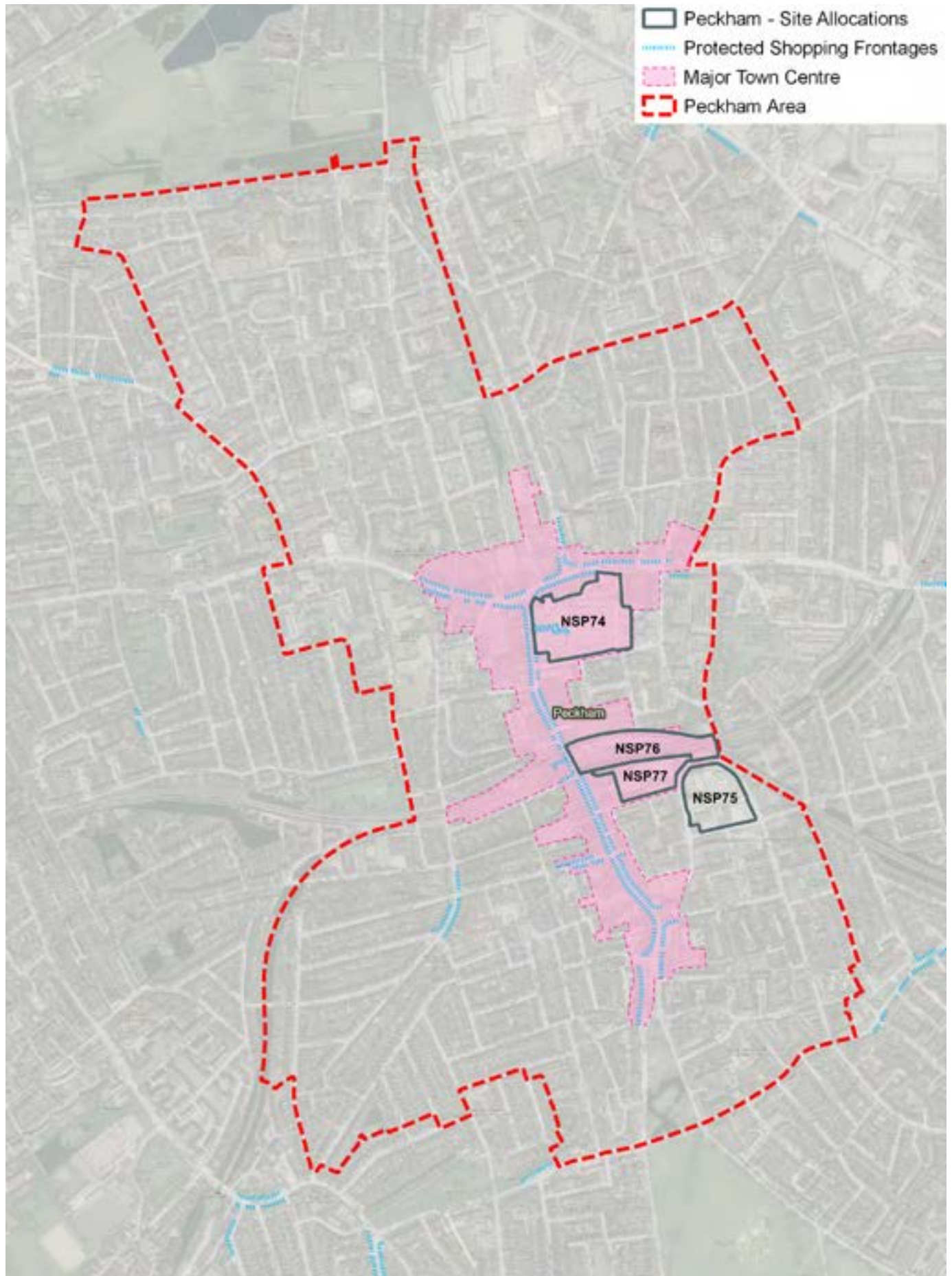
NSP76: LAND BETWEEN THE RAILWAY ARCHES (EAST OF RYE LANE INCLUDING RAILWAY ARCHES)



NSP77: COPELAND INDUSTRIAL PARK AND 1-27 BOURNEMOUTH ROAD



PLANNING CONTEXT



TOPOGRAPHY, GEOLOGY & VIEWS

TOPOGRAPHY

The Peckham area is mainly flat. Southern Peckham is located in a valley bordered by Denmark Hill and Dog Kennel Hill to the west and Telegraph Hill to the east and Rye Hill to the south-east.

VIEWS

Two protected Borough views cross the Peckham area: one panorama view of St Paul's Cathedral from One Tree Hill and one linear view of St Paul's Cathedral from Nunhead Cemetery. The panorama view from One Tree Hill crosses Peckham town centre. It is important that this view continues to offer a panorama and a canyon effect is not created on either side of St. Paul's as a result of development.

GEOLOGY

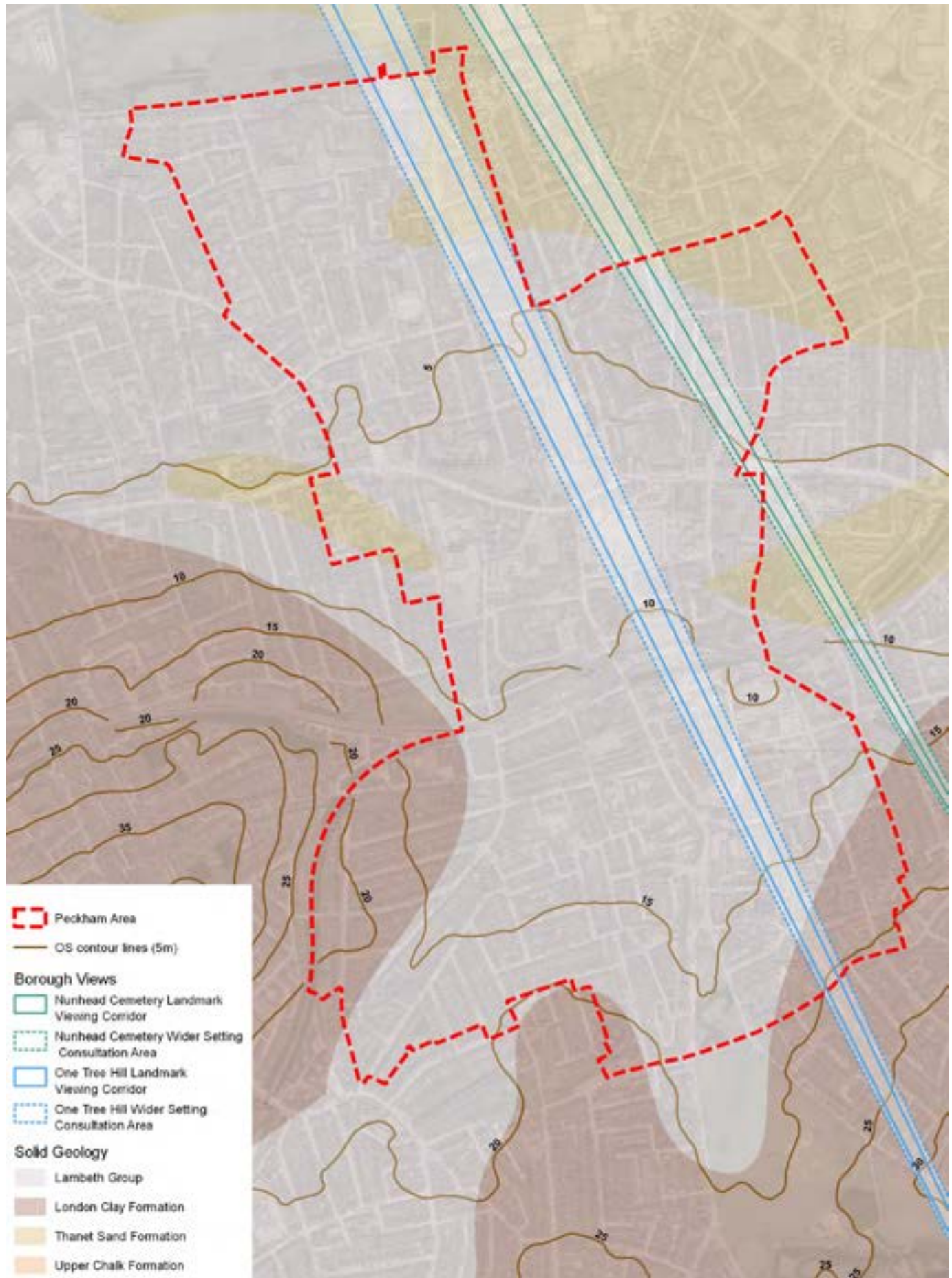
Almost all of Peckham is built on Lambeth Group clay/sand mix, with the occasional patch of Thanet Sand ground.

The areas of southern Peckham that are at the foot of Dog Kennel Hill and Rye Hill consist of London Clay.



View of St Paul's Cathedral from Nunhead Cemetery

TOPOGRAPHY, GEOLOGY & VIEWS



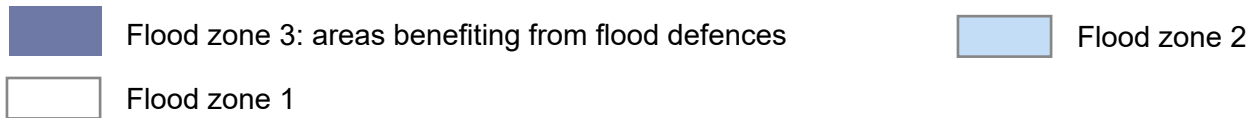
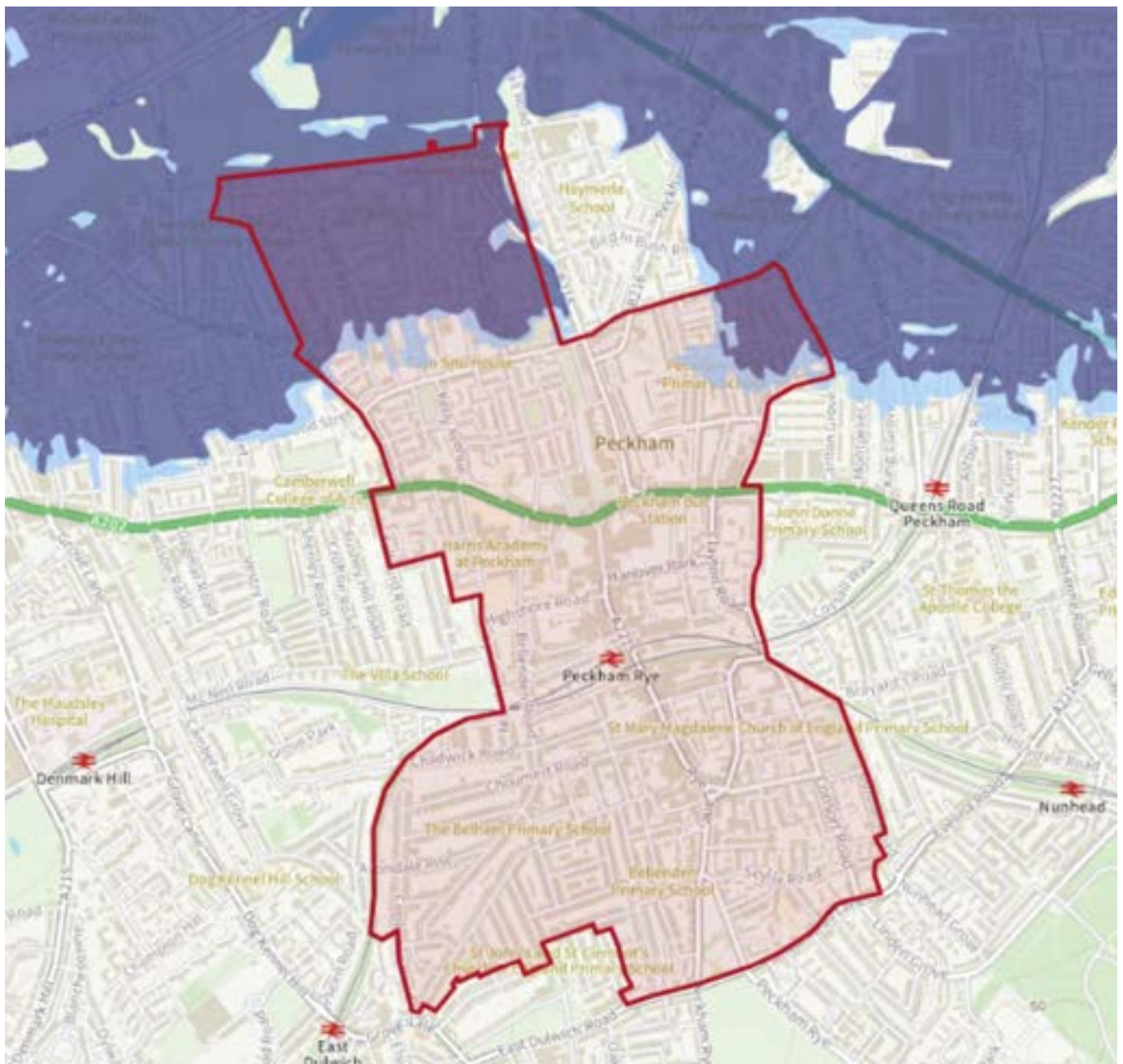
FLOOD RISK

FLOOD RISK FROM RIVERS AND THE SEA

The Thames Barrier protects 125 sqkm of central London from flooding. This area would otherwise be at risk of flooding due to tidal surges from the River Thames and would be a Flood zone 3. Flood zone 3 is the highest risk level. This area include some of northern Peckham, as indicated below. Without the Thames Barrier the area would have a high probability of flooding.

Southern Peckham is in Flood Zone 1. This means the area has a low probability of flooding from rivers and the sea.

KEY - FLOOD RISK ZONE



Source: Risk of Flooding from Rivers and Sea, (Environment Agency, 2023).

FLOOD RISK

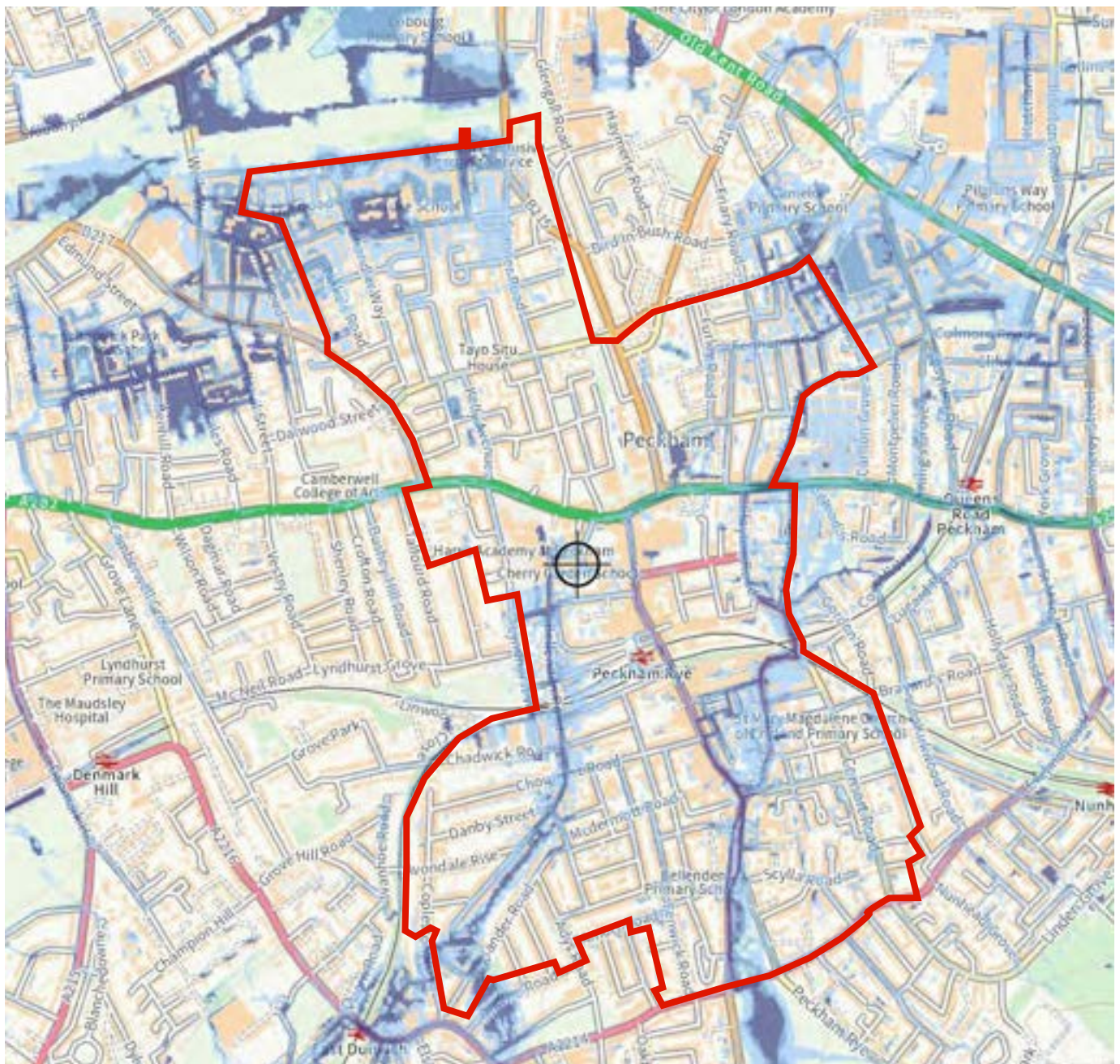
FLOOD RISK FROM SURFACE WATER

Surface water flooding occurs when large amounts of rainfall overwhelm drainage systems. This is due to land heights, surface finishes, drainage and other features.

There is a high risk of flooding from surface water in the residential area in the north-west of the study area. The main roads to the east and west of the town centre (Bellenden Road and Copeland Road) are also at risk. The green space of Peckham Rye is another area at risk of surface water flooding.

KEY - EXTENT OF FLOODING RISK FROM SURFACE WATER

High	Medium	Low	Very Low
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Source: Extent of Flood Risk from Surface Water (Environment Agency, accessed 18.09.2023 <https://check-long-term-flood-risk.service.gov.uk/map?easting=534190&northing=176535&map=SurfaceWater>)

HISTORY & HERITAGE

MIDDLE AGES

Peckham is mentioned in the Domesday Book of 1086 as 'Peccheham'. This is believed to be from the Old English 'peak' and 'ham' referring to a small village near to a hill. The book records it as a small rural settlement of about 240 acres, including 4 households, 1 ploughland and 2 acres of meadow.

At this time, England was predominately divided into manors. By the 14th century, there were two manors in the area: Peckham Manor House, located west of present day Peckham Hill Street and Basing Manor House, located close to the present intersection of Peckham High Street and Bellenden Road.

Between the 16th and 18th century Peckham grew from a small hamlet into a village.



Basing Manor House, High Street Peckham
(C. Dewley, 1872)

18TH CENTURY

By the 18th century, Peckham had grown to a village with a population of approximately 600 people. Most of the homes were around the High Street. These were still surrounded by fields. The area developed slowly as Peckham did not have a direct connection to London. The closest route was the Kent Road (now the Old Kent Road), to the north-east.

The only way to reach Peckham was on foot or by horse. In 1750 one horse-drawn coach a day went from Central London to Peckham. Many herders would stop their cattle in Peckham on the way to London. This led to several pubs receiving cattle-themed names, including the Kentish Drovers, Red Bull and Red Cow.

North of the High Street was predominately crop growing and market garden land. A number of brickfields were located on the eastern side of Rye Lane.

New homes were initially built on the main roads of Peckham High Street and Rye Lane. Later, further roads were built including Elm Grove, South Grove (now Holly Grove), Blenheim Grove and Choumert Place (now Choumert Road).

By the end of the 18th century, Peckham had a approximate population of between 1700 to 2000 people. Most residents were involved in agriculture. It was also a popular out-of-town home for merchants and courtiers, as well as a popular resort village.



Peckham Rye
(Andrew Geddes, date unknown)



The Old Inn, Peckham Rye
(John O'Connor, date unknown)

HISTORY & HERITAGE



Above: John Rocque's Plan of London (1766) shows Peckham and Peckham Rye as a small settlement surrounded by farmland.

HISTORY & HERITAGE

19TH CENTURY

London's population grew and transport connections improved. This led many people to move out of the city centre to surrounding towns and villages, including Peckham. This was initially those wealthy enough to own a horse of carriage.

The Grand Surrey Canal connected Peckham to Camberwell and the Surrey Commercial Docks in the 1820s. Horse-drawn coaches replaced omnibuses in the 1830s. Regular services started to run from Peckham to central London, including Oxford Circus.

Peckham Rye railway station opened in 1865. This had links to London Bridge and Victoria, and later connections to Dover, Brighton and the South. As transport connections improved the less affluent were also able to commute to the city. This led to rapid growth in population.

New homes were built to accommodate this growth, typically brick and stucco terraced houses or villas. They were of varying sizes and densities to accommodate the range of social classes. These were initially built in the north of Peckham and next to the new railway lines, but soon continued throughout the area.

A large number of religious institutions were also built, serving a variety of denominations. A fire station opened on Peckham Road in 1867.

Industry grew next to the canal and rail links. There was no one dominant industry, though trades related to building were prominent. Two breweries opened in the area. In 1867 the Bussey Building



Jones and Higgins' Store in 1896
(Beasley. J. 'The Story of Peckham and Nunhead', 1999)

was founded for the manufacturing of armaments and later, sporting equipment.

Peckham became a major commercial hub with varied businesses serving both residents and visitors. Many public houses and music halls were established. The tram network was extended along Peckham High Street in 1870s, connecting Peckham to Camberwell and the Old Kent Road. This involved the widening of Peckham High Street and the demolition of all shops on one side of the street. As a result, Rye Lane became the main shopping street. Shops were built on side roads off Rye Lane and the High Street, many of which had living accommodation above them.

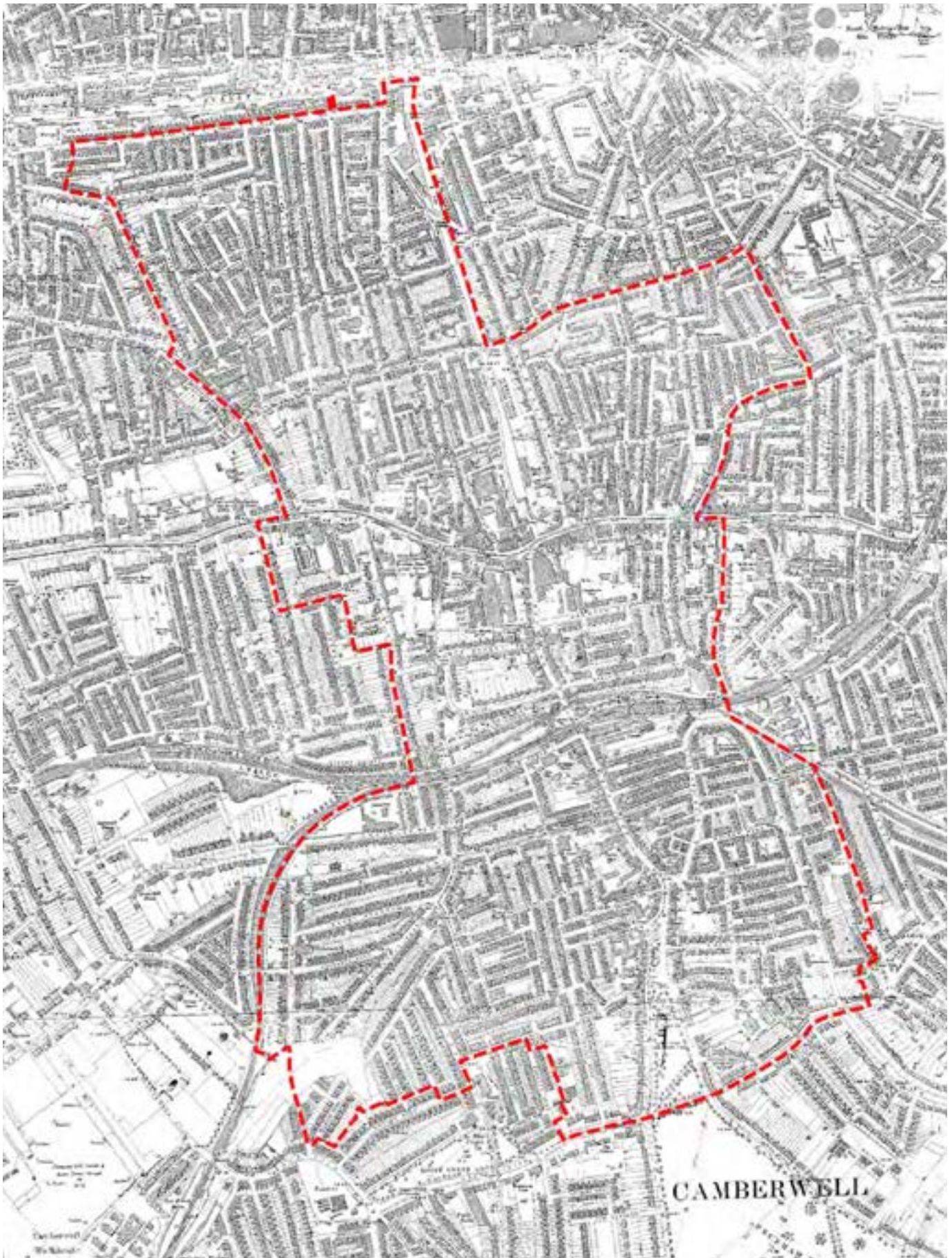
The late 19th century saw the change of retail and the emergence of chain stores and department stores with grand premises. The Jones and Higgins drapery shop expanded to be a prominent department store on the corner of Rye Lane and Peckham High Street and Henry Holdron's "Market" opened on Rye Lane.

By the late 19th century, there were few remaining green spaces in Peckham. This increase in density led many upper-middle class residents to move away. It also placed more pressure on the remaining green spaces. Peckham Rye Common had passed into public ownership in 1868. This protected it from development but it started to become very crowded. The local government bought the land



The head of the Grand Surrey Canal, looking south towards Peckham High Street, c1930 (Southwark Local Studies Library)

HISTORY & HERITAGE



Above: 1896 Ordnance Survey Map of Peckham (Please Note: The 'Camberwell' label in the bottom-right of the map refers to the Camberwell civil parish, which included a far larger area than is associated with present-day Camberwell, including Peckham)

HISTORY & HERITAGE

of the adjoining Homestall Farm. They opened the combined spaces as Peckham Rye Park on 14 May 1894.

20TH CENTURY

Peckham's population peaked at the beginning of the 20th century at around 93,000 residents. After this, it started to fall. Yet Peckham's prominence as retail centre continued and many prominent chain stores opened outlets in Peckham. Many cinemas also opened, some converted from existing buildings and others purpose built. Rye Lane became known as "the Oxford Street of South London".

Horse trams replaced electric trams in 1904, and new double-decker motor omnibuses were introduced. Steam trains were also replaced with electric trains.

Peckham became an important place for community based health practices. Prominent local doctor and civil rights activist Dr. Harold Moody set up a practice in Peckham in 1913. Dr. Williamson and Dr. Pearse founded the Pioneer Health Centre in the 1920s to promote holistic health and well-being. A lido also opened in Peckham Rye on 1923.

In the 1930s, the London County Council (LCC) started building housing estates in the area. Bombing damaged Peckham during the war, especially to the east of Rye Lane. This damage accelerated the government house-building programme. Large areas of crowded and damaged terraced housing were replaced with modernist estates.

Peckham's population continued to decline in the 20th century. Many older residents moved out and younger residents moved in. This included many immigrants from the Caribbean, Western Africa, Asia and Eastern Europe.

The Surrey Canal was closed in 1971 and infilled. Despite this, some industry remained, including a



Rye Lane, 1913 (City of London, London Metropolitan Archives)

timber yard, as well as further industry around the railway. The infill of the canal along with gradual clearance of older streets and housing, led to the creation of Burgess Park north-west of Peckham.

Motorcars began to increase in usage as they became more affordable. This combined with changing retail patterns led to the increase of supermarkets and shopping malls. The department stores closed and new developments were built set back from Rye Lane with car parking. A Sainsbury's supermarket and multi-storey car park was constructed in the 1980s. The northeast of Rye Lane was demolished in 1985 and replaced with the Aylesham Centre. The remaining stores on Rye Lane began to specialise in bargain and ethnic shopping. This responded to the needs of the more diverse populace and retained the town centre's vitality.

Some of the modernist estates began to be seen as areas of high criminality and low safety in the 1990s. The council started to redevelop them, particularly in the north of Peckham.

The canal branch to Peckham was converted into a linear park that concluded in the new Peckham Square. This square included a large steel-and-timber arch and two new prominent public buildings.

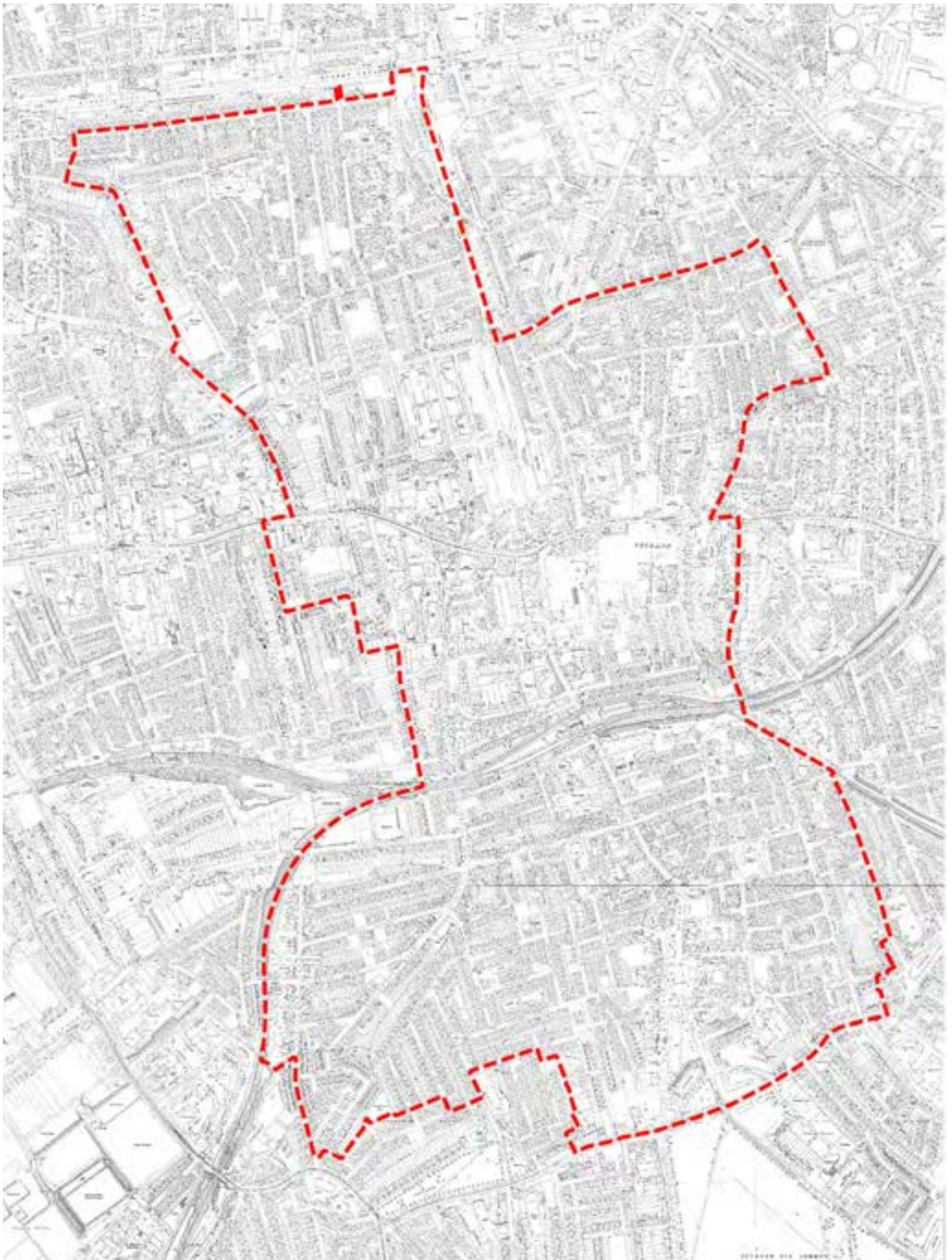


View of Witcombe Point and Lambrook House from Peckham High Street (Miles Glendinning, 1988)



Peckham Arch by Troughton McAslan, constructed in 1994 with Peckham Library by Alsop and Störmer behind, constructed in 2000.

HISTORY & HERITAGE



Above: 1951 Ordnance Survey Map of Peckham

HISTORY & HERITAGE

The Peckham Pulse Health Centre was built west of the square, intended as a continuation of the ideas of the Pioneer Health Centre. The Peckham Library was built east of the square, designed by leading architectural practice Alsop & Stormer.

21ST CENTURY

10-year old Damilola Taylor died after being stabbed while walking through North Peckham Estate on 27 November 2000. The area continued to be redeveloped after this incident. Many of the estate blocks were demolished and rebuilt as a mix of terraced housing and medium-rise flat blocks.

Peckham town centre has continued to change, with an increase in cultural venues. The Sainsbury on Rye Lane had closed and been converted into a cinema in 1994. This became the Peckhamplex in 2010. In 2017 the Peckham Levels opened in the attached multi-story car park, providing a range of performance and exhibition spaces. The Bussey Building has been adapted to provide a range of cultural, commercial and community spaces.

The South London Art Gallery expanded in 2018, with a new gallery space in the former Peckham Road Fire Station. In 2018 the Mountview Academy of Theatre Arts relocated to a purpose-built building on the edge of Peckham square. The University of Arts London has also constructed student accommodation and a creative digital hub in Eagle Wharf, north of Peckham square.

This increase in cultural and educational spaces has also led to an increase in new commercial



Terraced housing and flat block on Peckham Grove

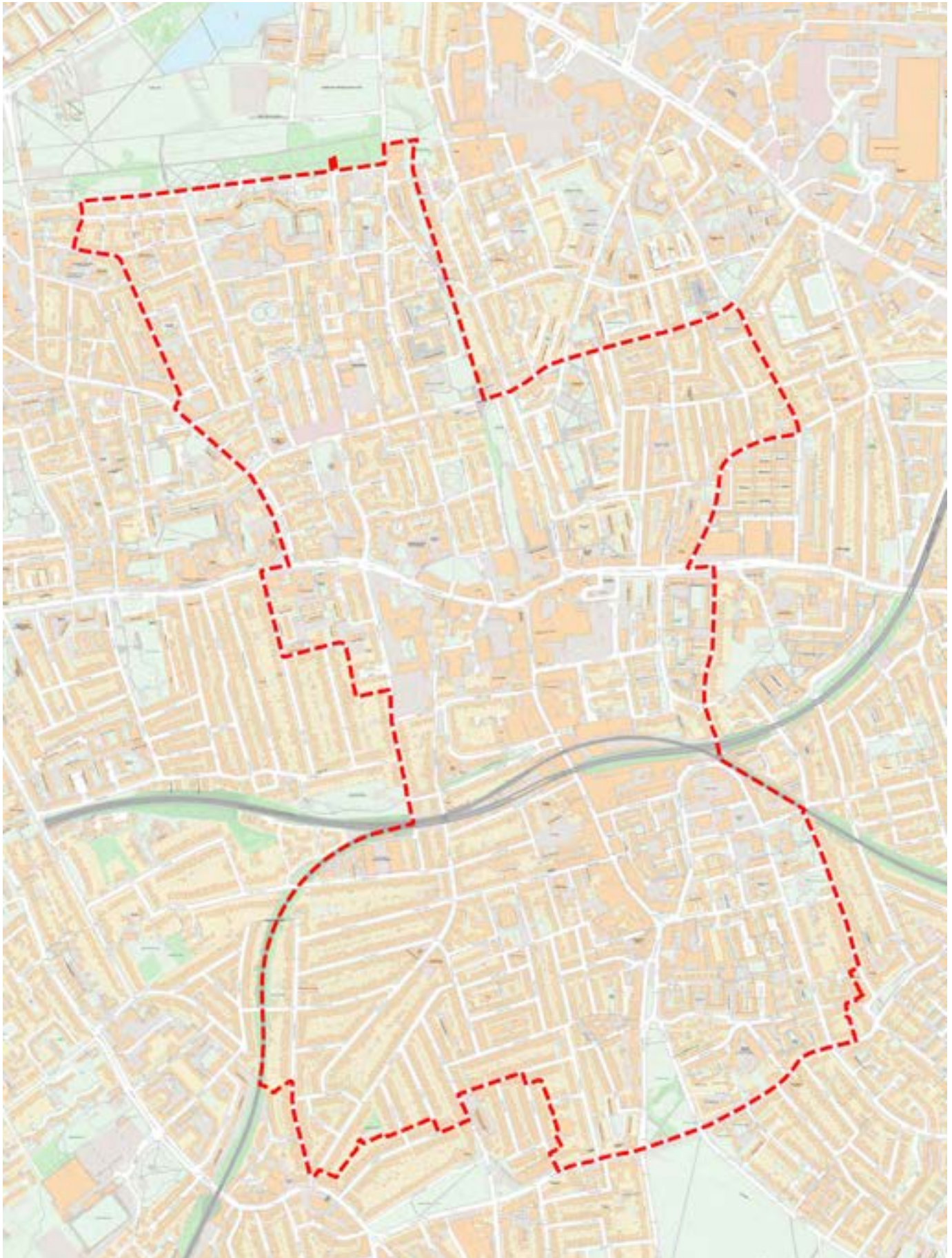


The Bussey Building and Copeland Park



UAL student accommodation and the Mountview Academy building.

HISTORY & HERITAGE



Above: 2023 Ordnance Survey Map of Peckham

HISTORY & HERITAGE

HISTORIC CHARACTER OVERVIEW

- Peckham Town Centre has a mixture of buildings of all ages. There are many Victorian shops on Peckham High Street and Rye Lane as well as some that date back to the 18th century. The middle of Rye Lane has a collection of inter-war buildings.
- There are also many newer buildings in the town centre built from the 1980s onwards. These are mostly set back from Peckham High Street and Rye Lane, with some notable exceptions including the Aylesham Centre.
- Immediately to the west of Rye Lane are many early and mid 19th century terraced and villa style housing developments. Most of these are Grade II listed or have been nominated for local listing.
- Peckham Hill Street contains a mixture of early and mid 19th century buildings and recently constructed developments.
- Late Victorian (Pre-War) terraces are grouped in the north-east and south-west of Peckham. More recent infill developments are also dispersed throughout these areas.
- There are post-war housing developments located in east and south-east Peckham. These are predominately flatted or maisonette low-rise developments. There are interspersed with industrial sites, transport infrastructure and newer flatted developments.
- North-west Peckham contains mostly low and mid-rise flats and terraced homes constructed in the 1990s or 2000s. There are also some post-war flat-based developments.

CONSERVATION AREAS



PECKHAM HILL STREET

The remnants of a 19th century planned suburban development with a strong landscape element.



RYE LANE PECKHAM

Busy commercial streets characterised by a mixture of 18th to mid 20th century buildings.



HOLLY GROVE

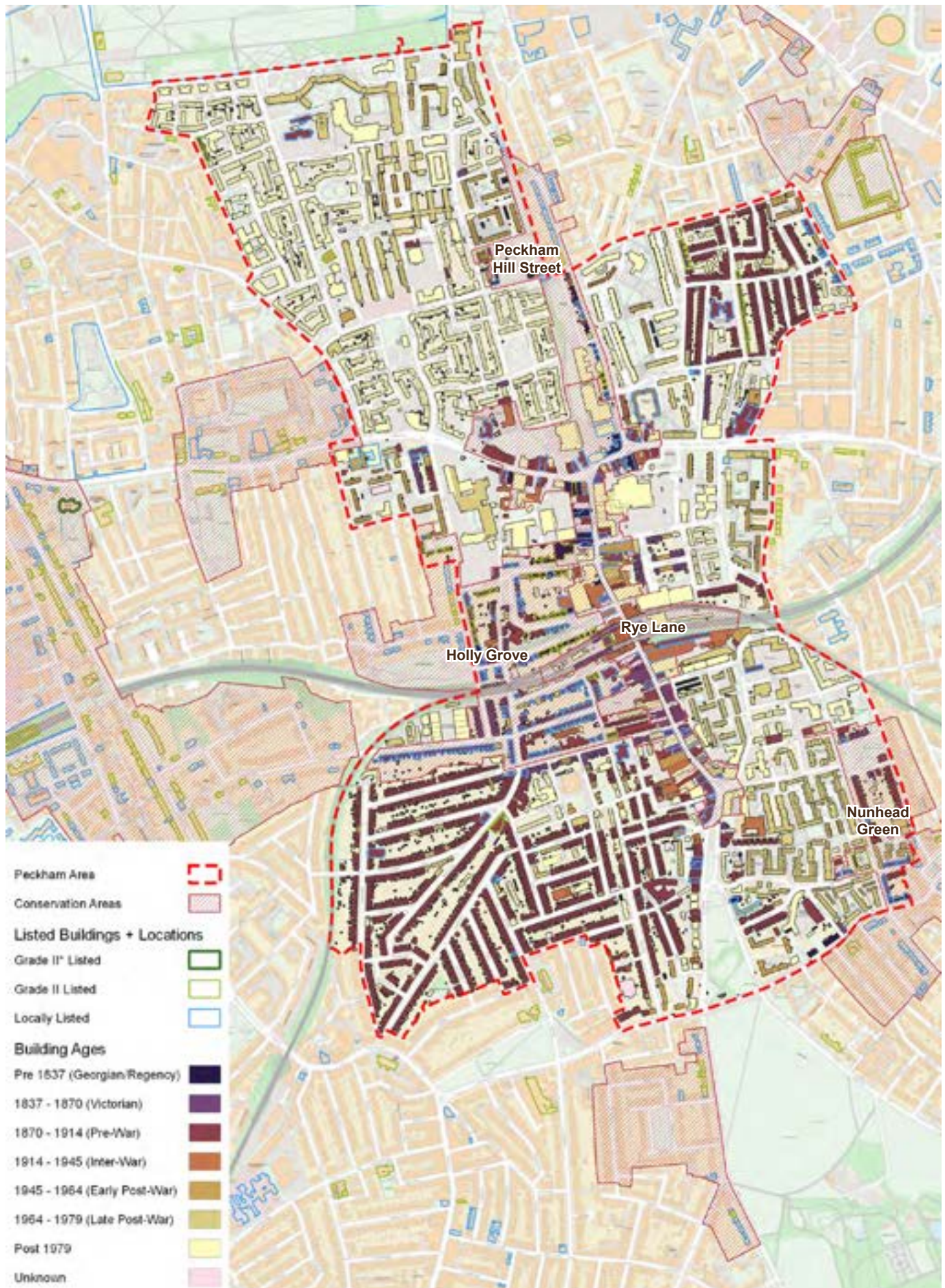
An early to mid 19th century planned suburban development with a strong landscape element.



NUNHEAD GREEN

19th to mid 20th century buildings focused on the central Green.

HISTORY & HERITAGE



BUILDING TYPES, DENSITY & HEIGHT

Peckham features a wider range of buildings, which can be broadly be divided into the following typologies:

LOW-MID DENSITY COMMERCIAL/INDUSTRIAL

SUPERSTORE / SHOPPING CENTRE / MARKET BUILDINGS



Density: Low - Medium

Number of storeys: 1 - 2

Low-lying buildings typically constructed from concrete or brick with flat or corrugate roofs for commercial purposes. Typically divided into main public spaces and separate servicing/delivery spaces, with adjacent surface car-parking.

WAREHOUSE / TRANSPORT / INDUSTRIAL



Density: Low - Medium

Number of storeys: 1 - 5

Low-lying, functional buildings, often with adjacent fenced or fenced enclosures.

Typically constructed from corrugate or brick, with sheet metal roofing. Size and age varies. Some have been re-purposed for creative uses.

LOW-MID DENSITY RESIDENTIAL

VILLA / SEMI-DETACHED HOUSING



Density: Low - Medium

Number of storeys: 2 - 3

Detached or semi-detached houses usually located together in rows. The fronts of the houses define streets, though sometimes the houses have front gardens or private parking areas. Private gardens of varying sizes are located at the rear.

Mostly built from brick, with pitched roofs. Mostly built before 1920, with a few more recent examples.

TERRACED HOUSING



Density: Low - Medium

Number of storeys: 2 - 4

Terraced houses laid out in long rows. The fronts of the houses define streets. Private gardens of varying sizes are located at the rear.

Mostly built from brick, with pitched roofs. Mostly built before 1920, with a few contemporary additions to some rows.

BUILDING TYPES, DENSITY & HEIGHT

MID-HIGH DENSITY MIXED USE

TERRACED COMMERCIAL WITH HOUSING/OFFICES ABOVE



Density: Medium - High

Storeys: 3 - 4

Terraced buildings with commercial uses on the ground floor. These are usually shops, restaurants or bars, with flats or offices above.

Mostly built pre-1920. Usually brick construction, with pitched roofs. Various materials are used for the shop fronts. Sometimes the commercial unit extends out at the ground floor.

MID-RISE MIXED-USE BLOCKS



Density: Medium - High

Storeys: 3 - 10

Residential flat blocks above commercial units and cycle/bin storage on the ground floor. Some may include additional commercial floors. Typically designed with an outer edge that creates a strong boundary to the street. Larger blocks may have an internal communal courtyard or podium. Each flat typically has its own balcony.

Construction is typically concrete frame with brick or render cladding. Used for many newer buildings.

MID-HIGH DENSITY RESIDENTIAL

MID-RISE RESIDENTIAL BLOCKS



Density: Medium - High

Storeys: 3 - 10

Residential flat blocks accessed off a communal corridor or external deck. Ground floor units typically have their own front door and may include maisonettes.

Popular from the late-19th to the present day. Earlier examples are built with brick, while later are typically built with a concrete frame and pre-fabricated concrete or brick cladding panels.

HIGH-RISE FLAT BLOCKS



Density: High

Storeys: 11+

Rectangular or square flat blocks of significant height. Spaced far apart to provide open space at the ground floor.

Popular in the late-20th century and typically built with a concrete frame and pre-fabricated concrete brick cladding panels.

BUILDING TYPES, DENSITY & HEIGHT

OTHER

UNIQUE STAND-ALONE BUILDINGS



Density: Varies (Typically Low - Medium)

Number of storeys: 2 - 8

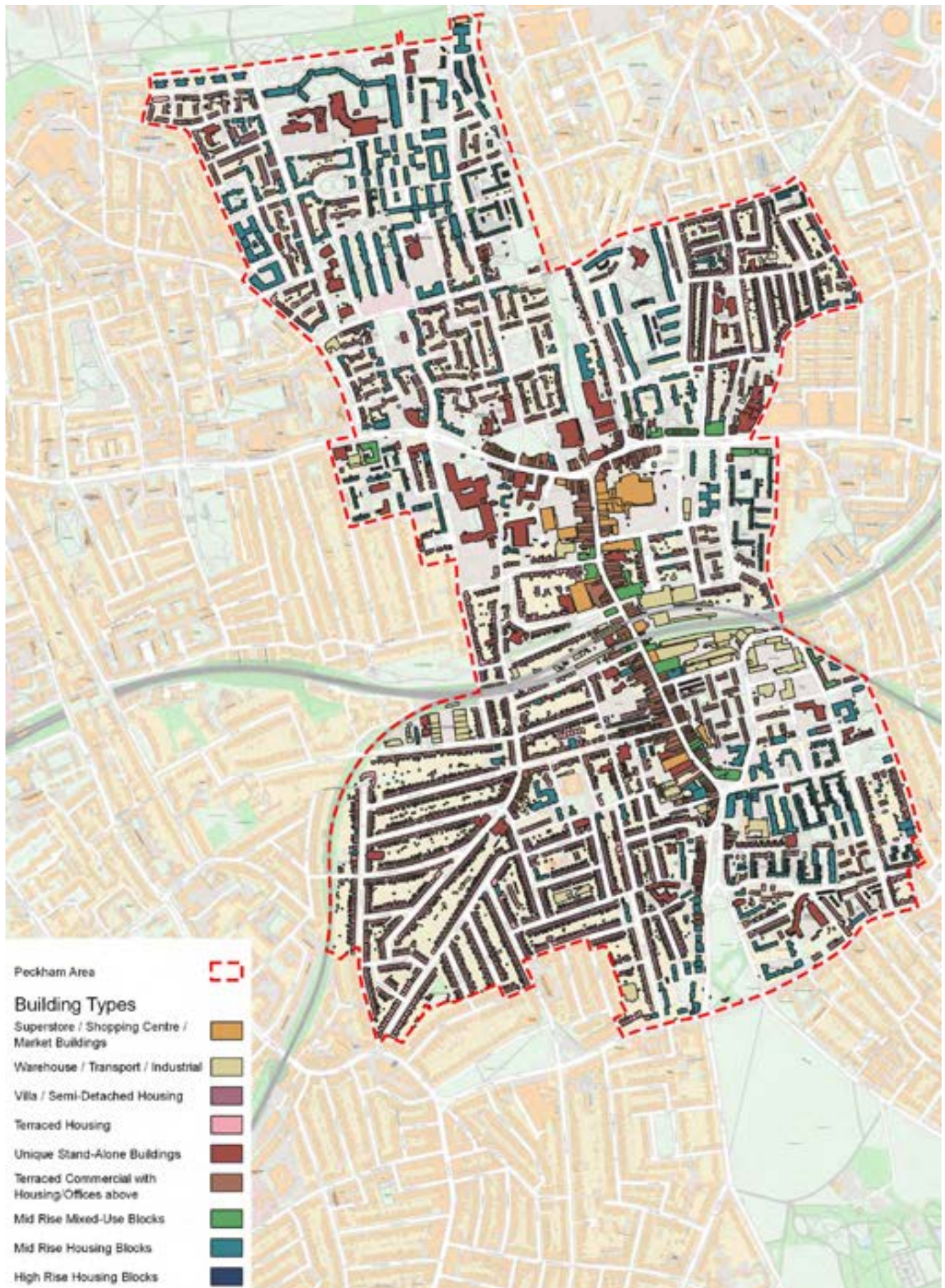
Typically specialist buildings to serve a specific function. Such examples include religious, medical, educational or civic buildings. These buildings typically stand apart from their surroundings. They often serve as local landmarks.

Style, age and construction method is unique to each building but the level of architectural design and detailing is typically higher than it's surroundings.

Distribution of Building Types

- Peckham Town Centre is characterised by the clearly defined Rye Lane and Peckham High Street shopping streets. Both streets feature a primary frontage of narrow terraced units and larger mixed-use flat blocks with commercial ground floors and other uses above, primarily residential. These properties create a clear definition to the street. Behind them is a mixture of larger shopping centres and stores, industrial buildings or unique stand-alone buildings, typically of a civic or educational use, and car parks.
- Warehouse, transport infrastructure and industrial sites are located near to the railway lines to the east and west of the town centre. Some of these have been converted to creative uses, while others continue as industrial or infrastructure related uses.
- There are several small pockets of terraced housing and villas around the town centre.
- Areas of terraces laid out in long linear streets are located in the north-east and south-west of Peckham.
- The north, east and south-east of Peckham features a mixture of older modernist mid-rise flatted residential blocks and newer mid-rise flatted residential blocks and terraced housing. Often the terraced housing is designed in urban blocks with higher flatted blocks located on the corners. Unique stand-alone buildings are dispersed throughout.
- There is only one high-rise residential building (over 10 storeys) located in Peckham. This is the 20-storey Witcombe Point block located on the Consort Road estate.
- There is a strong correlation between the distribution of building types throughout Peckham and the time when those areas were constructed.

BUILDING TYPES, DENSITY & HEIGHT



OPEN SPACE, GREENERY & ECOLOGY

Easy access to green spaces has been shown to be very important for wellbeing. Southwark's Open Space Strategy (2013) found that on the whole Peckham meets the borough standard for natural green space. However, it also reported one of the lowest levels of satisfaction with open space, which may be down to the varied quality of open green spaces across the borough.

OPEN SPACES



PUBLIC PARKS, GREENS & GARDENS

The Peckham area is bordered by two large public parks, Burgess Park to the north and Peckham Rye Common to the south. The latter is also part of a strategic green chain of parks that runs from Dulwich to Peckham.

These large parks are supplemented by a range of smaller local parks, greens and open spaces. This includes the linear green spaces of the former Surrey Canal and the Holly Grove shrubbery.



NATURAL / SEMI-NATURAL GREEN SPACE

These are areas of open space that are natural or semi-natural in character. Some are partly accessible nature gardens, such as those on Bellenden and McDermott Road. Some are private spaces, such as Lettsom Gardens.

The Grove Park cuttings and Nunhead Railway embankments are not accessible but provide important wildlife habitat and greenery.



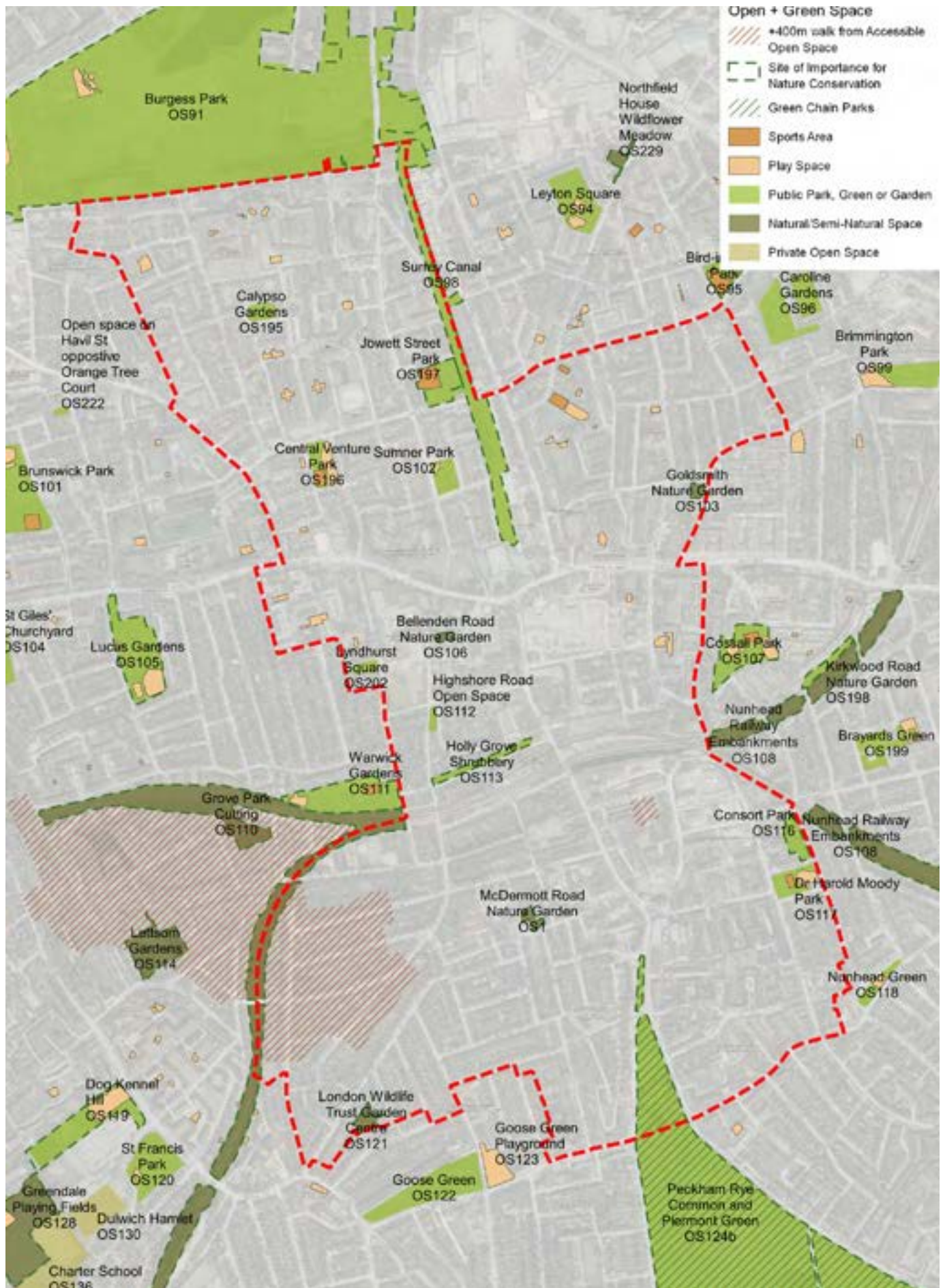
NEIGHBOURHOOD SPACES

There are also a range of sports areas and play spaces across the Peckham area, though there are a far greater concentration of these in north Peckham.

The map on the following page shows the parks and green spaces across Peckham.

- The areas dashed in orange mark areas where residents have to walk for more than 400m to their nearest publicly accessible green space, representing a walk of greater than 5-minutes. These are concentrated south of Peckham town centre, especially where the railway lines forms a barrier to movement.
- North Peckham has a good range of smaller parks, though these vary in quality. The former Surrey Canal linear green park provides a green spine to the northern area.
- Many of the green spaces in the south-west inaccessible or are private or have limited accessibility, preventing many residents from having easy immediate access to green spaces.

OPEN SPACE, GREENERY & ECOLOGY



OPEN SPACE, GREENERY & ECOLOGY

Planting, particularly of trees, is important for biodiversity and ecology. Planting also has a positive impact on air quality and reduces flood risk. Trees provide shade which helps reduce urban overheating. They can also contribute positively to the character of an area.

TREE COVERAGE



CANOPY COVER

Southwark receives ProximiTREE™ data that details the exact spatial location and height of trees in the borough. It also has information on the circumference of the canopy of the trees. This allows for analysis of the tree canopy coverage.

Peckham has a high level of canopy cover around its green spaces, especially Rye Park and the former Surrey Canal. There is also high canopy coverage around the Harris Academy and along the railway embankments.

Canopy cover varies across the residential neighbourhoods in Peckham. Most residential areas have some trees, although canopy cover is noticeably higher in the Bellenden area and around the Bells Gardens Estate.

There is a lack of canopy cover in the Peckham Town Centre and along Peckham Road/Peckham High Street/Queens Road (A202) and Rye Lane.

TREE PRESERVATION ORDERS

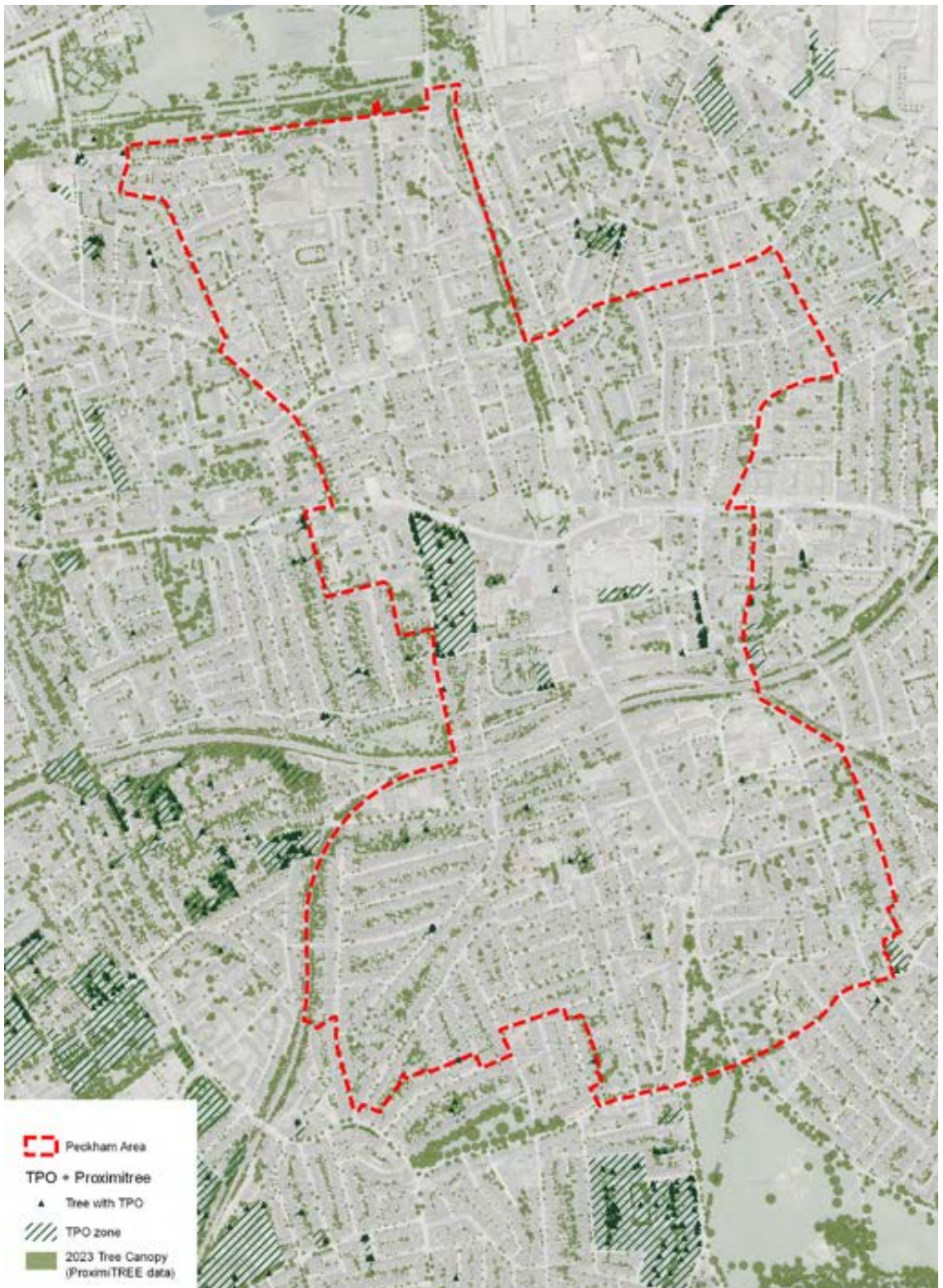
Trees that are considered an important feature of the local environment and given protection by designating them with a Tree Preservation Order (TPO). This may be because the tree is particularly rare, attractive or important for biodiversity. Or it may be because there are a lack of trees in the area, or the tree is providing a natural screen.

A TPO can be applied to individual trees, or to a group of trees. It may also be applied to hedgerows. Any work done to a tree protected by a TPO must first be approved by the council.

There are a large number of protected trees around the Harris Academy and the Moncrieff Estate. There are also TPO zones protecting the trees to the south of the Aylesham car park, around the Peckham Liberal Club and in McDermott Gardens. There are also individual TPOs and smaller TPO zones scattered around south Peckham.

The map on the following page shows the 2023 Tree Canopy information from ProximiTREE, as well as the trees and zones protected by Tree Preservation Orders.

OPEN SPACE, GREENERY & ECOLOGY



ACTIVE TRAVEL

Active travel is the transport of people or goods through non-motorised means. It is usually based on human physical activity. The most common forms of active travel are walking and cycling. Southwark's Movement Plan (2019) emphasises the positive benefits of active travel. Active travel improves physical and mental health, as well as providing environmental benefits



The perimeter of urban blocks is a good indicator of how permeable a neighbourhood is. Some parts of Peckham are very permeable, with urban block perimeters of 200m or less. Areas comprising twentieth century housing estates usually have the highest levels of permeability. This includes the Clifton, Consort, Pelican and Bells Gardens Estates. The areas with the lowest levels of permeability are usually close to the railway lines. Historic terraced houses also tend to have low levels of permeability.



CYCLING INFRASTRUCTURE

The cycle network in Peckham is disunited. TfL cycle route C35 terminates in Peckham Square without connecting to other nearby cycle routes. Some cycle routes depend on busy roads with little separation from vehicular traffic. Southwark Cycle Spine provides some areas of improved separation from traffic. Cycle infrastructure serving secondary or residential streets in the area is limited.



SURREY CANAL PATH

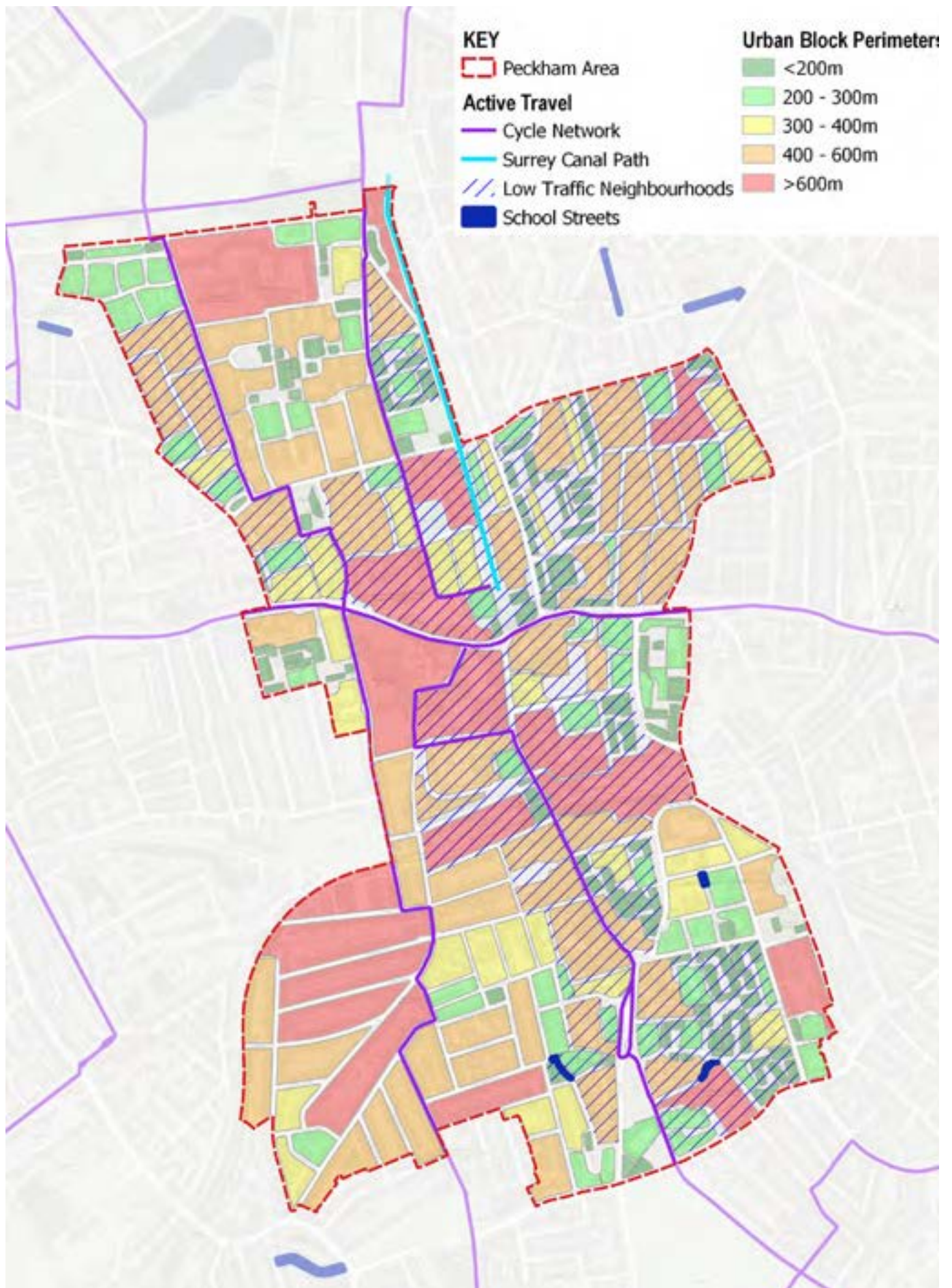
The Surrey Canal Path is a shared cycling and pedestrian route. It runs from Burgess Park to Peckham Square. The route is traffic-free, providing a green link from the park to the centre of Peckham.



PEDESTRIAN PRIORITY INITIATIVES

Low Traffic Neighbourhoods (LTNs) reduce the number of motor vehicles on streets. LTNs cover the town centre and many residential parts of the study area. School streets temporarily close vehicle access at school pick-up and drop-off times. There are school streets for the Bellenden, Rye Oak and the St Mary Magdalene C of E Primary School.

ACTIVE TRAVEL



PUBLIC TRANSPORT & ROAD NETWORK

The other key priority in the movement plan is ensuring efficient use of road networks. This is to allow people to travel around via public transport or private means. It is important to limit the impact of congestion and air pollution.



Some busy roads run through the middle of the Peckham area. This includes Peckham High Street which runs east to west. Peckham Hill Street and Rye Lane run roughly north to south. The northernmost part of Rye Lane is one-way and closed to motor vehicles except buses. Peckham High Street (A202) is part of the Transport for London Road Network.



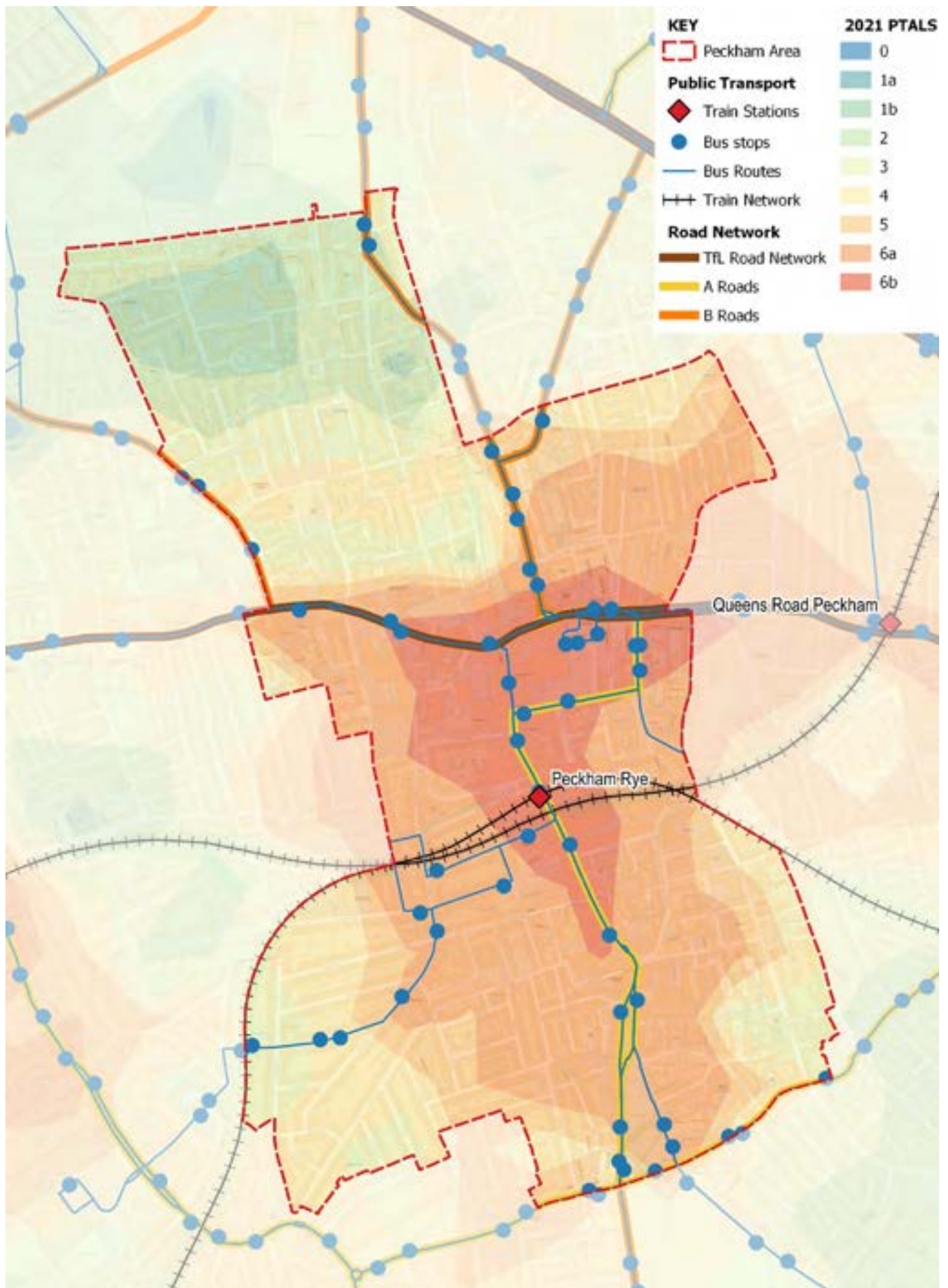
Bus services in the area centre on the main roads and around the bus station at the north end of Rye Lane. As a result, the town centre is the most accessible area in Peckham with a PTAL rating of 6b. Peckham Rye train station provide regular services to central London. This also contributes to the high levels of accessibility in the town centre.



There are less bus services to the residential areas in Peckham. There are only a small number of bus stops on the smaller residential streets to the west of the town centre. The northern part of Peckham has the poorest access to public transport with a PTAL rating of 2 - 1b.



PUBLIC TRANSPORT & ROAD NETWORK

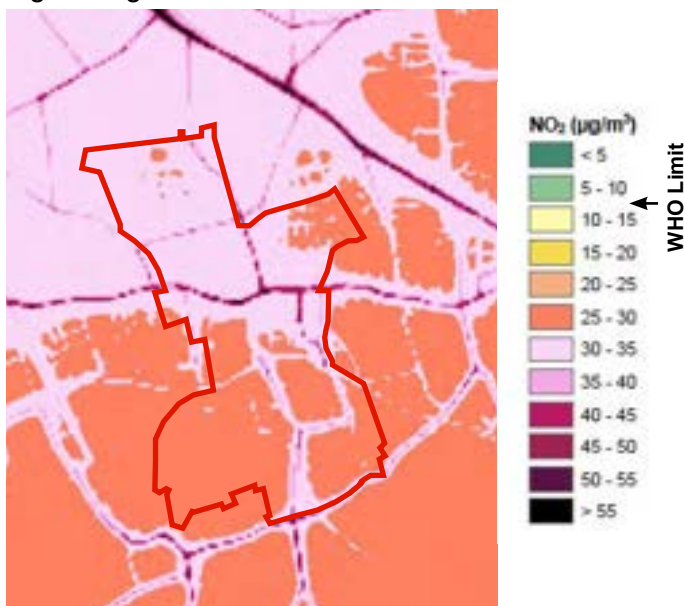


ENVIRONMENT - AIR POLLUTION

The four pollutants mapped below are known to have a detrimental impact on health. The pollution maps below are extracted from those produced by the London Atmospheric Emissions Inventory (LAEI) for 2019. The whole of Peckham is in Southwark's Air Quality Management Area.

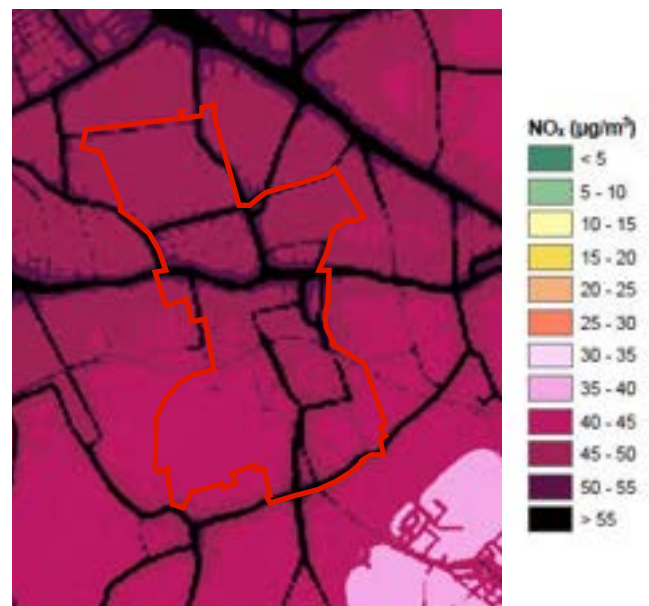
NITROGEN DIOXIDE (NO₂) (2019)

Studies have shown links between NO₂ pollution and respiratory symptoms. Road transport is responsible for an estimated 50% of emissions. The average NO₂ pollution exceeds WHO air quality targets across the Peckham Area. It is particularly high along the A202.



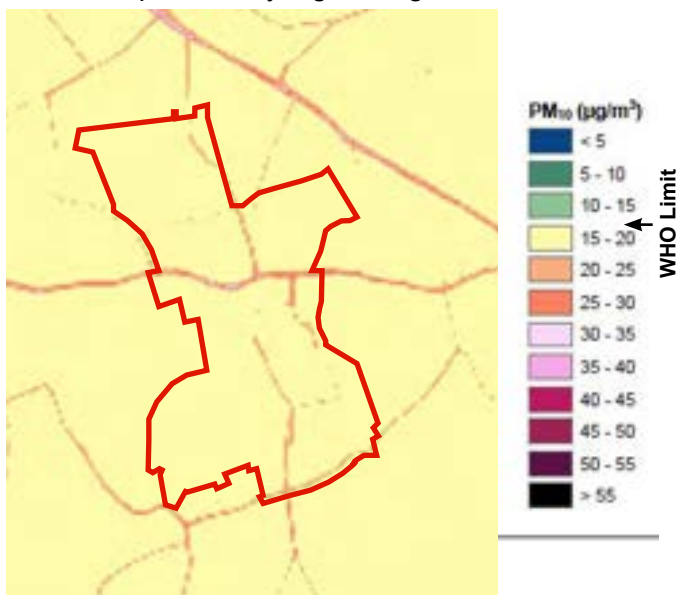
NITROGEN OXIDES (NO_x) (2019)

NO_x are gases produced by burning fossil fuels. Diesel vehicles are the predominant source. NO_x is high across Peckham, but is particularly high in the town centre. It is particularly dominant along the A202 and Rye Lane.



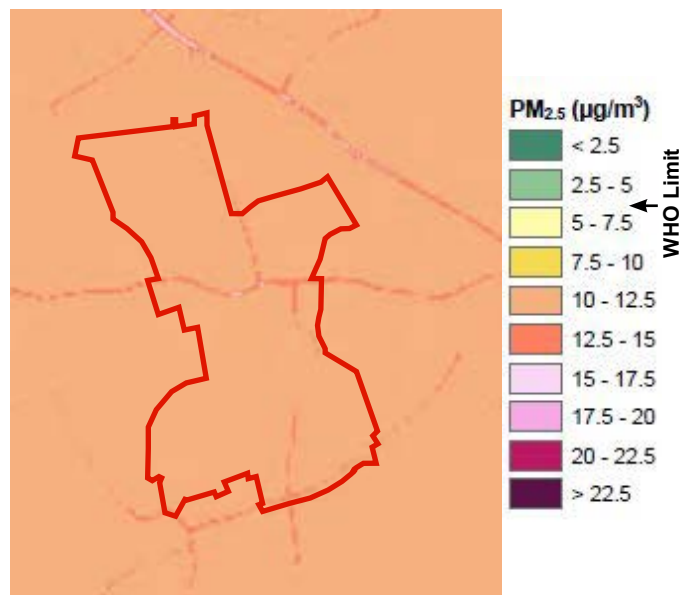
PM₁₀ PARTICULATES (2019)

Particles smaller than 10 micrometers can settle in the lungs and cause problems. Particulate pollution exceeds air quality targets across the Peckham Area. It is particularly high along road networks.



PM_{2.5} PARTICULATES (2019)

Particles smaller than 2.5 micrometers can settle in the lungs and cause problems. Particulate pollution exceeds WHO targets consistently throughout Peckham and most of central London.



Source: London Atmospheric Emissions Inventory (Greater London Authority and Transport for London Air Quality, 2019)

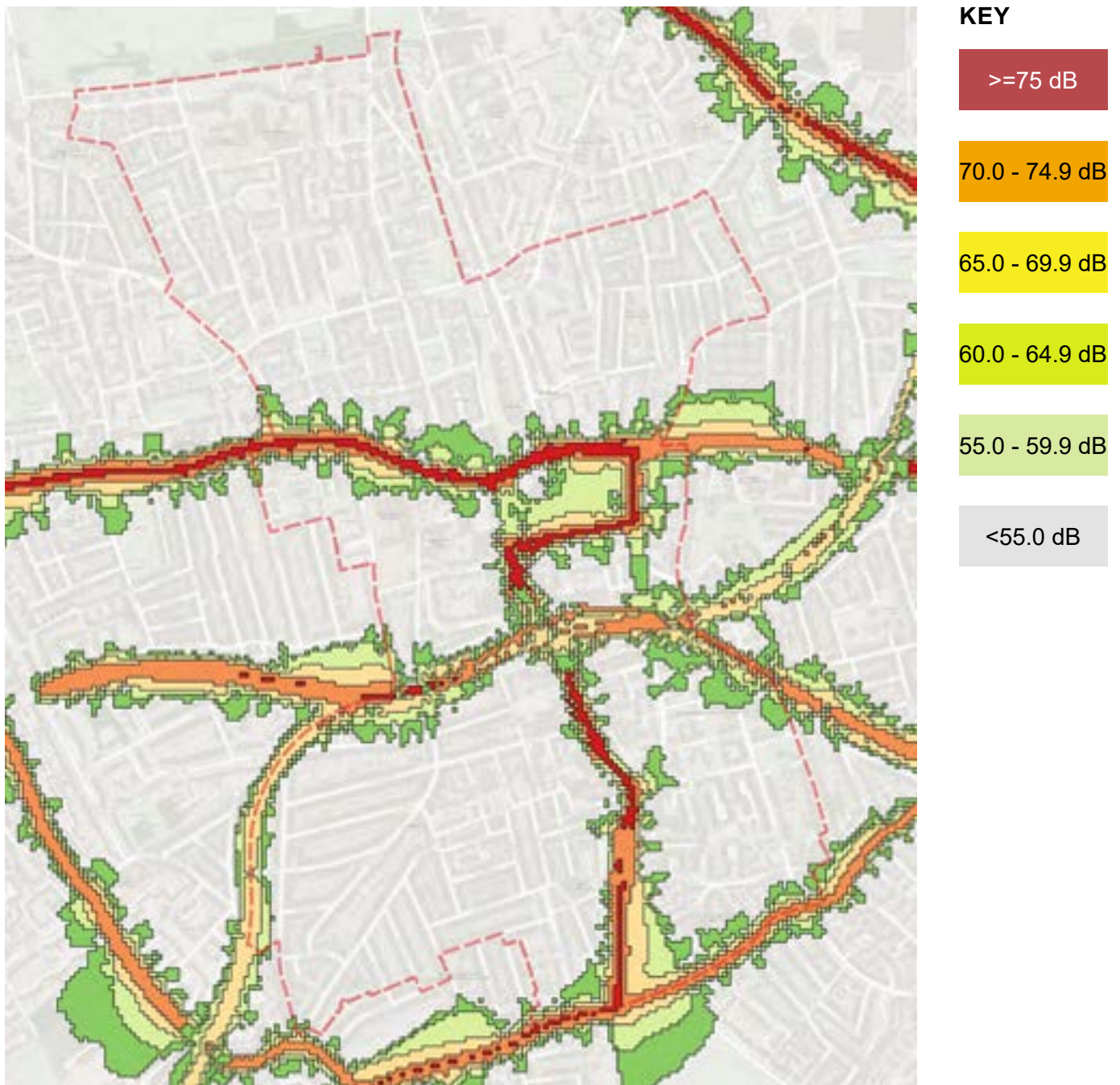
ENVIRONMENT - NOISE POLLUTION

Excessive environmental noise can have serious impacts on physical and mental health. It also has a negative impact on biodiversity. The Department for Environment Food & Rural Affairs regularly produce noise maps to understand which areas have problematic noise pollution.

NOISE POLLUTION MAPPING - L_{DEN} (2017)

The following map was created using the L_{DEN} 2017 data from the Department for Environment Food & Rural Affairs. The L_{DEN} indicated a 24 hour annual noise pollution average. This is calculated with separate weightings for daytime, evening and night-time periods.

The highest levels of noise pollution are along the A202 and parts of Rye Lane. The annual noise pollution average on these roads exceeds 75 dB. The noise pollution spreads onto the surrounding side streets and open spaces. The railway line also causes a significant amount of noise pollution. This contributes to the high concentration of noise pollution in the town centre.



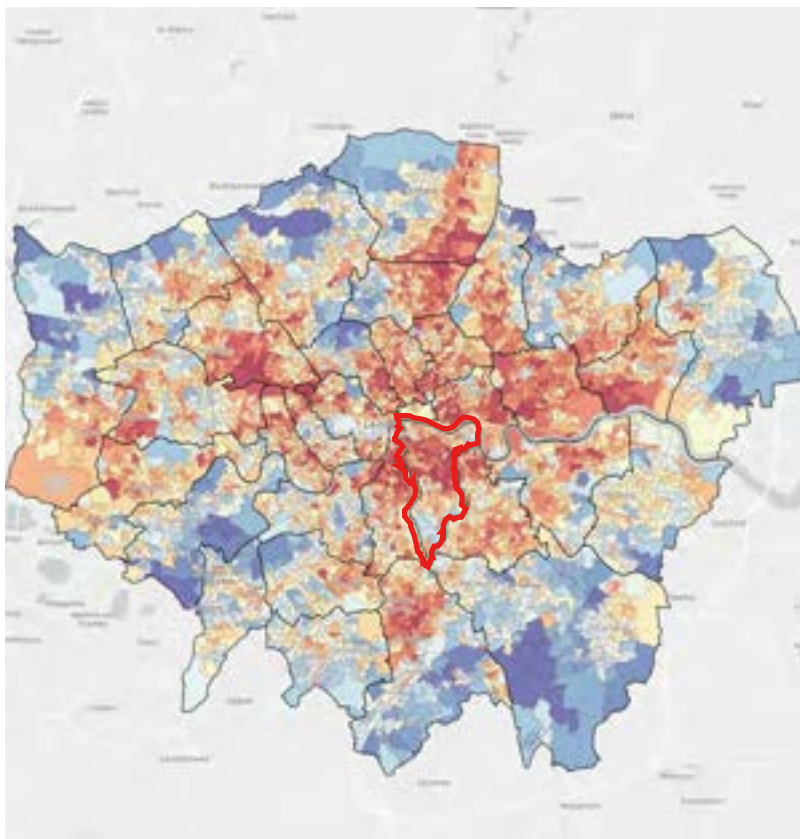
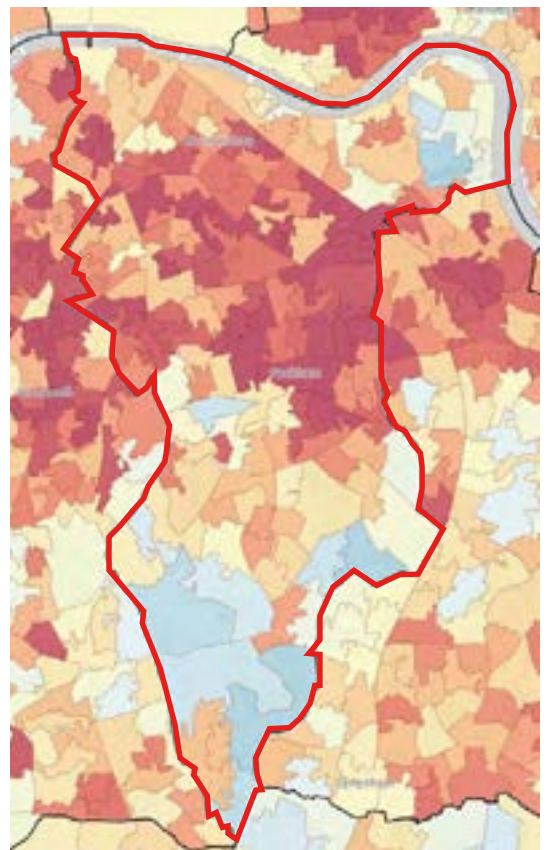
Source: Strategic Noise Mapping (Department for the Environment, Food and Rural Affairs, 2017)

ENVIRONMENT - CLIMATE RISK

Climate-related impacts will not affect all communities in the same way. Climate vulnerability refers to people's exposure to climate events such as flooding or heatwaves. It also takes personal and social factors that affect people's ability to cope with and respond to extreme events into account. High climate risk coincides with areas of income and health inequalities.

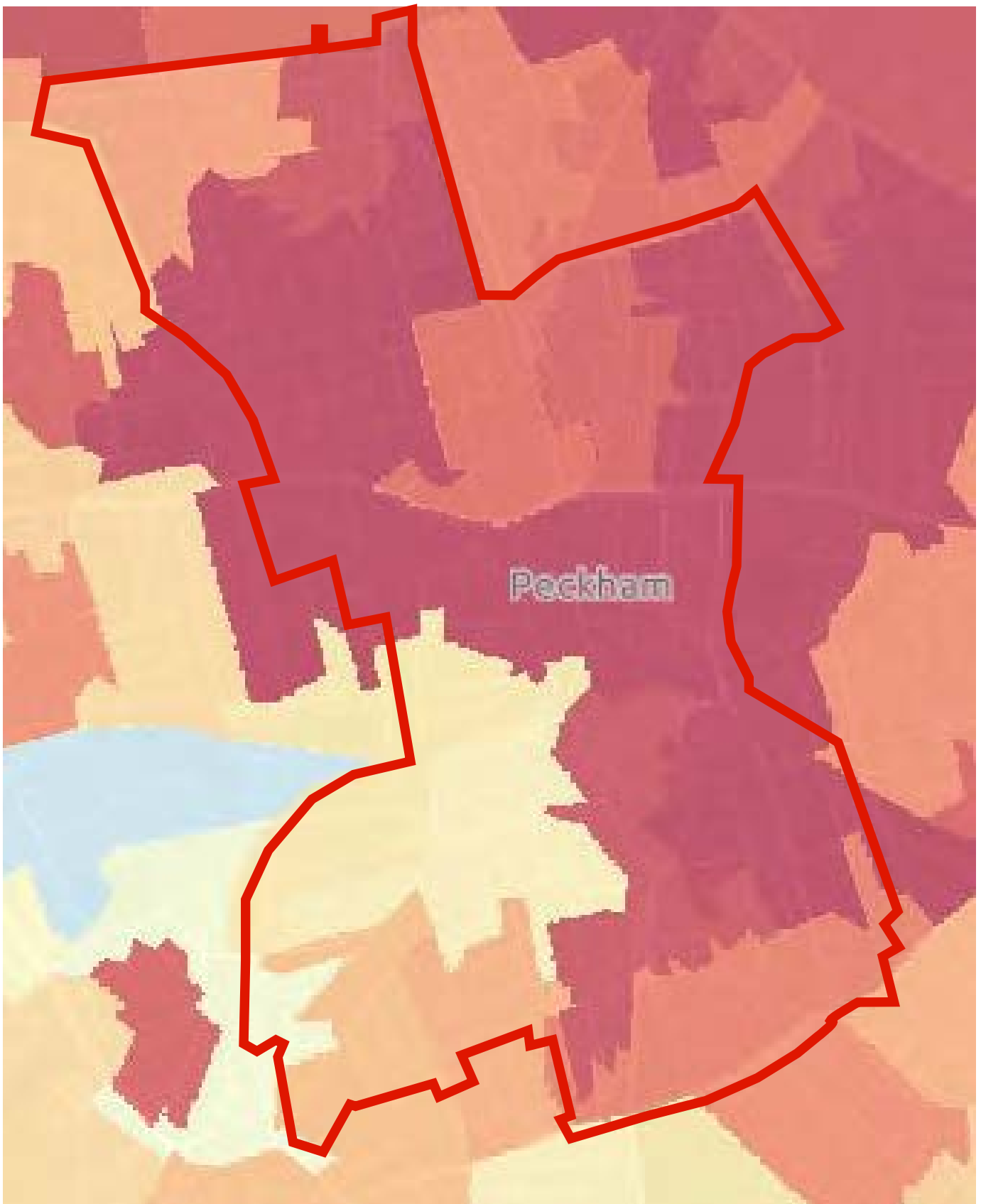
The map uses metrics such as age, proficiency speaking English, ethnicity, percentage of social renters and income deprivation. These are mapped alongside climate change data such as surface temperature, flood risk, air pollution, green / blue land cover and access to public space. This identifies areas within London where people are most vulnerable to climate impacts. A score is created for each area and areas of high to low risk are identified using a sliding colour scale. The maps show areas at lower risk in blue and areas of higher risk in red.

The Peckham Area generally has a high climate risk. Areas in the north, central and south east part Peckham are at particularly high risk. The south west part of Peckham has a lower climate risk than the rest of the study area. However, it still has a high climate risk when compared to other parts of Southwark and London.



Source: Climate Risk Mapping (Greater London Authority and Bloomberg Associates, 2022)

ENVIRONMENT - CLIMATE RISK



Source: Climate Risk Mapping (Greater London Authority and Bloomberg Associates, 2022)

DEMOGRAPHICS

WARD ANALYSIS

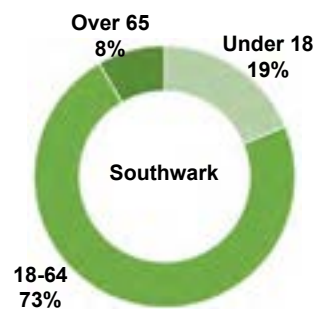
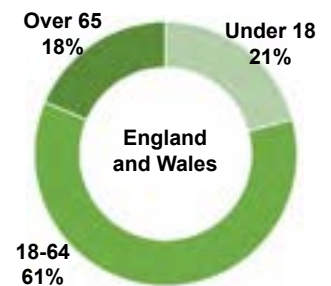
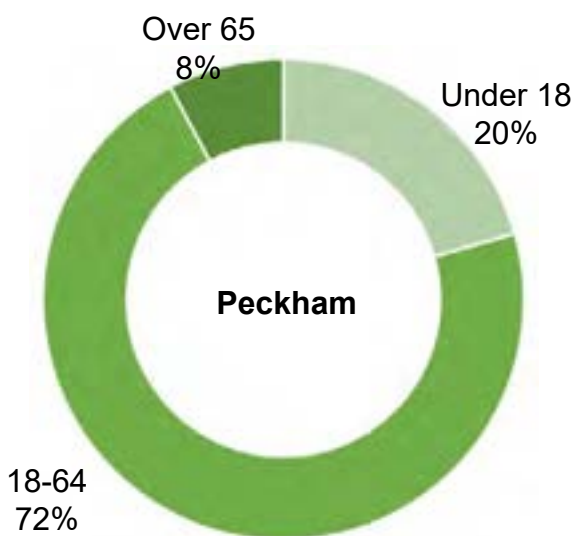
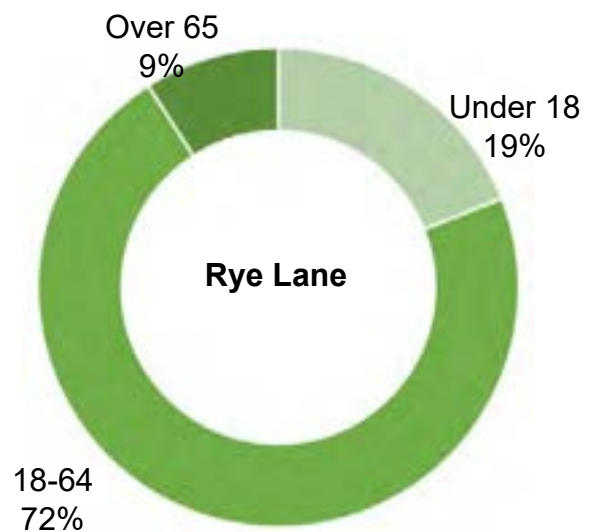
The Peckham Character Study Area includes the Peckham and Rye Lane Wards as shown in the map to the right.



WARD PROFILES

AGE

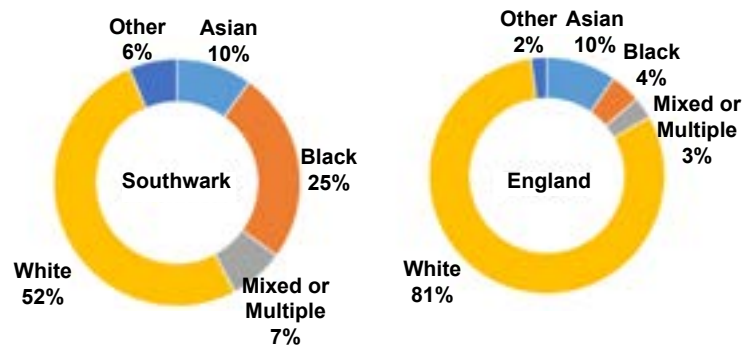
Southwark is a young borough. The ages of people living in the Peckham area are almost identical to those of Southwark as a whole. There are less over-65s in the Peckham area when compared to the national average.



DEMOGRAPHICS

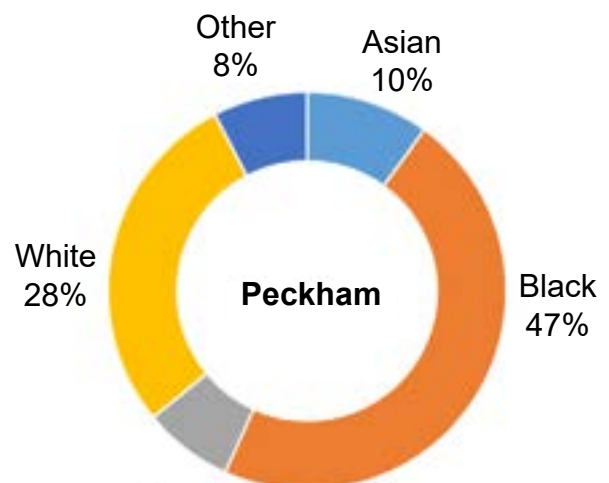
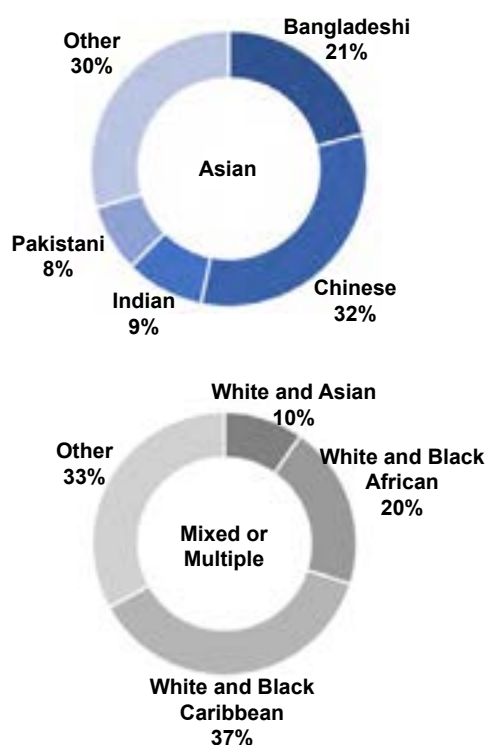
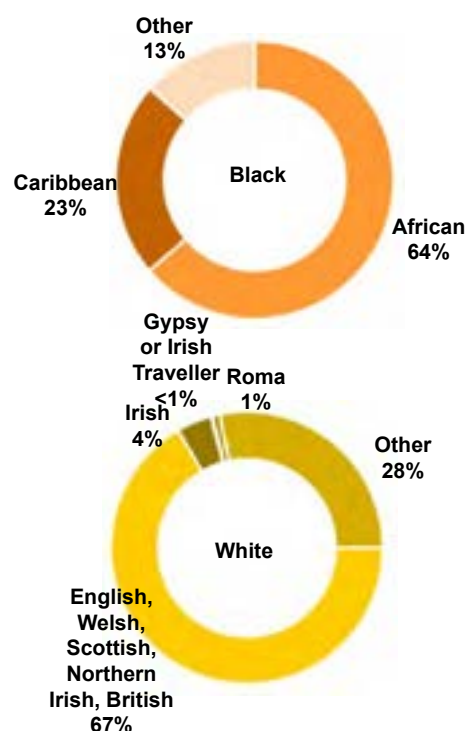
ETHNICITY

Southwark has a diverse population. The proportion of Black, Asian or Other residents is higher than in England. The largest ethnic groups for both wards in the study area are White and Black. There is a higher proportion of White - English, Welsh Scottish, Northern Irish or British in the Rye Lane ward than the Peckham Ward. Black African residents make up the majority of the Black population for both wards. However, there are proportionally more Black Caribbean residents in the Rye Lane ward than the Peckham ward.



ETHNICITY - PECKHAM WARD

The largest ethnic group in the Peckham Ward is Black (47%). The majority of these residents identify as Black - African (64%) and 23% identify as Black - Caribbean. There are proportionally more Black residents in Peckham than across Southwark. There are less White residents in the Peckham ward than the Southwark-wide average. Most white residents identified as White - English, Scottish, Northern Irish or British. The proportion of Asian residents is in line with the Southwark-wide average.

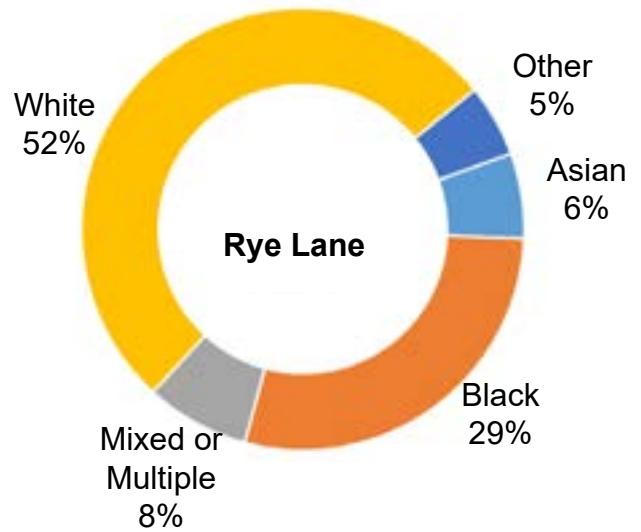
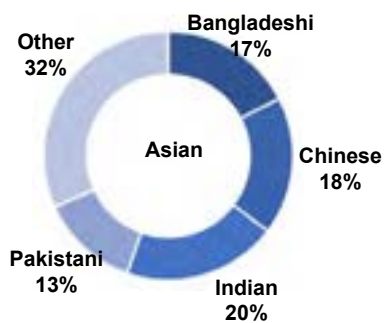
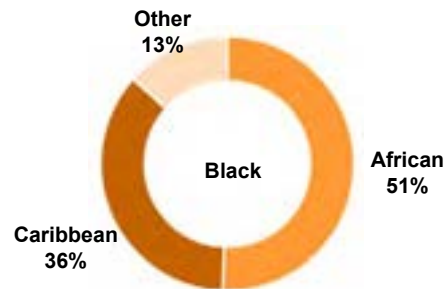
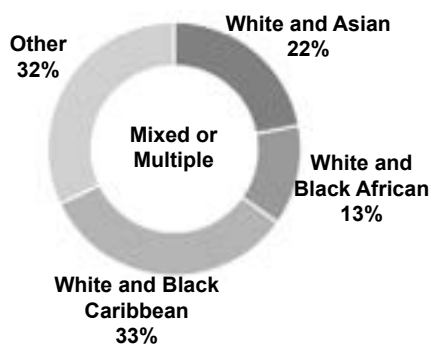
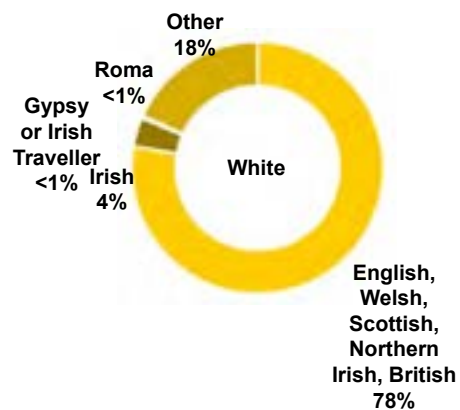


Data source: 2021 Census data (ONS, 2021)

DEMOGRAPHICS

ETHNICITY - RYE LANE WARD

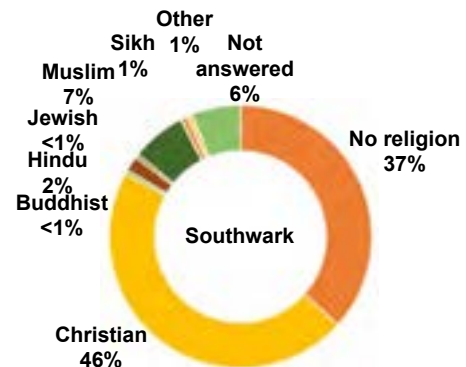
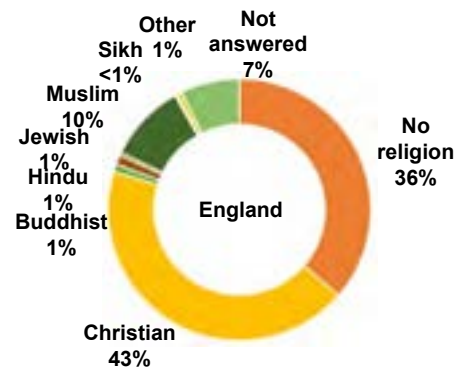
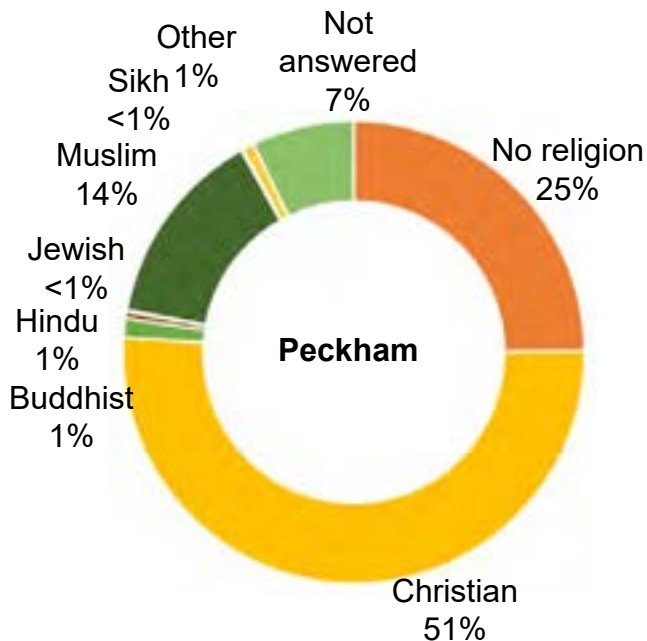
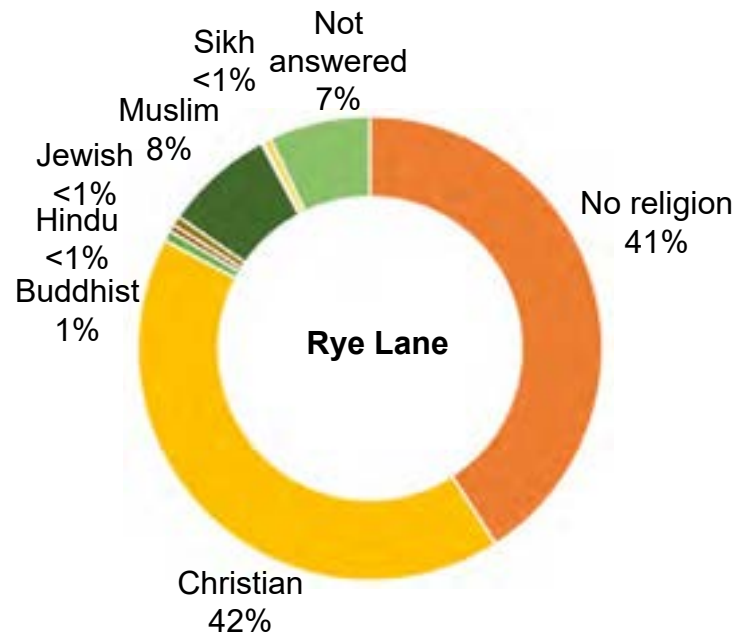
The largest ethnic group in the Rye Lane ward is White (52%). Most White residents identify with the White - English, Welsh, Scottish, Northern Irish, British ethnic group. The proportion of Black residents exceeds the national average. The proportion of residents who identified as Mixed or Multiple Ethnic Groups aligns with the national average. However, there are proportionally more people in the Rye Lane ward who identify as Asian or as Other.



DEMOGRAPHICS

RELIGION

The religious identity of Southwark residents is in line with national averages. The religious identity of Rye Lane residents is also in line with the national average. There is a higher proportion of Christian and Muslim residents in the Peckham Ward. There are fewer residents in the Peckham Ward that identify as having no religion than in the Rye Lane Ward.



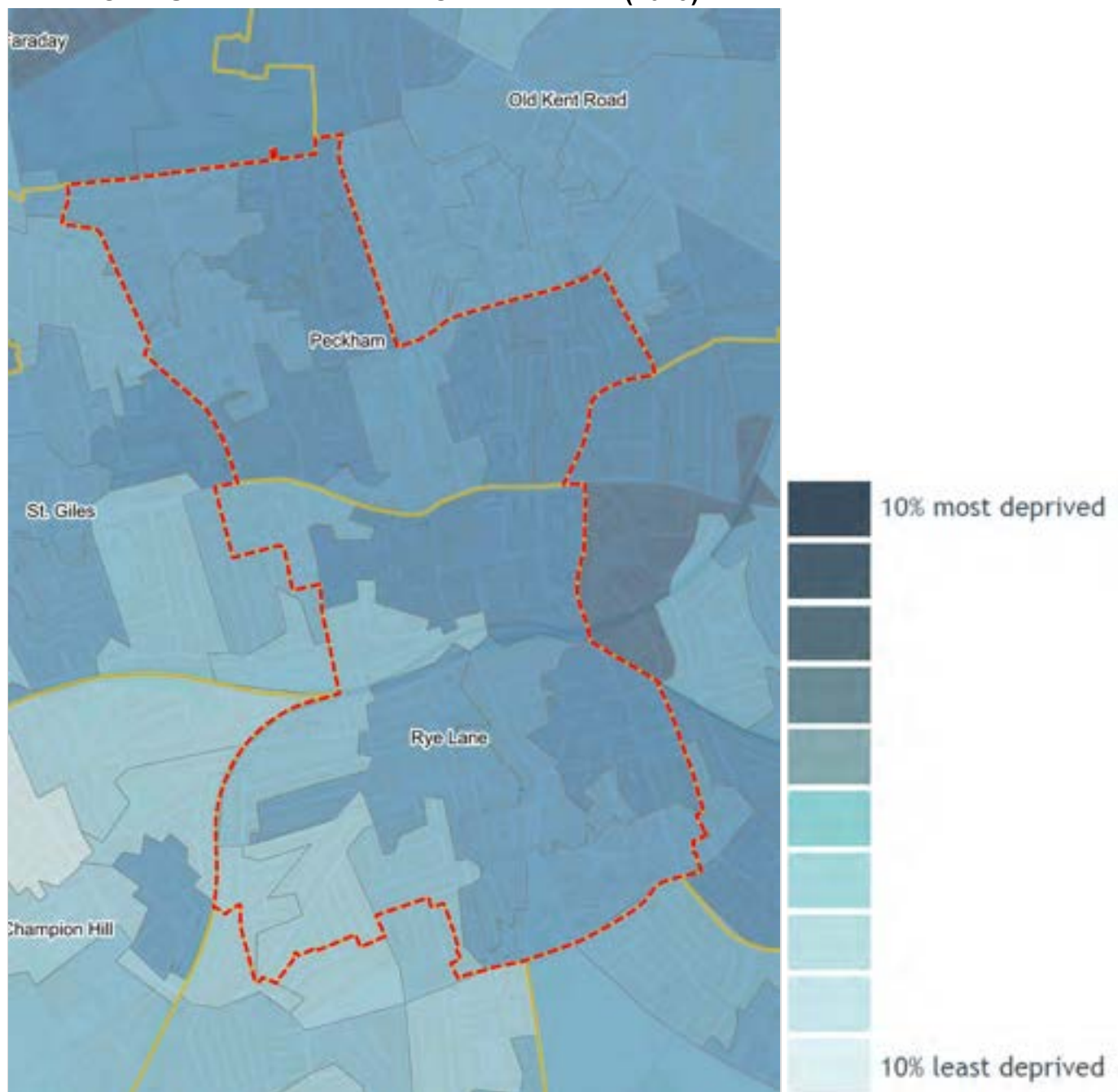
SOCIAL EQUITY

DEPRIVATION

The data maps on the following pages show the levels of deprivation across the Peckham area. The information is from The English Index of Multiple Deprivation. Darker blue areas have higher levels of deprivation. Lighter blue areas have lower levels of deprivation.

The map for multiple deprivation below overlays various indices of deprivation. This map suggests that Peckham has varying levels of deprivation. There is higher deprivation around the Town Centre and in the north, east and south of the study area. There is lower deprivation in the south-west of the study area.

INDEX OF MULTIPLE DEPRIVATION DATA MAP (2019)



Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

SOCIAL EQUITY

INCOME DEPRIVATION DATA MAP (2019)



INCOME DEPRIVATION - AFFECTING OLDER PEOPLE DATA MAP (2019)



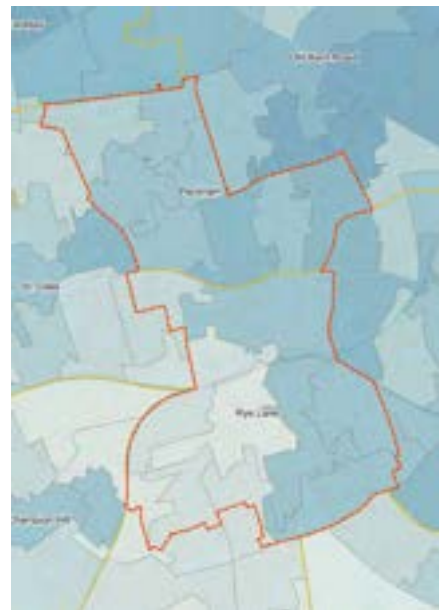
Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

Income deprivation follows a similar geographical pattern to the index of multiple deprivation. Income deprivation is greater in the north, centre and south east of the study area. Income deprivation affecting older people is greater in the north and south-east of the study area.

EMPLOYMENT DATA MAP (2019)



EDUCATION SKILLS & TRAINING DATA MAP (2019)



Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

Employment deprivation measures the proportion of the working-age population excluded from the workforce. This shows similar variations across the area to income deprivation. The north, centre and south-east have higher employment deprivation. Peckham has lower levels of deprivation for education, skills and training than it does for employment or income. Nonetheless, the south-west has lower levels of deprivation in this category.

SOCIAL EQUITY

ACCESS TO HOUSING & SERVICES

Barriers to Housing and Services measures the affordability of housing, overcrowding, homelessness and access to local services. Local services include post offices, primary schools, grocery stores and GP surgeries.

Accessibility to housing and local services is low across the entire Peckham Area. Deprivation in this category is higher in the town centre and north-west of Peckham.

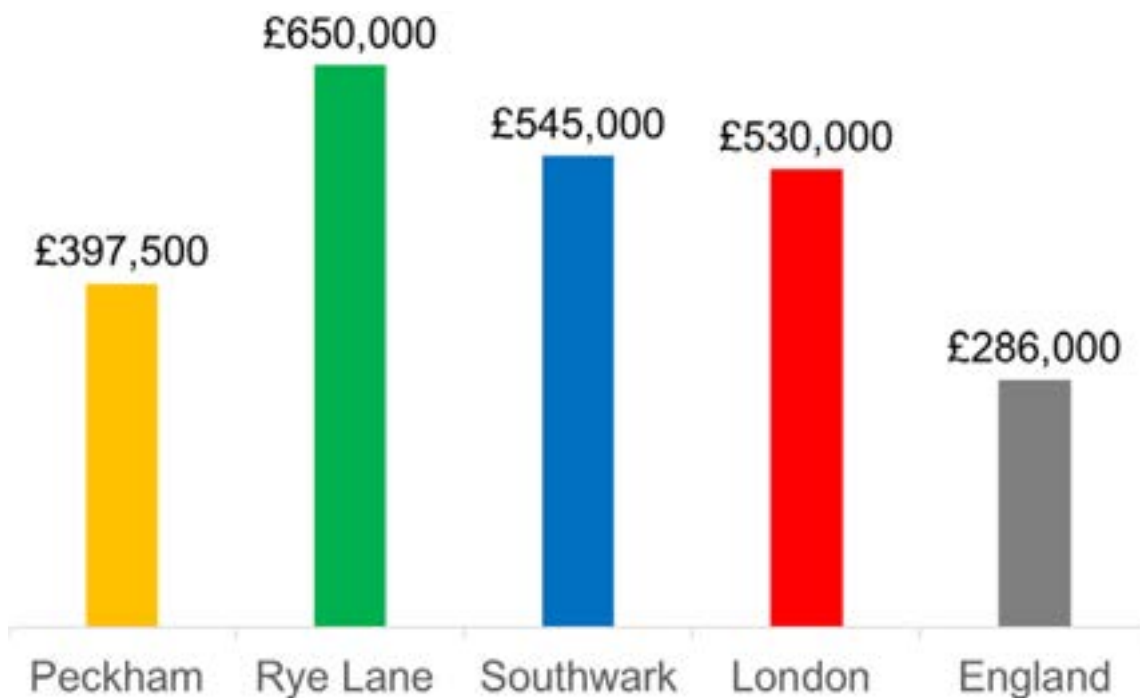
BARRIERS TO HOUSING & SERVICES DATA MAP (2019)



Data source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

SOCIAL EQUITY

MEDIAN HOUSE PRICE (2022)

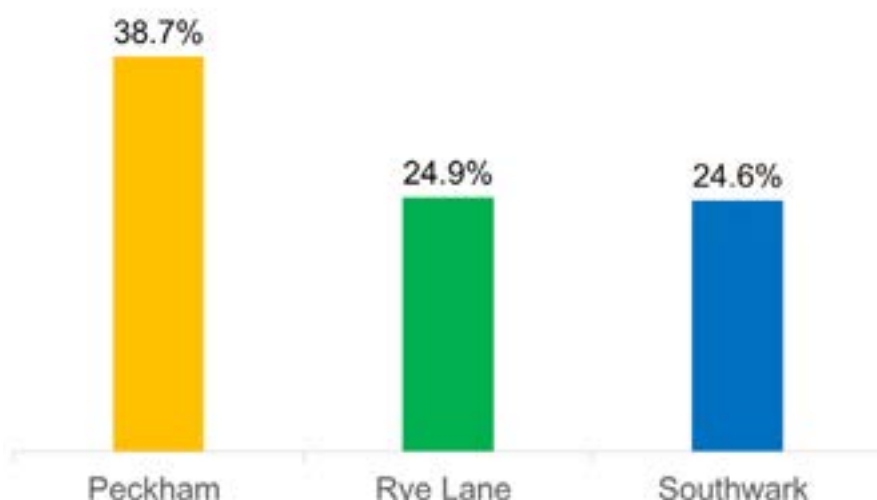


Data Source: Median house price (ONS, HPSSA dataset 37, December 2022)

House prices in the Rye Lane Ward are higher than the Southwark and London averages. House prices in the Peckham Ward are lower than the Southwark and London averages.

House prices in Peckham, Southwark and London all exceed the national average. According to the GLA, the average London house price in 2021 was six times higher than the average price in 1970. High house prices in an area usually also raise private rental prices for that area. This suggests that the cost of private housing in the Peckham Area is a high proportion of earnings.

PERCENTAGE OF HOMES MANAGED BY COUNCIL OR TMO (2019)



The amount of homes managed by Southwark Council or a tenant management organisation (TMO) is higher in the Peckham ward than in Rye Lane. The proportion of homes under council or TMO management in the Rye Lane ward is higher than that for Southwark.

This represents an important provision of affordable housing. Yet, high barriers to housing and services for some of these estates suggest that the access to local services is poor.

Data Source: Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

SOCIAL EQUITY

LIVING ENVIRONMENT

Living environment deprivation measures the quality of the environment. It looks at quality of housing, such as homes that don't meet the Decent Homes standard or have central heating. It also looks at external factors such as air quality and number of road traffic accidents.

Living Environment deprivation is high across Peckham. It is particularly high in the town centre.

LIVING ENVIRONMENT DATA MAP (2019)

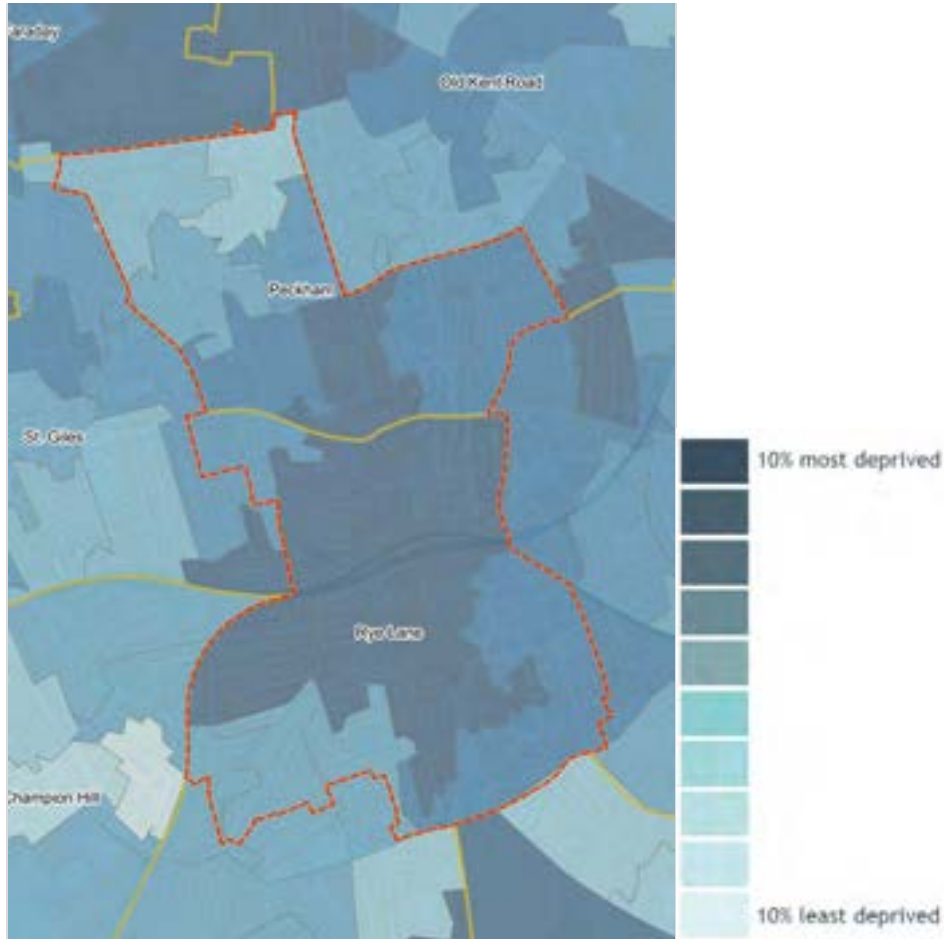


Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

SOCIAL EQUITY

CRIME

CRIME DATA MAP



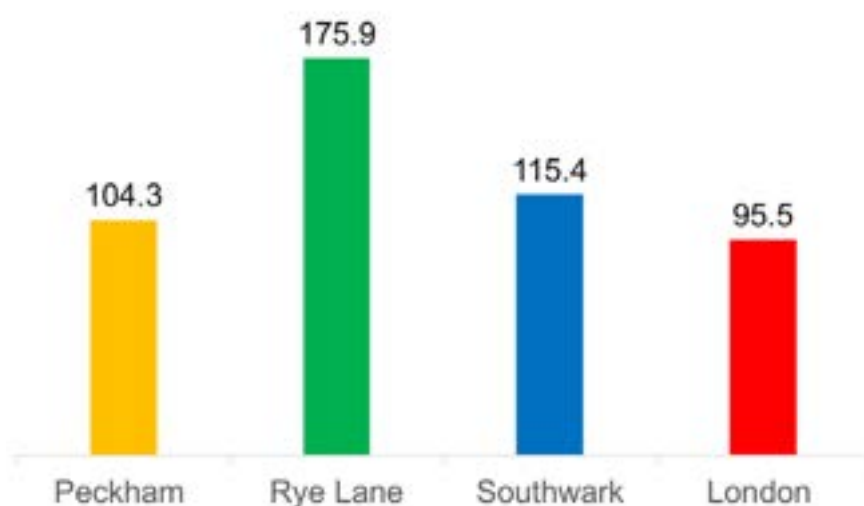
Crime deprivation looks at the number of recorded crimes, including violence, burglary, theft and criminal damage.¹

Crime deprivation is high across most of Peckham. It is particularly concentrated around the town centre and surrounding streets. There are lower levels of crime deprivation in the northern part of the study area.

¹ Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)

Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

OVERALL CRIME RATE PER 1,000 RESIDENTS (2018/19)



The overall crime rate for the Rye Lane ward is higher than the Southwark or London crime rates. The crime rates for the Peckham ward are lower than the Southwark or London-wide rates. Rye Lane has the fifth highest crime rate in the borough.

Data Source: Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

HEALTH & WELLBEING

HEALTH & DISABILITY

Health and disability deprivation is based on years of potential life lost, comparative illness and disability population ratio, acute morbidity and rate of mood and anxiety disorders.¹

Health and disability deprivation is lower in the central part of the Peckham area. There are pockets of greater deprivation in the south-east and north of the study area.

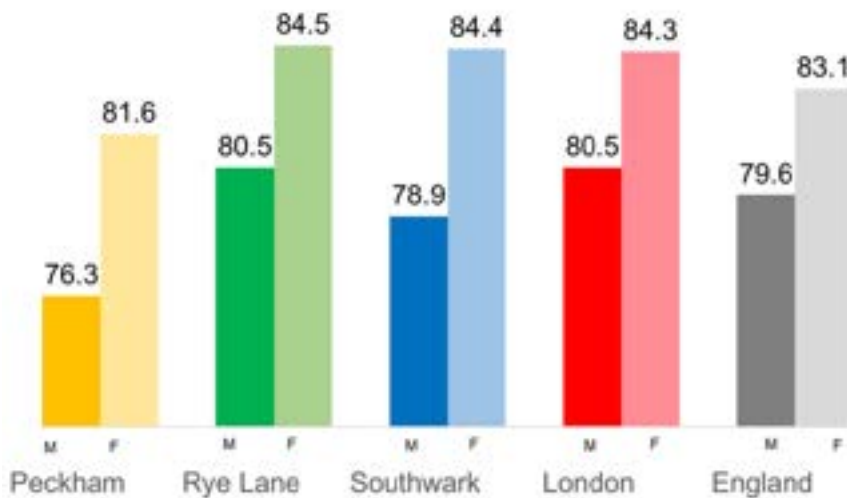
¹ Ministry of Housing, Communities & Local Government, 'The English Indices of Deprivation 2019 - Technical report' (2019)



Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

HEALTH & WELLBEING

LIFE EXPECTANCY (2015-17)



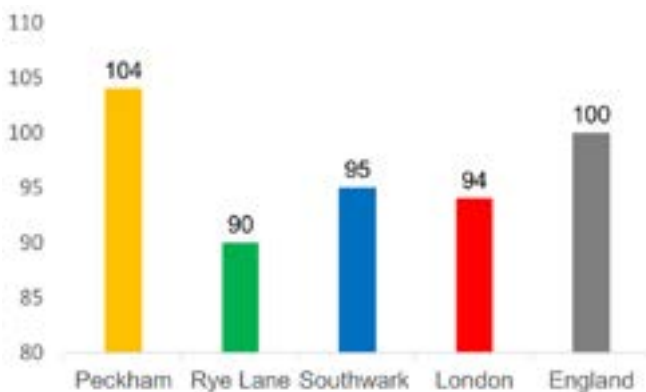
Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

Of all London Boroughs, Southwark has the 6th lowest healthy life expectancy for men. Southwark has the 9th lowest healthy life expectancy for women.¹

Life expectancy in Rye Lane is consistent with the Southwark and London averages. Life expectancies are lower in the Peckham ward, particularly for men.

¹ Health state life expectancies, UK: 2014 to 2016 (ONS, 2017)

STANDARDISED ADMISSION RATIO FOR EMERGENCY HOSPITAL ADMISSIONS FOR ALL CAUSES (2013 - 18)

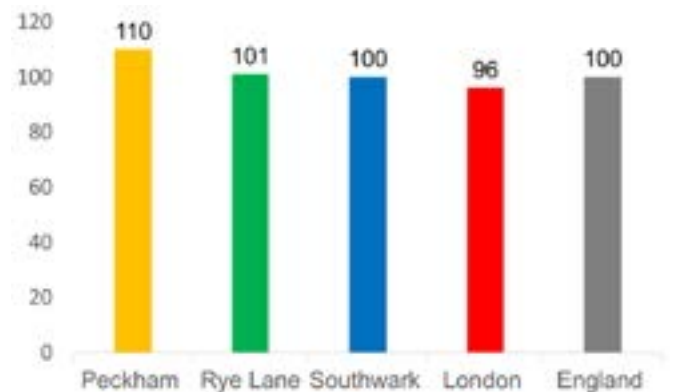


Data Source: Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

Emergency hospital admission rates are higher in the Peckham ward than Southwark or London.

Emergency hospital admission rates are lower in the Rye Lane ward than Southwark or London.

STANDARD INCIDENCE RATES FOR NEW CASE OF ALL CANCERS (2012 - 16)

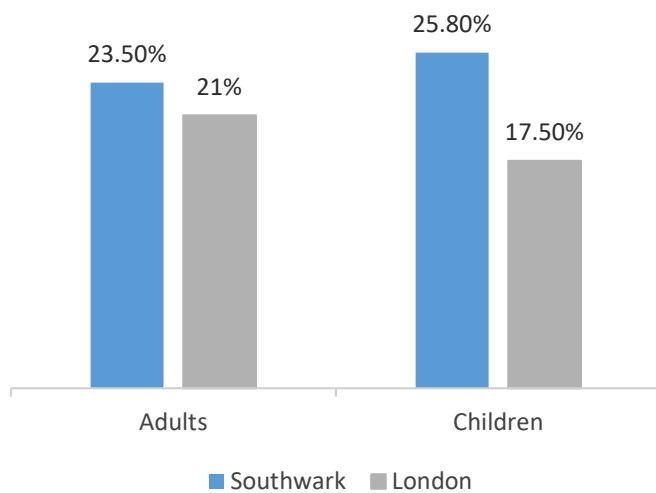


Data Source: Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

Incidence rates of cancer are in line with the Southwark average for the Rye Lane ward. The Peckham ward has an incidence rate for cancer which exceeds local and national rates.

HEALTH & WELLBEING

FOOD INSECURITY



Food Insecurity In London, City Intelligence (Greater London Authority, 2019)

A survey by GLA found that food insecurity was made worse by existing inequalities. Lower average levels of food security were found across disadvantaged groups including: black respondents; those in social-rented tenancies; those reporting being 'often lonely'; those with dependent children; those who are unemployed or long-term sick/disabled; those on low incomes and those with burdensome debt.³

Southwark commissioned a healthy basket study in 2020. This investigated access to healthy, affordable and appropriate food across the borough. A 'healthy basket' was developed following an engagement event at Bells Gardens Community Centre. The study found that the availability of the healthy basket was low across the borough. It was usually far more available in areas that had access to a supermarket. All supermarkets in the study sold over 75% of the basket, in contrast to only 11% of convenience stores.⁴

³ Survey of Londoners (Greater London Authority 2019)

⁴ Southwark 'healthy basket' study' (Reid, S., 2020)

THE 'HEALTHY BASKET'



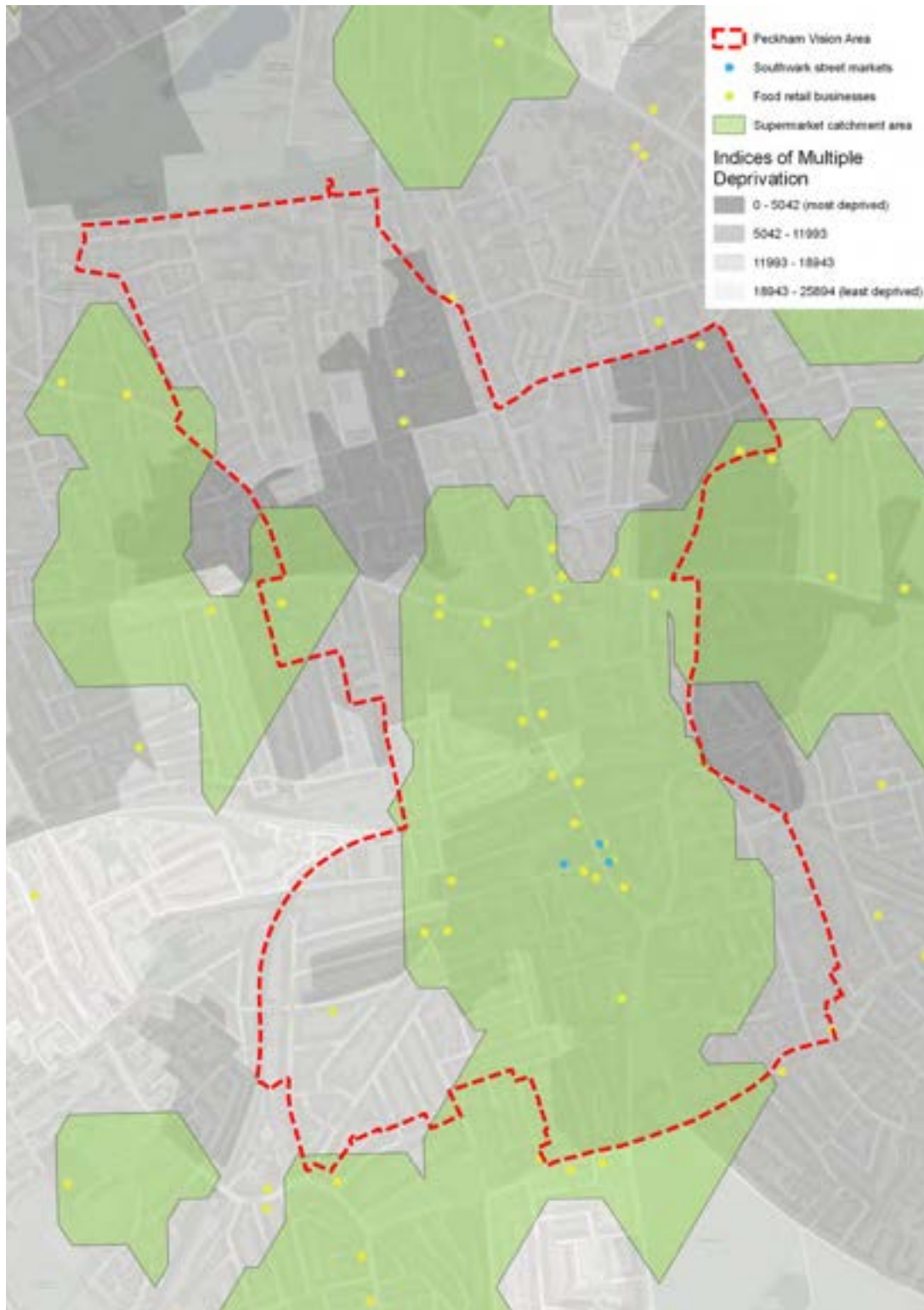
Southwark 'healthy basket' study' (Reid, S., 2020)

HEALTH & WELLBEING

FOOD ACCESS MAP

The food access map looks at supermarket catchment areas, other food stores and street markets. Areas of multiple deprivation are also overlaid. This is to show how existing inequality and deprivation exacerbates food access.

Central Peckham has a good level of food access. There is a significant area with poor healthy food access in northern Peckham. There is also a pocket of poor food access in the south-west of the study area.



Adapted from 'Food Access Map of Southwark - Southwark 'healthy basket' study' (Reid, S., 2020)

HEALTH & WELLBEING

CHILD OBESITY

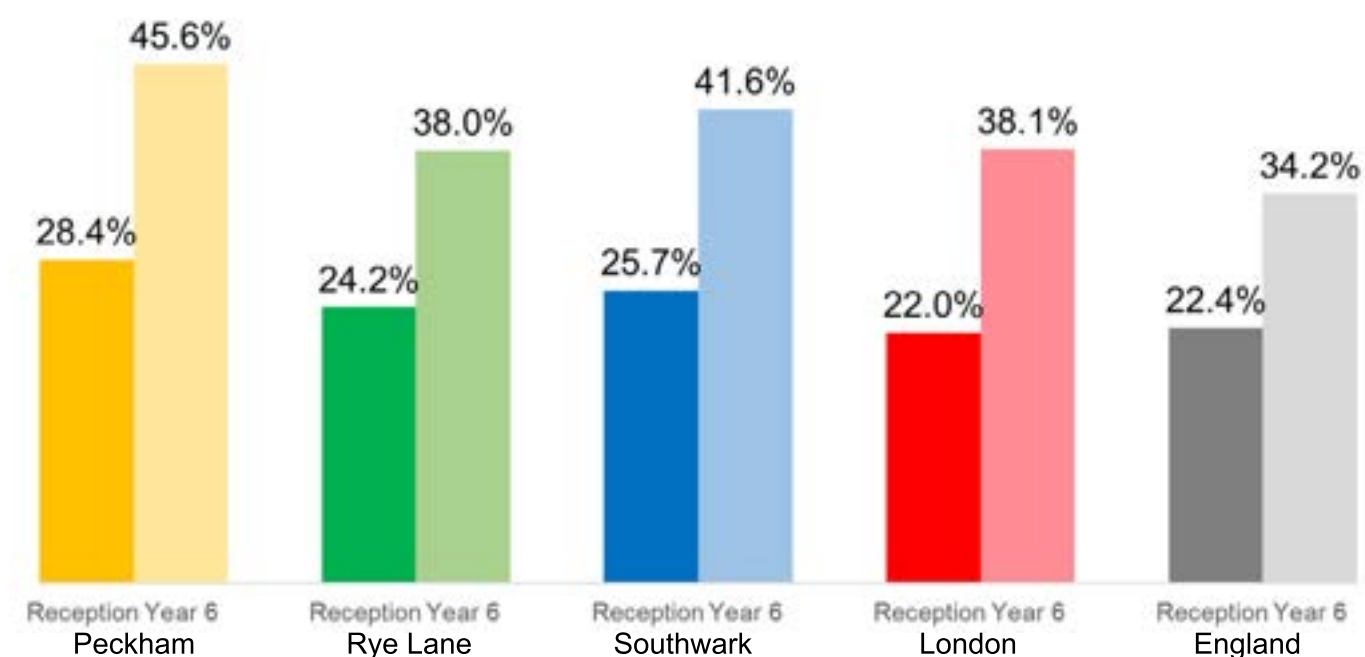
EXCESS WEIGHT BY WARD (2015/16 - 2017/18)

Excess weight is defined by the body mass index, referring to children classified as overweight, obese or severely obese. Excess weight can lead to a range of physical and psychological health issues. The chart below shows excess weight statistics for school pupils on reception and year 6.

London has the highest rates of excess weight in 10-11 year old children than any other region of England.¹

Child excess weight in Rye Lane is in line with London rates and is lower than the average for Southwark. Child excess weight is far higher in the Peckham area, particularly for year 6 pupils. Child excess weight in the Peckham ward is higher than in Southwark, London and England.

¹ London Child Obesity Taskforce 'Unhealthy Weight In London's Children - What We Know' (2019)



There is a strong correlation between food security and childhood obesity. The surrounding environment influences rates of unhealthy weight in children. There are strong links between deprivation and excess weight. Children living in the poorest areas of London are twice as likely to experience unhealthy weight than those in richer areas². Low-income neighbourhoods have higher amounts of unhealthy food options. Children from lower socio-economic groups also consume takeaways more often than other children³.

² Unhealthy Weight In London's Children - What We Know (London Child Obesity Taskforce, 2019)

³ Guy's & St. Thomas' Charity & Gehl, 'Understanding Southwark's Food Experience' (2019)



SOCIAL DEVELOPMENT

CHILD DEVELOPMENT

Income deprivation has a high impact on child development. Southwark has higher levels of child poverty than the London and National averages.

The map below shows the proportion of children aged 0 to 15 living in income deprived families. Income deprivation affecting children is greatest in north and east Peckham.

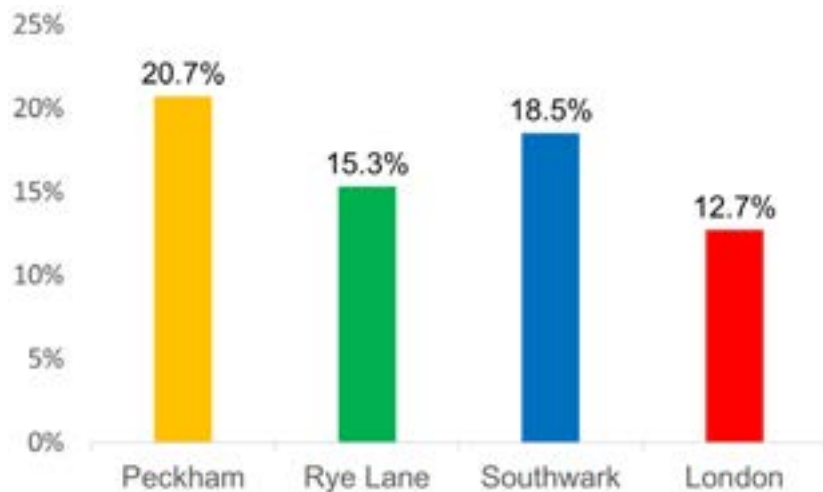
INCOME DEPRIVATION - AFFECTING CHILDREN (2019)



Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

SOCIAL DEVELOPMENT

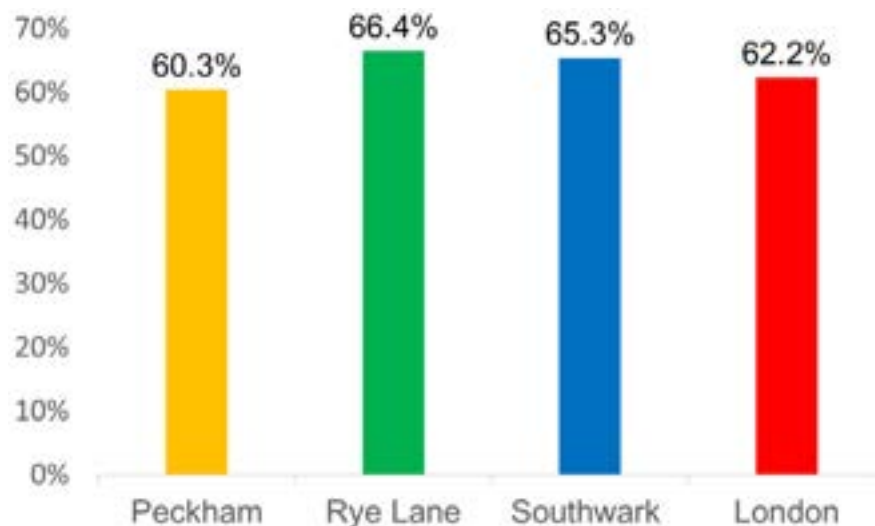
CHILDREN AGED 0-15 YRS LIVING IN HOMES CLAIMING OUT OF WORK BENEFITS (2017)



Data Source: Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

The number of children aged 0-15 years living in homes claiming out of work benefits is high in the Peckham ward. The Rye Lane ward has a lower number of children living in homes claiming out of work benefits. However, this still exceeds the London-wide rate.

PERCENTAGE OF PUPILS ACHIEVING A GOOD LEVEL OF DEVELOPMENT AT AGE 5 YRS IN 2015



Data Source: Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

Children reach a good level of development if they meet expected early learning goals. It is often referred to as 'school readiness'.

Child development is lower in the Peckham ward than in Southwark or London. The figures for Peckham ward are in line with the national average, which is 60.4%.¹

Child development is higher in the Rye Lane ward than in Southwark, London or across the UK.

¹ Southwark Council Interactive Ward Profiles (Southwark Council, 2019)

ENGAGEMENT SUMMARY

PECKHAM AREA CHARACTER STUDY ENGAGEMENT EVENTS

INITIAL COMMUNITY DISCUSSION – TUESDAY 16 MAY

We held an initial conversation with members of the community in Peckham. This took place on Tuesday 16 May at the Peckham Levels and via Zoom. We presented the approach we have taken for past area character studies. We asked people their thoughts on the area character in Peckham. We responded to questions about the study and listened to recommendations.

The discussion covered the following points:

One of Peckham's strengths is the diversity, both of people and buildings. There is a positive mix of historic and new buildings. There is a contrast between vibrant spaces and quiet spaces. This provides interest, excitement and an opportunity for discovery. The low-rise nature of Peckham is also viewed positively. The public realm lacks accessibility, often due to narrow pavements and street clutter. Peckham was also identified as a place undergoing change. Some of this is viewed positively. However, there are also concerns about gentrification and the history of some groups being lost.

PECKHAM CHARACTER AREA WORKSHOP – TUESDAY 24 OCTOBER

We held a workshop to discuss the draft character areas and the consultation approach for the study. This workshop took place on Tuesday 24 October at Peckham Levels and via Zoom.

Before the workshop, we shared the draft character areas and an extract from the draft character area study. These were identified based on existing information and data available for the area.

We started the workshop with a short presentation on area character. The workshop included two sessions. For the first session, participants were asked to choose one of the draft character areas and share their thoughts. For the second session, participants were asked to discuss the things that affect the character of an area.

The workshop began with a discussion on what makes a great place. Views including creating a place that is safe, inclusive and welcoming that encourages people to mix. Others emphasised the need for distinctiveness, flexibility, connection and greenery. Citizen ownership was seen as important. As was the level of visible sky. Balance was also considered an important aspect.

Groups discussed the areas around Peckham High Street, Rye Lane and the north of Peckham Rye common. The workshop also included a discussion on the things that contribute to the unique character of an area.



Photograph from the Peckham Character Area Workshop

ENGAGEMENT SUMMARY

OTHER ENGAGEMENT IN PECKHAM

The following are a list of further community engagement and consultations that have taken place in Peckham in the last 3 years, organised by Southwark Council or other community interest charities or commissioned parties. These were held in order to develop an understanding of the complex and varied experiences of those who live, work or spend time in the Peckham area.

SOUTHWARK 2030 (JANUARY - AUGUST 2023, SOUTHWARK COUNCIL)

Southwark Council consulted with the people who live, work and spend time in the borough. We asked people about their hopes and aspiration for Southwark in 2030. This included listening events in Peckham. These responses have been combined to create eight ambitions. Further consultation was held on the eight ambitions between July and August 2023.

UNDERSTANDING SOUTHWARK - DAILY LIFE AND THE IMPACT OF COVID-19 ACROSS THE BOROUGH (APRIL 2020 - AUGUST 2021, SOCIAL LIFE)

A research study commissioned by Southwark Council that explored the impact of Covid-19 across the borough. Peckham was one of six areas that were given specific focus.

The study included residents surveys, business surveys, stakeholder interviews, street interviews, walking interviews, trader interviews, online stakeholder engagement and statistical analysis. Further research was completed focusing on just the experiences of young people.

PECKHAM BUSINESS FORUM (ONGOING, TREE SHEPHERD & SOUTHWARK COUNCIL)

A local independent business forum was created in Peckham to provide support and opportunities for small independent businesses on Peckham's Rye Lane and neighbouring roads, by understanding their business needs and the challenges they have faced.

AYLESHAM CENTRE COMMUNITY FORUM (ONGOING, SOUTHWARK COUNCIL)

A community forum that meets monthly to discuss the proposed regeneration of the Aylesham Shopping Centre.

PECKHAM RYE STATION SQUARE (ONGOING, SOUTHWARK COUNCIL)

Several consultations have been held between 2016 - 2022 to discuss improvement works to the railway station, including the creation of affordable workspaces and the creation of a new public square.

RYE LANE TRAFFIC PLANS (JULY - SEPTEMBER 2022, SOUTHWARK COUNCIL)

Community engagement about traffic proposals on Rye Lane held between 18 July and 16 September 2022.

PECKHAM LIBRARY SQUARE (OCTOBER 2021, SOUTHWARK COUNCIL)

A consultation was held to discuss potential public realm improvements to Peckham Library Square.

LOCAL IDENTITY

- Peckham is praised for its diversity, community links and cultural life. The area is seen as vibrant and authentic.
- It is an area with a rich and multicultural community. This includes a significant West African community. There are a large number of young people in the area. There are many faith organisations of a variety of religions and denominations. Neighbourliness and local community is important for many people in the area.
- Peckham has strong transport links. There is the bus station and Peckham Rye station.
- There are important green spaces. This includes Peckham Rye Park & Common to the south and the Surrey Canal Walk to the north.
- Peckham has a thriving arts and cultural scene. There are some popular pieces of public artwork in the town centre.
- Central Peckham has a strong civic atmosphere. The public spaces around Peckham Library and Mountview are important. They serve a range of demographics. However, there are issues with safety for women and girls. These spaces could be greener and better lit. There also needs to be a clearer separation between pedestrians and cyclists. The Peckham Arch is an important local landmark that marks the entry into Peckham.
- The Peckham Library, Peckhamplex and Peckham Place are local landmarks and community hubs. There is also a variety of important smaller spaces. Local residents use these as meeting places and rest or waiting places.
- The variety of local shops in Peckham cater to a wide variety of needs, and often have long opening hours. There are also many popular chain shops. Rye Lane has a crowded market atmosphere. There are a range of independent shops, restaurants, bars and cafés. Peckham also has a popular nightlife scene.
- There are concerns about some of the changes in Peckham. There has been an increase in pricier shops, bars and restaurants. This has also changed the appearance of the street. Many of the newer arrivals have a plainer minimalist appearance. This is in contrast to some of the older stores in Peckham, which are vibrant and colourful.



Street market stall, Elm Grove

LOCAL IDENTITY



Mural by Mr. Cenz on the Prince of Peckham pub.

SAFETY & SOCIABILITY

The following summary is taken from the 'Understanding Southwark - Daily life and the impact of Covid-19 across the borough' report by Social Life (October 2021) and the 'Southwark Stories' report by Social Life (December 2021). This is a compilation of walking interviews carried out by the Social Life team in Summer 2020 and Summer 2021.

SAFETY

- Most people feel safe in the area. Long-term residents say that they feel safer now than in past. However, many people reported only feeling safe in certain areas and in daytime. Peckham is often considered to feel unsafe at night-time, particularly for women and girls.
- There are issues with communal lobbies in flats. Sometimes drug use or rough sleeping occurs in these areas.
- There is a need for safer road crossings for pedestrians and cyclists. Areas of concern include Peckham High Street, Peckham Road and Queens Road.
- There are concerns about young people being victims of knife crime, grooming or gang activity. This is considered to be partly due to a lack of youth services.
- Some residents said that discrimination by the police against the black community was an issue in the area.

"Yeah, but I don't go out at night. During the day, there's always a lot of people sitting around and the area is well looked after - but not at night. I don't want any trouble."

(Resident)

"Black Caribbean people have it the worst. My grandson is 13 and last week coming home from the music studio he was stopped three times ... why? My son tells him he should be prepared to be stopped, it's heart-breaking."

(Resident)

TRUST & BELONGING

- Respondents said they have a high level of belonging. The majority of residents have local connections for support. This includes local friendships and social networks.
- These support networks are seen as a key feature of long-standing Peckham communities.
- The governance of voluntary groups in Peckham is not felt to be representative of local communities. Some respondents expressed concern about a lack of representation for some groups. Especially Black, Asian and minority ethnic groups and people from lower-income backgrounds.

"Peckham is a place where there is a real sense of place which is so important in a big dehumanising city like London."

(Stakeholder)

"Definitely [feel like I belong], particularly due to my neighbours. One waters my plants, and the other is an activist that tells me what's going on."

(Resident)



SAFETY & SOCIABILITY

SATISFACTION WITH LIFE & AREA

- Respondents recognise that council budgets have been stretched. But there is a belief that local communities are still not prioritised enough. There is a lack of social and community spaces, especially for young people.
- The environmental impact on health is a key concern. Issues include overcrowding and a lack of outdoor space and after-school activities. The quality of healthcare also varies. A lack of mental health services and support is a concern.
- There are concerns about the availability of cheap, unhealthy food and childhood obesity.
- Other issues raised include litter, graffiti, fly-tipping, uncleanliness, noise, pollution and traffic.
- Too much of the public realm in the town centre is concrete paving and hard landscaping. There is an opportunity for more landscaped areas and trees. Peckham Square is an example of a space that could have more greenery. There is also a need for more outdoor seating and features like fountains. A lack of public toilets is an issue.
- Respondents worry about a digital divide in the community.

“Most concerns are economic. A lot of it boils down to ‘will we have enough money tomorrow’, and ‘how safe is our home.’”

(Resident)

“I do appreciate that the council’s budget is half what it was in 2010. But they need to keep in touch with their people.”

(Stakeholder)



On-street flytipping

SAFETY & SOCIABILITY

SOCIAL COHESION

- Places of worship are important spaces of social mixing. Large churches and mosques are particularly important.
- Commercial and cultural venues are places where people of similar backgrounds socialise. This includes smaller churches, hair & beauty salons, shops and pubs.
- Some groups lack social spaces and activities. For example, the elderly lack spaces due to closure of community centres.
- There is a lack of community space open to the public. Places like Peckham Levels and Peckham Rye Park have untapped potential.
- Some of the town centre can be inaccessible. This is due to the narrow pavements and large amounts of street clutter. It is especially difficult for wheelchair or pushchair users.
- Residents feel that people from different backgrounds get on well together in general. But some local groups are not considered to mix very much. Different groups use different shops and facilities. For example, there is a contrast between Bellenden Road and Rye Lane. White, higher-income groups use Bellenden Road more. Diverse, lower-income groups use Rye Lane more.
- There are concerns about racial discrimination in the area.
- There are concerns about new cafes, restaurants and bars. People feel these often cater to wealthier white residents. Some pre-existing residents worry they are being left out.
- The council's inter-faith network has been a successful initiative. It has helped form relationships across faith groups.

"[Peckham has] relative parallel communities and economies that get on superficially well but occasionally differences between them cause problems ... we're a constellation of really quite separate communities."

(Stakeholder)

"There's no spaces as an elderly black Afro-Caribbean that you can go to. My mum used to go to the one on Bellenden Road that was closed down. You would play dominoes, have lunch and socialise."

(Resident)

"What I like is the community, it's friendly and people are willing to communicate but need help. There's a mixture of progress, happiness, moving forwards. I love change."

(Resident)

SAFETY & SOCIABILITY

LOCAL CHANGE & CONTROL

- Some of the regeneration in the area is welcome. Public realm improvements are welcome. Developments with a social purpose or genuine community involvement are welcome. The new business brought to the area is also mostly welcome. There is a sense that the change in North Peckham have been largely successful.
- There are also concerns about some ongoing and planned developments. They may have an impact on housing affordability, local businesses and income inequality. There are concerns about rising housing costs undermining support networks. This could lead to increased social isolation and fears of exclusion. There are also concerns about a loss of recreational spaces.
- Many residents and businesses were cynical around consultation. They did not feel that local voices affect the planning process. There is a belief that decisions are already made. Some felt that the council are making efforts to improve engagement but it is not yet enough. Others felt that there is even less engagement. Many people have positive relations with councillors. Yet, they still feel that they are not able to have an impact at a council level.
- Policy documents and frameworks are too complex. Engagement requires too much time. These are a challenge to greater community participation.

“All we need is CONNECTION. We know the public are with us but we don’t have the council on our side.”

(Trader)

“It’s been interesting to watch the evolution of Peckham. It’s a vibrant, dynamic place with so much happening, rich in resources, and an amazing place to live and work.”

(Stakeholder)

“The five estates program was a real success, and shows how regeneration can be done well, but you don’t see many schemes with that success today.”

(Resident, North Peckham)



YOUNG PEOPLE'S EXPERIENCE

UNDERSTANDING SOUTHWARK YOUNG PEOPLE'S PERSPECTIVES

The following is a summary of some of the findings from the 'Understanding Southwark - Young people's perspectives' report by Social Life (October 2021). The study was not specifically focused on Peckham, but looked at the experience of young people across the Borough as a whole.

LOCAL ASSETS & CHALLENGES

- Access to outdoor space is important for young people. They use these spaces to exercise, socialise, or to have space to themselves. They prefer larger parks like Burgess Park. This is because they have more facilities. They include playgrounds, football pitches and basketball cages.
- Outdoor benches are important spaces for socialising.
- Supermarkets, fast food outlets, barbers, and churches are also important places. They are important social spaces for young people.

"Going to the barbershop you'd speak to your friends about, go on the same day, wait for each other after, then after go chicken and chip shop, or go Tesco and get a drink. Something that as boys you all did together... We all had the barber's number, he recognised you were a regular customer – already knows who you are, how you want your haircut – and you had his number so could call him beforehand. You expect it every 4 weeks. So, it was a place you would go a lot"

A PLACE TO BELONG

- Having connections to local institutions such as religious groups is important. This can help create a sense of belonging.
- Young people in Peckham said that they had faced discrimination due to ethnicity or age.

"Race and age determine who gets discriminated. Brown skin, black skin and young people. Race is important but also age ... mainly age ... Sometimes young people are outside just chilling out and people think they are up to no good."



Young people said that outdoor seating was an important social space

"I go to church – have been going since a child, most of my closest friends are there. I have a sense of second family, a safe haven to go to. It's not just about being religious, it's about seeing friends, being able to connect with other people. It's very important for me."



For many young people religious spaces help give them a sense of belonging

YOUNG PEOPLE'S EXPERIENCE

LOCAL CHANGE AND CONTROL

- Young people are doubtful that local change will benefit them.
- Many felt the regeneration in the area was for financial gain rather than to solve existing local problems.
- Others were more positive about regeneration. Yet they still had concerns that local people and businesses were unlikely to benefit. They are worried people might be priced out of the area.

"In the near future, regeneration will benefit the young people in the area. The quality of the environment will be better ... but young people will not be able to afford property as regeneration drives up prices."

SAFETY

- Young people feel safe in Peckham during the day. However, they have concerns about gangs, violence and living with tension or fear.
- Peckham has pockets of unsafe areas, despite the wider local area being safe.
- Knowing people locally and having a strong sense of community increases a sense of safety.

"I wouldn't say there's any divisions in terms of postcode or area, but in general, there's always that tension with someone you don't know – if I'm moving in a group and go past another – the way you look at each other and lean your head and think if something is going to happen."

SUPPORT AND OPPORTUNITIES

- The lack of youth centres is a concern. There should also be more mentoring, apprenticeship and internship opportunities.
- Young people felt that a local hub is needed that offers courses about things like apprenticeships.
- Mental health and wellbeing is a concern. There is a need for more counselling and wellbeing services.



While views on regeneration were mixed, young people were mostly concerned about the impact it would have on the area.

COMMUNITY PRIORITIES & GOALS

SUMMARY OF GOALS

The following community goals and priorities have been consolidated from the following engagement:

- Understanding Southwark Survey - Social Life (October 2021)
- Community Investment Plans - Southwark Council (March - November 2020)
- Peckham Business Forum - Tree Shepherd & Southwark (Ongoing)
- Peckham Area Character Study Initial Community Discussion (May 2023)
- Peckham Area Character Workshop (October 2023)



CELEBRATE LOCAL IDENTITY, DIVERSITY & HERITAGE

- Celebrating Peckham as a vibrant place, with a proudly diverse range of communities and rich cultural heritage.
- Keep Peckham as an important destination for shopping, culture and night-life. Yet ensure visitors needs are balanced against local residents.
- Protection and restoration of heritage buildings.
- All new developments to express the local identity of Peckham and respond to the needs of different groups.
- Protect the history of all the different groups who have strong links to Peckham.



TOWN CENTRE

- Protecting long-standing businesses to ensure they don't get priced out of the area.
- Better management of street clutter and improved accessibility.
- Improved lighting of the town centre to make spaces feel safer at night-time.



GREEN SPACES & BIODIVERSITY

- Increased landscaping and greenery, especially in the town centre.
- Improving biodiversity and air quality.
- Address issues like fly-tipping and graffiti.



ENHANCE PEDESTRIAN AND CYCLING ROUTES

- Better designed public realm with clearer separation of pedestrians, cyclists and vehicles.
- A more accessible public realm. One that accommodates wheelchairs, mobility scooters, pushchairs and wheeled trolleys.
- Safer road crossings for pedestrians and cyclists.

COMMUNITY PRIORITIES & GOALS



IMPROVE PUBLIC TRANSPORT AND ROAD CONGESTION

- Improvements in public transport infrastructure. For example, better connections between Peckham Rye station and the bus network.



HEALTH & WELLBEING

- Support people who are suffering from poor mental health or social isolation
- Address noise pollution caused by traffic
- Improving access to healthy food



COMMUNITY SUPPORT

- Greater provision of affordable housing and protection for existing residents.
- Ensure that existing residents are not negatively affected by any changes in the area.
- Invest in neglected areas in Peckham and make vacant or under-used premises available for community uses.
- Provision of social and community spaces in the area.



SUPPORT FOR YOUNG PEOPLE

- Better facilities for young people, such as youth centres or an apprenticeship hub.
- Include young people in the public realm and decision-making.



SUPPORT FOR OLDER PEOPLE

- More street furniture & public facilities, such as public toilets
- More community spaces for different groups of old people



SUPPORT FOR BUSINESS

- Protection for the independent and affordable businesses that reflect the diversity of the area.
- Better communication of what Peckham businesses have to offer.

CHARACTER AREAS



CHARACTER AREAS

The area overview analysis has been used to identify the following potential character areas in Peckham:

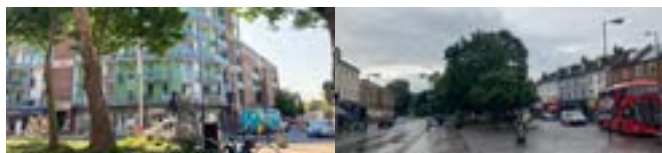
TOWN-CENTRE



1: Peckham High Street



2: Rye Lane



3: North Peckham Rye



4: Copeland & Blackpool

RESIDENTIAL



5: Calypso & Chandler



6: Gloucester & Willowbrook



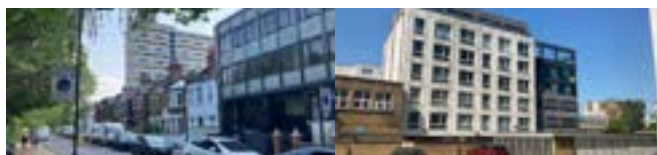
7: Kelly & Sumner



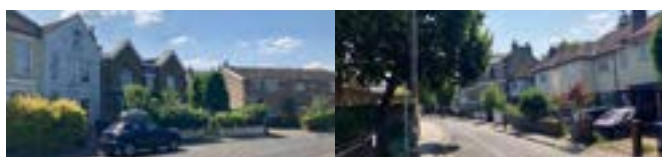
8: Bells & Goldsmith



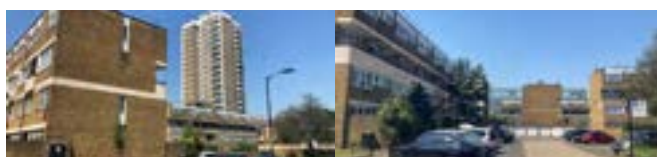
9: Fenham & Friary



10: Pelican & Highshore



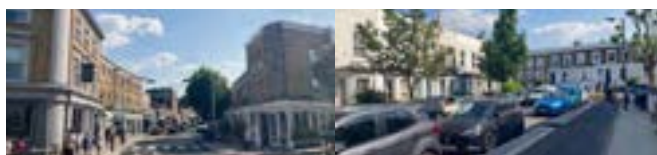
11: Holly & Elm



12: Clifton



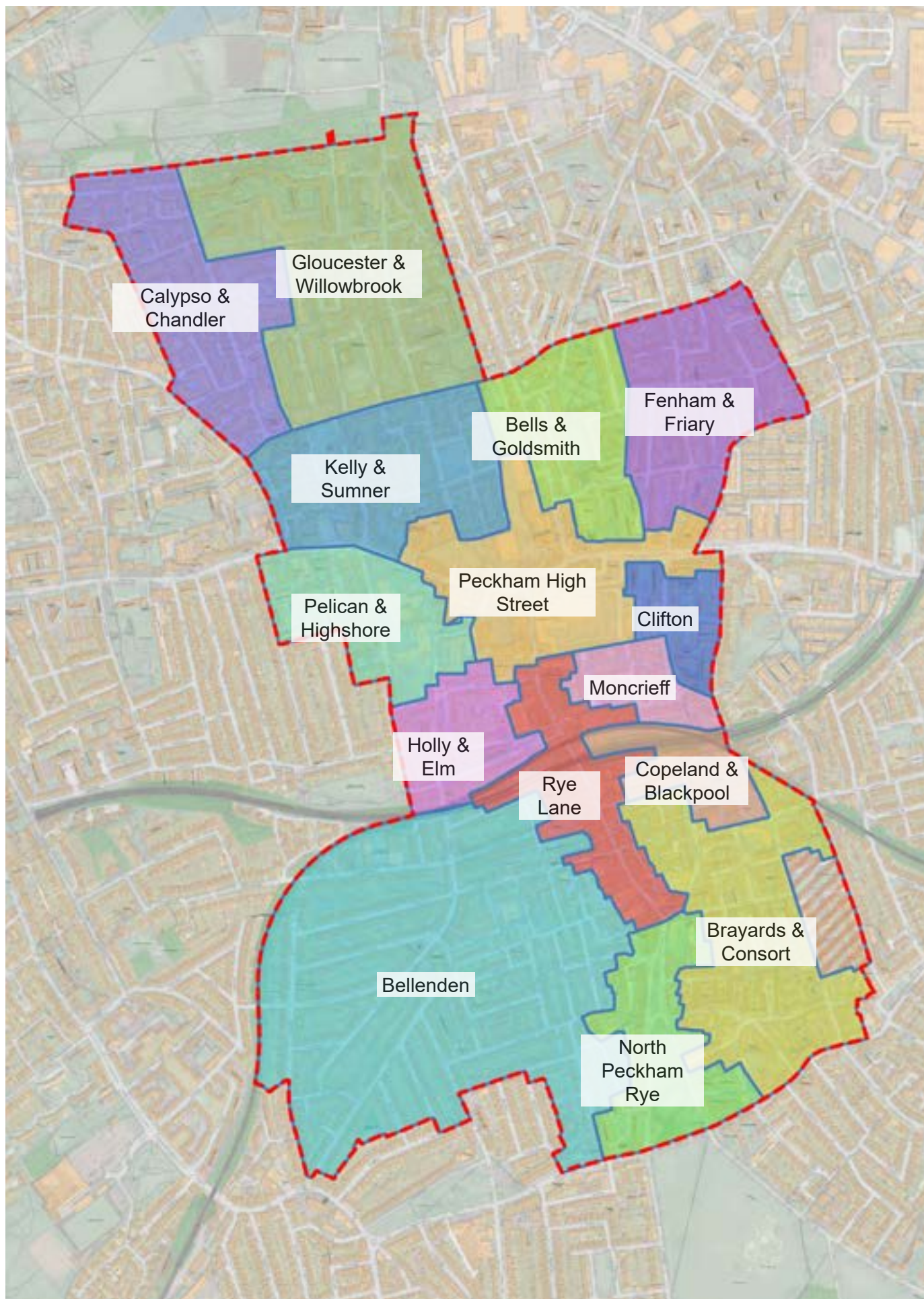
13: Moncrieff



14: Bellenden



15: Brayards & Consort



Peckham Character Areas.

Please note: The area bound by Consort Road, Monteagle Way, Gordon Road and Brayards Road is not in the study. It shares its character with the nearby buildings and spaces to the east. These lie outside of the study area. It will be included as part of a future Area Character Study for Nunhead.