

4.4. Location 4: 78 – 150 Rye Lane, 125 – 175 Rye Lane, Station Way, Blenheim Grove, Copeland Park & Bussey Building



Description

Rye Lane

- Whilst busy, the pitch deteriorates progressively heading south from the entrance to Peckham Rye Station at Station Way.
- This section of Rye Lane is dominated by local traders (76.47%).
- Higher proportion of F&B uses than the northern section of Rye Lane
- Choumert Grove Car Park (approx. 120 spaces) is located to the west of Rye Lane. It has pedestrian access from Rye Lane via a walkway. The car park forms part of a link to “Bellenden Village” via Chadwick Road.

Copeland Park & Bussey Building

- Copeland Park & Bussey Building is an important creative, commercial, leisure, and community hub.
- Consists of Khan’s Bargain store and Holdrons Arcade on Rye Lane with workspace, studios, F&B, fitness studios, and event space to the rear.
- Accommodates a community of independent businesses including designers, makers, artists, small businesses, leisure, and F&B operators.

Peckham Rye Station/Station Way

- Station Way is undergoing redevelopment/refurbishment which will improve the environment by the station on Rye Lane and Blenheim Grove.
- The redevelopment will provide a more welcoming place for station users and improve the retail environment in Station Way.
- Coal Rooms operate a highly rated restaurant offer from the former ticket office.

Blenheim Grove

- Blenheim Grove links Rye Lane with “Bellenden Village” to the west, an area characterised by attractive period residential property and an independent retail/F&B hub.
- The Station Way development has frontage onto the north side of Blenheim Grove from the junction with Rye Lane.
- An F&B hub has established in this section with distinct/unique operators including Larry’s, Levan, Honest Burgers, Il Giardino, and Dovedales bakery.

	There are arches to the west of the retail block with retail, F&B, and workshop uses on the north side of the street	
Pitch	- Rye Lane: Good secondary - Station Way: Good secondary - Copeland Park & Bussey Building: Secondary - Blenheim Grove: Secondary	
Anchors	- Peckham Rye Station - Choumert Grove Car Park - Copeland Park & Bussey Building (including Holdrons Arcade)	
New Development	n/a	n/a

4.4.1. Use Distribution

Use	Units	%	Floor Area	%
Retail***	59	54.13	9,012.67	40.38
F&B***	17	15.60	1,692.41	7.58
Fitness***	2	1.83	590.96	2.65
Leisure	0	0.00	0	0.00
Community	1	0.92	379.59	1.70
Health	1	0.92	119.6	0.54
Office	0	0.00	0	0.00
Multi-use*	1	0.92	8,644.41**	38.73
Vacant	16	14.68	719.97	3.23
Vacant Development	12	11.01	1,158.55	5.19
Total	109		22,318.16	

*Multi-use: Copeland Park & Bussey Building

** Approximate floor area calculated using digital mapping

***Includes 8 x retail, 4 x F&B and 2 x fitness in Copeland Park & Bussey Building that were operational when we inspected (the property was partially closed and undergoing refurbishment)

4.4.2. Business Size (Retail, F&B, Fitness & Leisure)

Retail							
Business Size	Multiple		Regional		Local		Total
Units	3		3		53		59
%	3.85		3.85		67.95		75.64
Floor Area		614.39		463.70		7,934.58	9,012.67

%		5.44		4.10		70.24		79.79
F&B								
Units	2		1		14		17	
%	2.56	0	1.28	0	17.95		21.79	
Floor Area		96.53		220.00		1,375.88		1,692.41
%		0.85		1.95		12.18		14.98
Fitness								
Units	0		0		2		2	
%	0		0		2.56		2.56	
Floor Area		0		0		590.96		590.96
%		0		0		5.23		5.23
Leisure								
Units	0		0		0		0	
%	0		0		0		0	
Floor Area		0		0		0		0
%		0		0		0		0
Total Units	5		4		69		78	
Total Floor Area		710.92		683.70		9,901.42		11,296.04

4.5. Location 5: Choumert Road, Atwell Road, 152 – 232 Rye Lane, 177 – 295 Rye Lane, Heaton Road & 16 – 38 Peckham Rye



Description	<u>Rye Lane</u> • Pedestrian flow drops in the section of Rye Lane between Choumert Road and Sternhall Lane. • The location is dominated by local traders. • Asda is the main anchor. • A few unique/distinct operators are clustered around the southern end of Rye Lane at start of Peckham Rye, e.g. Voodoo Ray's, Nola Café, Blue Tit and En Root. <u>Choumert Road</u> • Choumert Road links Rye Lane with "Bellenden Village" to the west. • There is a cluster of small retail units running from the junction with Rye Lane accommodating local traders. • There is a street market that runs parallel to the shop fronts on the north side.	
Pitch	• Rye Lane: Secondary • Choumert Road: Secondary • Atwell Road: Secondary • Heaton Road: Secondary • Peckham Rye: Secondary	
Anchors	• Asda • Tesco Express	
New Development	223 Rye Lane	9 Residential units & 1 commercial unit

4.5.1. Use Distribution

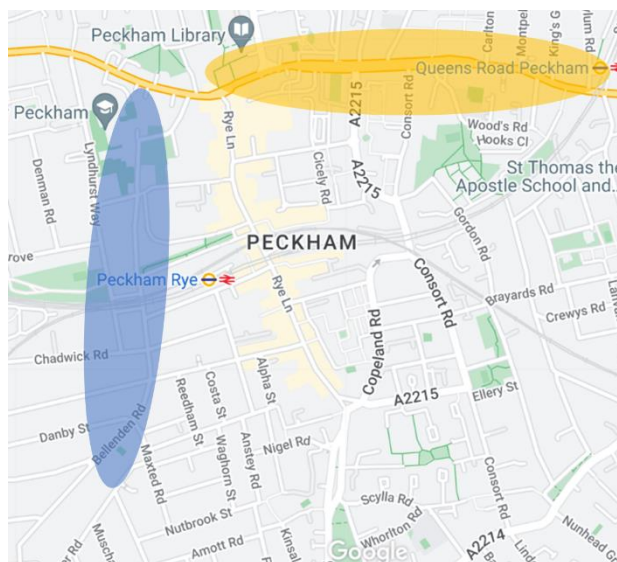
Use	Units	%	Floor Area	%
Retail	55	52.88	6,007.35	42.95
F&B	24	23.08	2,094.19	14.97
Fitness	2	1.92	436.18	3.12
Leisure	1	0.96	396.76	2.84
Community	1	0.96	910	6.51
Health	0	0.00	0	0.00
Office	5	4.81	436.29	3.12
Vacant	12	11.54	2,021.15	14.45
Vacant Development	4	3.85	1,685.07	12.05
Total	104		13,986.99	

4.5.2. Business Size (Retail, F&B, Fitness & Leisure)

Retail								
Business Size	Multiple		Regional		Local		Total	
Units	9		2		44		55	
%	10.98		2.44		53.66		67.07	
Floor Area		2,669.31		140.69		3,197.35		6,007.35
%		80.84		42.43		64.16		67.24
F&B								
Units	2		3		19		24	
%	2.44		3.67		23.17		29.27	
Floor Area		164.90		657.88		1,271.41		2,094.19
%		1.85		7.36		14.23		23.44
Fitness								
Units	2		0		0		2	
%	2.44		0.00		0.00		2.44	
Floor Area		436.18		0		0		436.18
%		4.88		0.00		0.00		4.88
Leisure								
Units	0		0		1		1	
%	0		0		1.22		1.22	
Floor Area		0		0		396.76		396.76
%		0		0		4.44		4.44
Total Units	13		5		64		82	

Total Floor Area		3,270.39		798.57		4,865.52		8,934.48
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4.6. “Bellenden Village” & Queens Road



4.6.1. “Bellenden Village” and Queens Road fall outside the analysis area but are both important local retail and F&B hubs.

4.6.2. “Bellenden Village”

Location	“Bellenden Village” is located to the west of Rye Lane approximately 0.8km (10mins walk) from Aylesham, via Holly Grove.
Description	The area is characterised by attractive period residential property and an independent retail/F&B hub. It has a relaxed atmosphere, in contrast with the buzz in Rye Lane, and is likely to appeal to families and professionals.
Tenant Mix	Includes restaurants, café/coffee, high end groceries, zero waste, vintage furniture, boutique clothing, hairdressers, etc.

4.6.3. Queens Road

Location	Queens Road is located to the north east of Rye Lane approximately 0.96km (13 mins walk) from Aylesham.
Description	Queens Road is the main road that connects north of Peckham Rye, Peckham High Street, and Queens Road Overground Station. It is a busy main road with predominantly F&B and convenience type occupiers operating from the commercial spaces.
Tenant Mix	Includes independent restaurants, bars, pubs, convenience stores and coffee shops.



Nodes: Key Local Services, Facilities, and Recreational Facilities

5. Nodes: Key Local Services, Facilities, and Recreational Facilities

5.1. Node Table

Type	Description	Operator	Address	Distance/Travel Time from Aylesham Centre, SE15 5EW		Comments
				Distance (kms)	Walking (mins)	
Travel	Railway Station	Peckham Rye Station	Station Way, Rye Lane, SE15 4RX	0.48	7	Southeastern, Southern, Thameslink and London Overground
		Queens Road Station	Queens Road, SE15 2JR	0.96	13	Southern and London Overground
		Denmark Hill	Denmark Hill, SE5 8BB	1.77	22	Southeastern, Thameslink and London Overground
		Nunhead Railway Station	Gibbon Road, SE15 3XE	1.77	23	Southeastern and Thameslink
		East Dulwich	Grove Vale, SE22 8EF	1.93	24	Southern
	Bus Station	Peckham Bus Station	Peckham, SE15 5SF	0.48	5	
Parking		Town centre car park	Cerise Road, SE15 5HQ	0.16	2	50 spaces
		Bellenden Road Retail Park	Bellenden Road, SE15 5BA	0.48	6	130 spaces
		Town centre car park	Choumert Grove, SE15 4RB	0.64	7	132 spaces
Retail Anchors	Clothing	Primark	51-57 Rye Lane, SE15 5EY	0.12	1	Important footfall driver
	Supermarket	Lidl	3 Bellenden Road, SE15 5BA	0.48	6	
	Supermarket	Asda	172-174 Rye Lane, SE15 4NB	0.64	7	
Markets	Covered Market	Rye Lane Market	48 Rye Lane, SE15 5BY	0.16	2	Circa 54 businesses
	Market	Choumert Road	Choumert Road, SE15 4BG	0.64	7	Fruit & vegetables, African and Caribbean food

	Sunday Market	Peckham Square	89 Peckham High Street, SE15 5RS	0.32	4	Specialists foods and arts & crafts
Local Retail/F&B Hub	Restaurants, Cafes, Bars	"Bellenden Village"	Bellenden Road between Chadwick Road and Maxted Road	0.8	10	Independent retail/F&B.
	Restaurants, Cafes, Bars	Queens Road	Cluster by Queens Road Station	0.96	13	Independent restaurants, bars, pubs, convenience stores and coffee shops.
Leisure	Cinema	Peckhamplex	95A Rye Lane, SE15 4ST	0.32	3	Important leisure amenity
Fitness	Gym	The Gym	87-95 Rye Lane, SE15 5EX	0.32	3	National operator
	Leisure Centre	Peckham Pulse Leisure Centre	10 Melon Road, SE15 5QN	0.48	6	Family fitness centre with 25-metre and hydrotherapy pools, gym, soft play centre and creche
	Gym	Anytime Fitness	190 Rye Lane, SE15 4NF	0.64	8	National operator, opening April 2022
	Gym	F45	238-241 Rye Lane, SE15 4TP	0.8	9	National operator
	Gym	Puregym	Unit 2, 191-199 Southampton Way, SE5 7EJ	1.28	17	National operator
Parks	Surrey Linear Canal Park		SE15 5QJ	0.48	7	
	Peckham Rye Park & Common		Straker's Road, SE15 3UA	0.96	13	Park and common including ornamental gardens, woodland, a lake, sports facilities, and a café
	Nunhead Cemetery		Linden Grove, SE15 3LP	1.93	24	52 acres Victorian cemetery with woodland

	Burgess Park		SE5 0RJ	2.25	27	56 hectares park with sports and leisure facilities including a sports centre, BMX track, tennis courts, a café, etc
Commercial	Workspace, retail, F&B & leisure space	Peckham Levels	95A Rye Lane, SE15 4ST	0.32	3	Former seven floor carpark now accommodates over 100 local and independent businesses
	Workspace, retail, F&B & leisure space	Copeland Park & Bussey Building	133 Copeland Road, SE15 3SN	0.48	6	Former warehouse, factory, and retail space now accommodates makers, artists, small businesses, and F&B. Construction currently taking place.
	Social enterprise co-operative workspace	Peckham Palms	Unit 1-14, Bournemouth Close, SE15 4PB	0.64	7	Specialists in beauty, hair & wellness
Community	Library	Peckham Library	122 Peckham Hill Street, SE15 5JR	0.32	5	Landmark library and community building
	Chapel	Rye Lane Chapel	59A Rye Lane, SE15 5EX	0.14	2	Grade II listed Chapel
	School	Harris Academy	112 Peckham Road, SE15 5DZ	0.48	7	Mixed secondary school
	University	UAL Camberwell College of Arts	45-65 Peckham Road, SE5 8UF	0.96	13	University of the Arts London, specialises in design and fine art
	University	Goldsmiths, University of London	New Cross, SE14 6NW	2.73	33	Specialises in creative, cultural, and social subjects
	Drama School	Mountview	120 Peckham Hill Street, SE15 5JT	0.48	6	New purpose built 10,365 sq m drama school and theatre. Includes Skylight Peckham restaurant, bar, and event venue as well as a coffee shop.

	Surgery	Acorn & Gaumont House Surgery	153 Peckham High Street, SE15 5SL	0.48	7	
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5.2. Retail Pitches

5.2.1. Please refer to Appendix 2 for street plan showing retail pitches.

Pitch	Location
Prime	Rye Lane: between junction with Peckham High Street to the north and junction with Holly Grove (McDonalds) to the south
Good Secondary	- Peckham High Street: area adjacent to junction with Rye Lane, nos. 48 – 52 (Burger King) to no. 80 - Bellenden Retail Park - Interior of Aylesham Centre - Rye Lane: between junction with Holly Grove to the north and junction with Choumert Road to the south - Station Way - Blenheim Grove
Secondary	- Peckham High Street: west of Burger King and east of junction with Rye Lane (no. 80) - Peckham Hill Street - Hanover Park - Choumert Road - Rye Lane: junction of Choumert Road to Peckham Rye - Peckham Rye

5.3. Vacant & Available Units

5.3.1. Total Vacant Space

5.3.2. Total vacancy rates (vacant and vacant development units) in the analysis area are 16.25% compared to 10.6% in Greater London in 2021 (Source: Local Data Company). Please refer to Appendix 3 for street plan showing vacant units.

5.3.3. The number of vacant units (excluding vacant development units) in the analysis area (11.29%) is still marginally higher than Greater London.

	Units	% Total Units	Floor Area	% Total Floor Area
Vacant	50	11.29%	8,540.30	8.35%
Vacant Development*	22	4.95%	3,176.42	3.11%
Total	72	16.25%	11,686.08	11.46%

*Vacant Development: Properties that were undergoing development at the time of our visit. These were typically small-scale developments with residential on upper floors.

5.4. Distribution of Vacant Units

5.4.1. Both vacant units and vacant development units are concentrated in secondary and good secondary pitches, including Peckham High Street and the southern end of Rye Lane. The concentration of voids suggests there is greater demand for the retail core and emerging locations, e.g. the southern end of Rye Lane where it meets Peckham Rye, where unique/distinct occupiers are clustering. There are 6 x small vacant units in Station Square undergoing development which represent a relatively high proportion of vacant development units.

Pitch	Vacant		Vacant Development	
	Units	Floor Area	Units	Floor Area
Prime	4	1,622.33	1	320.00
Good Secondary	14	2,145.29	9	924.53
Secondary	32	4,772.68	12	2,378.42
Total	50	8,540.30	22	3,622.95

Please refer to Appendix 3 for street plan showing vacant units.

5.5. Vacant Units

Number	Building	Street	Postcode	Tenant	Pitch	Ground	Basement	1 st	2nd	3rd	Total	Frontage	Availability	Rent
12	Aylesham Centre	Rye Lane	SE15 5EW	Vacant	Good Secondary	272.85					272.85		TBC	
15	Aylesham Centre	Rye Lane	SE15 5EW	Vacant	Good Secondary	128.10					128.1	7.69	TBC	
15A	Aylesham Centre	Rye Lane	SE15 5EW	Vacant	Good Secondary	60.81					60.81		TBC	
1		Bellenden Road	SE15 5BA	Vacant	Good Secondary	135.22					135.22		New lease	50,000
54		Peckham High Street	SE15 5DP	Vacant	Good Secondary	151.45		16.6			168.05		Lease assignment	28,300
62		Peckham High Street	SE15 5DP	Vacant	Good Secondary	88.26					88.26			
66		Peckham High Street	SE15 5DP	Vacant	Good Secondary	75.96					75.96		TBC	
58-60		Peckham High Street	SE15 5DP	Vacant	Good Secondary	279.1		61.2	25		365.30			
82-84		Peckham High Street	SE15 5ED	Vacant	Good Secondary	180.00					180.00*			
98		Rye Lane	SE15 4RZ	Vacant	Good Secondary	59.95					59.95		TBC	
114		Rye Lane	SE15 4RZ	Vacant	Good Secondary	86.97					86.97		TBC	
122A		Rye Lane	SE15 4RZ	Vacant	Good Secondary	33.90					33.90		TBC	
122B		Rye Lane	SE15 4RZ	Vacant	Good Secondary	236.28					236.28		TBC	
1Basement 133		Rye Lane	SE15 4ST	Vacant	Good Secondary		223.00				223.00		Lease assignment	68,330
18A		Rye Lane	SE15 5BU	Vacant	Prime	143.53	62.25				205.78	5.12	New lease	100,000
28		Rye Lane	SE15 5BS	Vacant	Prime	171.21					171.21	6.62	Lease assignment	75,000
54-56		Rye Lane	SE15 5BY	Vacant	Prime	843.61					843.61	9.43	TBC	
61-63		Rye Lane	SE15 5EX	Vacant	Prime	221.09		180.64			401.73	10.24	TBC	
15 & 17, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	11.80					11.80			
19, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	5.89					5.89			
20 & 22, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	11.80					11.80			

21, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	5.89					5.89			
24, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	6.46					6.46			
26, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	6.76					6.76			
27, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	6.17					6.17			
29, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	5.15					5.15			
5, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	7.03					7.03			
7, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	7.03					7.03			
9, 135a	Holdrons Arcade	Rye Lane	SE15 4ST	Vacant	Secondary	5.89					5.89			
18-20		Choumert Road	SE15 4SE	Vacant	Secondary	60.80					60.80		New lease	36,000
Unit 1, 2		Heaton Road	SE15 3NL	Vacant	Secondary	81.01					81.01		New lease	40,000
Unit 2, 2		Heaton Road	SE15 3NL	Vacant	Secondary	0	118				118.00		New lease	35,000
3		Melon Road	SE15 5QW	Vacant	Secondary	210.00					210.00*		TBC	
43		Peckham High Street	SE15 5EB	Vacant	Secondary	370.78					370.78		New lease	90,000
108		Peckham High Street	SE15 5ED	Vacant	Secondary	150.96					150.96		TBC	
2 8		Peckham High Street	SE15 5EB	Vacant	Secondary	170.00					170.00*		TBC	
43A		Peckham High Street	SE15 5EB	Vacant	Secondary	89.00					89.00		New lease	29,000
36		Peckham Rye	SE15 4JR	Vacant	Secondary	65.50					65.50		TBC	
Arch 163 r/o 115		Rye Lane	SE15 4ST	Vacant	Secondary	55.46					55.46			
Arch 166 r/o 115		Rye Lane	SE15 4ST	Vacant	Secondary	78.89					78.89			
Arches 164-165 r/o 115		Rye Lane	SE15 4ST	Vacant	Secondary	160.07					160.07			
Arches 1-25 & r/o 117-125		Rye Lane	SE15 4ST	Vacant	Secondary	1,386.50					1,386.50			
180		Rye Lane	SE15 4NF	Vacant	Secondary	287.96					287.96		New lease	45,000
182		Rye Lane	SE15 4NF	Vacant	Secondary	102.24					102.24		TBC	
185		Rye Lane	SE15 4TP	Vacant	Secondary	24.08		45.08	43.12		112.28		TBC	
184-186		Rye Lane	SE15 4NF	Vacant	Secondary	341.80					341.80		TBC	
188A		Rye Lane	SE15 4NF	Vacant	Secondary	44.60					44.60		TBC	
195-197		Rye Lane	SE15 4TP	Vacant	Secondary	97.80					97.80		TBC	

225-229		Rye Lane	SE15 4TP	Vacant	Secondary	384.00					384.00		New lease	135,000
281-283		Rye Lane	SE15 4UA	Vacant	Secondary	325.16					325.16		New lease	65,000
82		Rye Lane	SE15 4RY	Vacant development	Good Secondary	193.40					193.40			
80A		Rye Lane	SE15 4RY	Vacant development	Good Secondary	10.50					10.50			
82B		Rye Lane	SE15 4RY	Vacant development	Good Secondary	40.00					40.00*			
2		Station Way	SE15 4RX	Vacant development	Good Secondary	50.93					50.93			
12		Station Way	SE15 4RX	Vacant development	Good Secondary	126.45					126.45			
3 5		Station Way	SE15 4RX	Vacant development	Good Secondary	43.05					43.05			
Unit 2		Station Way	SE15 4RY	Vacant development	Good Secondary	10.34					10.34			
Unit 3		Station Way	SE15 4RY	Vacant development	Good Secondary	3.33					3.33			
38-40		Rye Lane	SE15 5BY	Vacant development	Prime	320.00					320.00*			
2		Blenheim Grove	SE15 4QL	Vacant development	Secondary	39.42					39.42			
4		Blenheim Grove	SE15 4QL	Vacant development	Secondary	53.90					53.90			
8 10		Blenheim Grove	SE15 4QL	Vacant development	Secondary	140.70					140.70			
91		Peckham High Street	SE15 5RS	Vacant development	Secondary	41.20	39.90				81.10			
93		Peckham High Street	SE15 5RS	Vacant development	Secondary	33.70	33.70	35.25	35.00		137.65			
98		Peckham High Street	SE15 5ED	Vacant development	Secondary	63.57					63.57			
100		Peckham High Street	SE15 5ED	Vacant development	Secondary	100.00					100.00*			
104		Peckham High Street	SE15 5ED	Vacant development	Secondary	77.01					77.01			
209		Rye Lane	SE15 4TP	Vacant development	Secondary	53.75		37.9	24		115.65			
213		Rye Lane	SE15 4TP	Vacant development	Secondary	910.00					910.00*			
213A		Rye Lane	SE15 4TP	Vacant development	Secondary	70.70					70.70			

269-275		Rye Lane	SE15 4UR	Vacant development	Secondary	588.72					588.72**			
12A		Station Way	SE15 4RX	Vacant development	Good Secondary			146.53	300.00		446.53			

*Goad floor area

** Digital mapping floor area

5.6. Occupier Analysis

5.6.1. F&B, consisting of restaurants, pubs, takeaways, cafes, and coffee/tea represents a significant proportion of the tenant mix with 83 units (21.73%). Supermarkets occupy the highest floor area (8.60%). Hairdressing and beauty salons occupy a significant number of units, 25 (6.54%) and 16 (4.18%) respectively. Community advice centres including the Job Centre and CAB occupy the second highest floor area (4,418.93) Whilst clothing occupies the third highest floor area (4,252.73), Primark accounts for 2,889 sq m.

5.6.2. Please refer to Appendix 4 for full analysis.

5.6.3. Top 10 Occupier Types by Units & Floor Area

Units			Floor Area		
Occupier Type	Units	%	Occupier Type	Floor Area	%
Restaurant	35	9.16	Supermarket	7,778.55	8.60
Grocer	25	6.54	Advice Centre	4,418.93	4.88
Hairdressing	25	6.54	Clothing	4,252.73	4.70
Take Away	22	5.76	Market	4,020.60	4.44
Clothing	20	5.24	Restaurant	3,858.25	4.26
Beauty Salon	16	4.18	Health & Beauty	3,749.30	4.14
Health & Beauty	16	4.18	Household Goods	3,371.72	3.73
Telephones	12	3.14	Grocer	2,472.52	2.73
Café	11	2.88	Library	2,300.00	2.54
Convenience Store	10	2.62	Bank	1,990.87	2.20

5.6.4. F&B Analysis

5.6.5. The town centre benefits from a wide range of F&B offers including restaurant, pubs, cafes, takeaways, and street food. There are additional F&B offers close to the Analysis Area at Bellenden "Village", Queens Road and Mountview Drama School which has a restaurant and coffee shop.

5.6.6. Restaurants

5.6.7. The town centre provides a wide range of restaurant types and cuisines, dominated by independents and local traders.

5.6.8. Café/Coffee

5.6.9. Costa is the only branded offer. Coffee is widely catered for by independent cafes, as opposed to specialist gourmet coffee operators.

5.6.10. Takeaway

5.6.11. Consists of pizza, chicken, kebabs, Chinese, fish & chips, etc., but also ethnic street food and plant-based offers. Further takeaway uses requiring sui generis planning consent are unlikely to be supported by the LPA.

5.6.12. Pubs & Bars

5.6.13. The town centre has traditional pubs, e.g. The White Horse and the Prince of Peckham, as well as more contemporary offers, e.g. John the Unicorn.

Occupier Type	Multiple	Regional	Local	Total Units
Bar		1	2	3
Bubble Tea	1			1
Café	1	1	9	11
Café/Bar			1	1
Coffee Shop	1			1
Delicatessen			1	1
Pub	2	2	3	7
Restaurant – African			4	4
Restaurant – Asian			1	1
Restaurant – British			2	2
Restaurant – Burger	1			1
Restaurant – Caribbean			2	2
Restaurant – Ethiopian			1	1
Restaurant – European			2	2
Restaurant - Fast Food	3			3
Restaurant – Filipino			1	1
Restaurant – Fusion			1	1
Restaurant – Indian			1	1
Restaurant – Italian			2	2
Restaurant – Korean			1	1
Restaurant – Lebanese			1	1
Restaurant – Mexican			1	1
Restaurant - Middle Eastern			1	1
Restaurant – Pizza		1	2	3
Restaurant – Plant Based			2	2
Restaurant – Portuguese	1			1
Restaurant – Spanish			1	1
Restaurant – Taiwanese			1	1
Restaurant & Bar			2	2
Sandwich Bar	1			1
Takeaway	3	1	18	22
Total	14	6	63	82

5.6.14. Fitness Analysis

5.6.15. Excludes local community facilities, e.g. Peckham Pulse Leisure Centre.

Use	Operator	Floor Area
Gym	The Gym	1,254.00
	Anytime Fitness	180.05*
	F45	256.13
Fitness	The Yard	437.94
	Walters Family Taekwondo	153.02
	Flying Fantastic	145.16
Yoga	Level Six	24.00*
Total		2,450.30

*Floor area to be verified

5.6.16. Leisure Analysis

Use	Operator	Floor Area
Nightclub	Tola	132.80
	Nightclub	130.00
	Bussey Building nightclub	tbc
Snooker Hall	Canavan's	396.76
Cinema	Peckhamplex	1,970.00
Total		2,629.56

5.7. Under-Represented Occupier Types

5.7.1. Retail

Occupier Type	Current Units	Comments	Example Operators
Arts & Crafts	0	Demand from creatives and students (Goldsmiths)	Cass Art
Baker	4	Independent/artisan operator to provide different proposition from Greggs and supplement other town centre offers	Fortitude Bakehouse The Dusty Knuckle
Barber	5	Barber shops continue to grow as a sub-sector, they provide an essential service for residents, students, and workers.	Cutbox Rocket Barber Shop Peckham
Books	0	There are no bookshops in the town centre (closest is in Bellenden Village). The sector faces challenges and is relatively inactive aside from The Works (discount operator).	Clapham Books Waterstones
Bottle Shop	2	Holdrons Hops in Holdrons Arcade, opportunity for additional specialist offer.	Ancestrel Wines
Cards & Gifts	1	Opportunity for quality independent to supplement multiple offer.	Lark
Cycles	3	Current offer consists of a traditional bike shop in Peckham High Street, a small repair shop in Station Way, and a higher end offer in Peckham Rye. Growth in cycling and improved connectivity could support additional specialist operator and e-bike brand.	Balfe's
Convenience Store	10	Whilst Morrisons will cater for weekly shopping, a branded convenience store can trade longer hours and provide additional amenity.	Amazon Fresh
Dry Cleaning	2	The town's growing residential population suggests there is the opportunity for another operator.	Queens Dry Cleaners
Hardware/DIY	0	Closest big box DIY offer is at Old Kent Road Town which is subject to development.	Lick B&Q (high street concept)
Hair and Beauty	16	Whilst there are numerous hair & beauty businesses, we believe there is a place for a distinctive high-end offer.	Urban Rose
Homeware	1	Aspirational homeware offer with soft furnishings.	Oliver Bonas
Organic / specialist food store	0	Premium offer potentially with in-store café	Prezzemolo e vitale

Oriental Supermarket	1	Contemporary oriental supermarkets have been actively acquiring in London, e.g. at Elephant Park.	Tian Tian
Outdoor	0	Leisure orientated offer not represented in the town.	Cotswold Outdoor
Shoes	2	Shoes have been inactive as a sector with expansion polarised between discounters, specialists, and high end. There is likely to be demand from discount operators, e.g. Deichmann.	Deichmann
Sports Goods	2	Sports Direct and JD are both represented. There is potentially place for another branded operator, e.g. Foot Locker	Foot Locker
Specialist Sports	0	Skateboards, running, bmx, etc	The Kimber Skate Shop
Vintage Clothing	0	The local population, e.g. students, is likely to be receptive to a branded vintage clothing offer	Beyond Retro We Are Cow
Zero waste store	0	Growing in popularity, zero waste shops allow customers to top up food containers and avoid packaging	Re:Store

5.7.2. F&B

5.7.3. Whilst there are numerous F&B offers currently represented in Peckham, new development that can provide fit-for-purpose space in a vibrant environment will attract new entrants. The following are examples of the occupier types that we would expect to be attracted to Aylesham.

Occupier Type	Comments	Example Operators
All Day Restaurant	A café/restaurant will provide a focal point in the scheme for the community and workers. We anticipate a quality independent offer that caters for breakfast, lunch, and evening trade.	Caravan Breakfast Club Wachau
Bubble Tea	Bubble tea operators are currently acquisitive and provide an alternative grab & go option to coffee.	Mooboo T4 Meow Bubble Tea
Food Hall	Typically involves a range of independent F&B operators trading within a branded food-hall environment	Mercato / Sessions
Gourmet Coffee / Roastery	An independent gourmet coffee shop potentially with a roastery to provide a point of difference	Blacksheep Coffee Hermanos Over Under Coffee Triple Two Coffee
Gelato / Dessert Parlour	There is scope for a good quality dessert parlour or gelato operator with a grab & go offering.	Gelato a Casa
Gastro pub	Quality food-led offer	Tell Tale

Tap room / Sports Bar	Informal venue to complement existing offers in the area, e.g. Kanpai London Sake	Signature Brewery
Wine Bar	Specialist wine bar potentially with food combined with bottle shop	Mother Kellys Drop

5.7.4. Fitness

Occupier Type	Comments	Example Operators
Gym	We believe there is scope for another branded gym operator to join The Gym and Anytime.	Pure Gym
Boutique fitness	A fitness studio can provide alternative facilities to a larger gym, e.g. yoga, spinning, Pilates, HIIT workout, Wellness spa or Boxing.	Frame, More Yoga, 3 Tribes, 9Rounds

5.7.5. Leisure

Occupier Type	Comments	Example Operators
Bouldering / Rock climbing	This use offers an alternative exercise and socialising activity to the more traditional classes.	Bloc fit, The Font
Competitive Socialising	Competitive socialising is constantly evolving with new concepts and activities that bring people together. It compliments F&B and maintains dwell time.	Flight club Sixes Axe Throwing Gravity
Live music venue / Events	Alternative venue option to Peckham levels and Bussey Building	Independent
Boutique Cinema	Alternative option to Peckhamplex, potentially with F&B offer	Everyman Really Local Group
Trampolining	Popular alternative fitness / activity, generally more suited to leisure park	Jump, Flip out
Virtual Reality	Growing in popularity particularly competitive gaming concepts.	Otherworld

5.7.6. Other Ground Floor Uses

Occupier Type	Comments	Example Operators
Educational	Tutoring service	Kumon
Healthcare	Increasingly taking space in mixed-use schemes and taking advantage of the flexibility provided by the new Class E planning use. Uses can include Chiropodist, Counselling services, Dentist, Osteopath, Private clinic, Skin Treatment, Sports Massage' etc. CFC has asked the CCG to confirm if there is any requirement for NHS services in Peckham.	Skin HQ My Dentist

Strategic: Trends for Town Centres and Implications for Peckham Town Centre & Aylesham



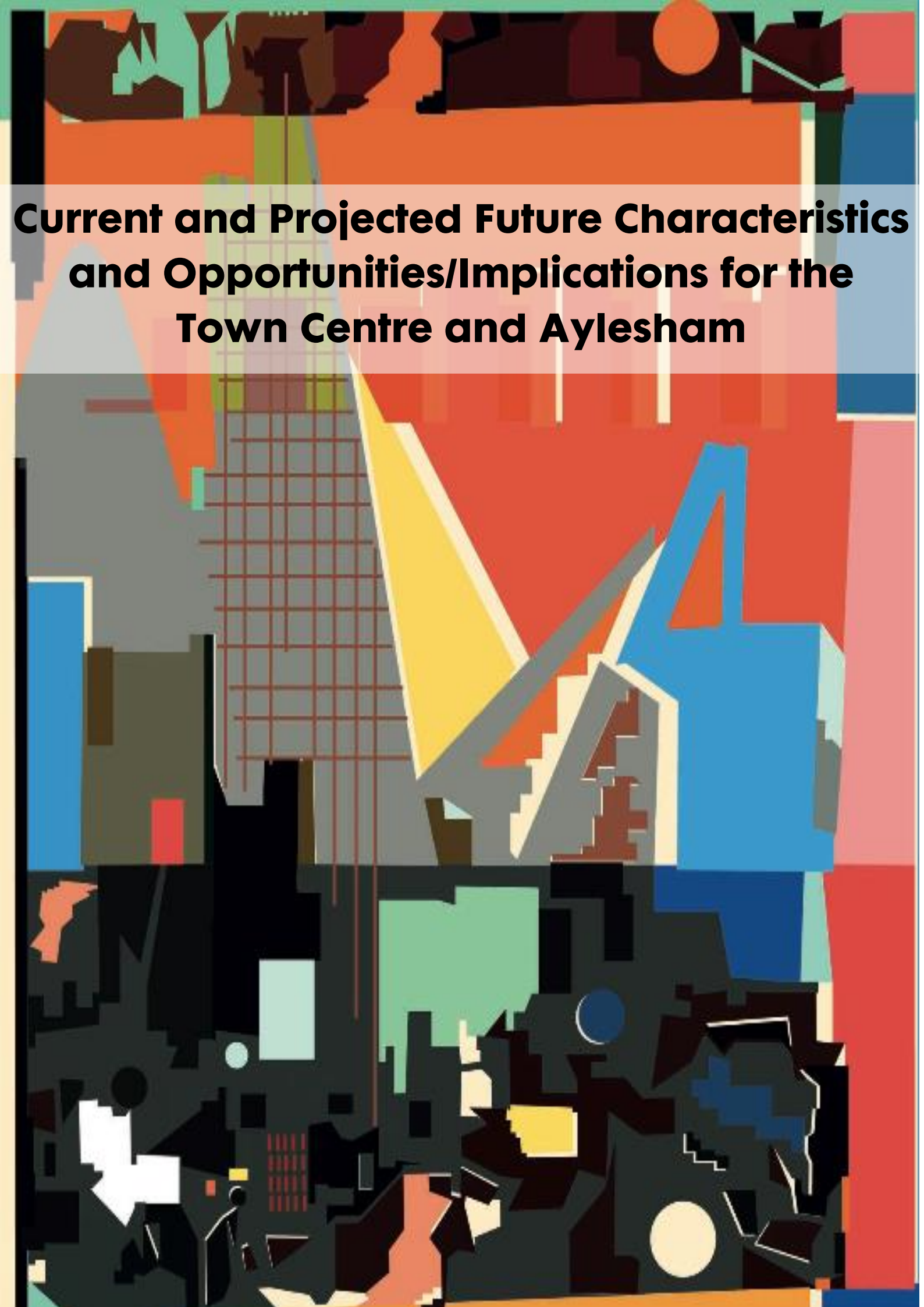
6. Strategic Trends for Town Centres and Implications for Peckham Town Centre & Aylesham

Trends	Implications
Rising inflation caused by a significant increase in gas, electricity, fuel, and food costs, as well as an increase in National Insurance Contributions, could impact on consumer spending and retailers' trading performance.	The current economic circumstances are likely to result in less discretionary spending and a greater focus on value, which may impact on tenant demand for Peckham. The tenant mix at Peckham currently includes a wide selection of branded and independent discount offers that can cater for value driven consumers.
L Local shopping as people have become accustomed to working from home, and employers have adopted flexible working arrangements.	Home working during the pandemic resulted in an increased utilisation of local high streets, resulting in a quicker recovery in terms of local footfall and spend.
Locally based service and convenience retail has proved to be resilient during the pandemic and may prove to be equally immune to the growth of e-commerce which is disrupting comparison retail in prime shopping hubs.	In addition to its branded supermarkets, Peckham has a high proportion of independent operators providing convenience and service shopping for its local catchment. Service and convenience is a core part of the tenant mix. Convenience retail remains stable with the branded operators all actively expanding, supported by the growth in last-mile fulfilment operators in urban areas.
There has been greater demand for retail/leisure space from independents than multiples in 2021, with businesses favouring high street locations above shopping centres and retail parks. Independent retail growth is dominated by convenience, service, and F&B uses.*	There is a strong culture of independent retail and F&B in Peckham. Local businesses occupy approximately 74% of retail units/53.09% of floor space in the analysis area. Voids in Peckham town centre are focussed in secondary locations, which suggests there is greater demand for the retail core and emerging locations where unique/distinct occupiers are clustering.
Liquidity and capital constraints have impacted on new store openings and existing store refurbishments.	Occupiers require longer rent-free periods and enhanced fit-out when taking new units compared to pre-pandemic.
Continued focus on affordability from occupiers.	Brands, particularly larger operators, are endeavouring to reduce rent by leveraging lease events, i.e., break options and expiries. Occupiers are also seeking to negotiate turnover related or turnover only rental deals thus passing on risk to landlords. This arrangement is more common in shopping centres and may need to be a consideration at Aylesham.
Multiples had the largest number of store closures during 2021. Comparison retail continues to see the highest net loss in units of any sector due to on-line shopping and portfolio consolidation. Top 10 closure categories consisted of banks/financial institutions (-734), charity	Charity shops and pubs continue to demonstrate selective demand for space in London.

shops (-556), fashion (-530), pubs (-478), women's clothing (-418), bookmakers (-403), travel agents (-374), newsagents (-315), estate agents (-298) and recruitment agents (-289).*	
Openings in shopping centre and high street locations improved in 2021*. Demand for high streets, driven by independents, is greater than shopping centres due to factors including service charge, accessibility/parking, trading hours, etc.	Independents may favour a scheme for Aylesham that naturally integrates into the town centre landscape and is conducive to a wide range of uses rather than a traditional self-contained shopping centre environment.
Top 10 growth categories in 2021 were F&B, service, and convenience. F&B, consisting of fast-food takeaway, pizza takeaway, bars, restaurants, cafes, and ice cream parlours, dominate the top 10. Service consists of barbers (the most acquisitive category), beauty salons, and nail salons. Convenience growth consists of grocers.*	F&B/service uses should form an important part of the tenant mix strategy for Aylesham.
The emergence of non-retail uses to support the vitality of town centres, including residential, commercial, makerspace, health & wellbeing, and educational.	Workspace already plays an important role in Peckham town centre at Peckham Levels and Copeland Park & Bussey Building. There is established demand for studios, workshops and creative offices that could form a more significant part of the town centre's tenant mix.
Leisure plays an increasingly important role in town centres by providing a recreational and experiential offer, generating footfall, and increasing dwell time.	Leisure/entertainment venues are undersupplied in Peckham town centre. There is the opportunity to curate a compelling leisure offer as part of the Aylesham development that could address this.
Despite significant restrictions imposed during the pandemic, the gym market is expanding with active requirements from the branded operators including PureGym, the Gym, Anytime Fitness, Snap Fitness, and JD Gyms all expanding.	The Gym, Anytime Fitness and F45 are represented in Peckham town centre. There is potential for additional operators, both branded and independents, to take additional space.
Interplay between physical retail and digital and delivering consumers' experience expectations.	A strategy to support physical retail with digital and vice versa will be vital at Aylesham.
Consumer interest in ethical and environmental sustainability of products and supply chain.	Businesses that commit to ethical sourcing, using local suppliers, using recyclable packaging, limiting food waste, etc., should be factored into the tenant mix strategy for Aylesham.
The Government's proposed Levelling Up White Paper where landlords will be forced to rent out shops that have been vacant for more than six months	• Potential negative impact on rental and capital value. • The landlord's mortgage/finance covenants could be breached.

enforced by Councils via a Compulsory Rental Auction.	• LA's resourcing, expertise, and funding restrictions may impact on deliverability. • Business rates may not be viable for prospective tenants albeit there is a Revaluation on 1 April 2023. This should bring RVs more in line with rental values and address the current gap. However, it is not yet known what transitional phasing provisions will be introduced and it is these caps that limit how much the amount payable can actually change and will be detrimental if there are downwards phasing provisions. • What factors will determine the winner of the auction? Rent, covenant strength, use? And who decides? • What are parameters for solicitors agreeing lease covenants, e.g. repairing obligations? • The shop might be closed due to structural or health and safety issues that cannot be fixed quickly to accommodate a new tenant. • Prohibitive capex required to fit-out the property to meet statutory requirements. • Who bears the cost of dilapidations, schedule of condition, surveys, etc? • New tenant might compromise tenant mix in landlord's ownership, i.e. duplication of use, or undesirable use. • The property may form part of a longer-term development proposal. • Where the property is not in the landlord's possession, i.e. subject to an existing lease, will the tenant be forced to become a landlord and sub-let subject to restrictions/covenants in the lease that impact assignment/underletting? • The tenant company is in Administration and the property is not in the landlord's control. • Landlords may seek to avoid forced re-letting by agreeing deals with 'scam' tenants.
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*Source: Local Data Company

An abstract geometric artwork featuring a cityscape theme. The composition is dominated by bold, flat colors: reds, oranges, yellows, blues, greys, and blacks. In the center, a grey grid pattern, resembling a window or a building facade, is partially obscured by a large, bright yellow triangular shape. To the right, a blue, angular structure suggests a modern building. The foreground is a complex arrangement of black and dark grey shapes, with some lighter elements like a white arrow and a yellow circle. The overall style is reminiscent of mid-century modern or Bauhaus influences, emphasizing geometric forms and a vibrant color palette.

Current and Projected Future Characteristics and Opportunities/Implications for the Town Centre and Aylesham

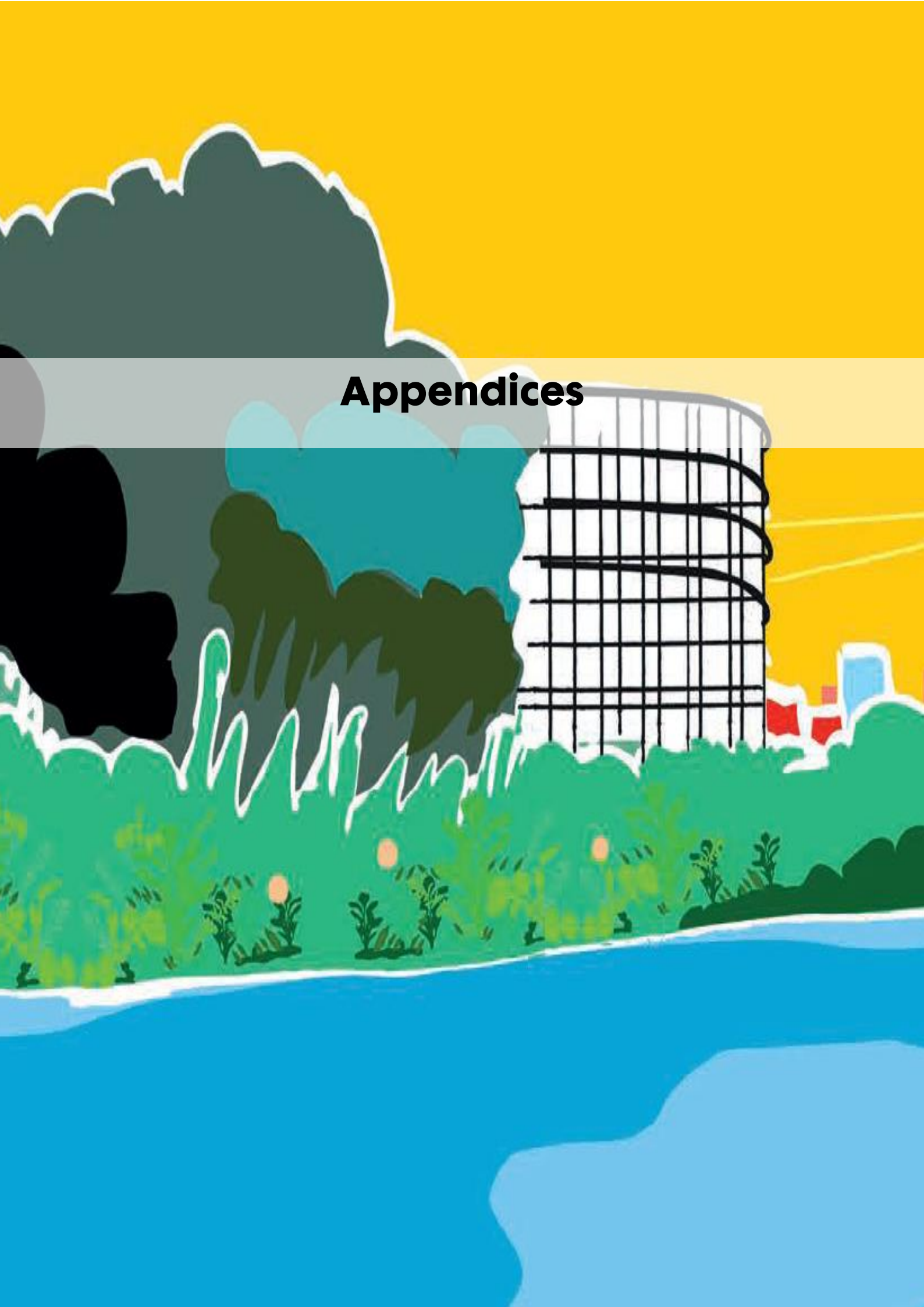
7. Current and Projected Future Characteristics and Opportunities/Implications for the Town Centre and Aylesham

Current Characteristics	Projected Future Characteristics	Opportunities/Implications for the Town Centre/Aylesham
Peckham has an important arts and cultural sector; it is a creative and stimulating place to live, work, visit and learn.	A burgeoning creative, leisure and cultural scene will build the visitor economy, engage local people, and increase employment. Peckham's cultural and community assets will attract further investment and development, reinforcing its status as a regional attraction within SE London.	There is an opportunity for the town centre's leisure offer to improve and grow to satisfy demand from the growing visitor economy. Aylesham can play a major role in facilitating this within its commercial space offering.
There are significant areas in the town centre suitable for regeneration (including Aylesham).	Key development opportunity sites identified in the Southwark Plan (excluding Aylesham): <u>Blackpool Road Business Park</u> Redevelopment must include: Min: 4,340.6 sq m employment floorspace and retain/re-provide bus garage, subject to need It should include: new homes <u>Land between the railway arches (East of Rye Lane including railway arches)</u> Redevelopment must include employment floorspace; retail, community or leisure uses; and support the implementation of the Peckham Coal Line	There is the opportunity for these regeneration projects, with Aylesham playing a major part, to collectively improve the amenity value of the town centre and underpin the success and viability of its businesses. Significant town centre regeneration should: • Improve the quality of employment space • Support small businesses • Provide space for retail, leisure, and cultural uses • Conserve and enhance heritage buildings • Help to improve connectivity • Provide additional residential • Improve public realm and community spaces
The area outside Peckham Rye Station in Station Way is dilapidated, dark and	LB Southwark is regenerating the area to create new retail, F&B,	The Peckham Rye Station Square development will transform Station Way and the adjacent units in Rye Lane and

uninviting with vacant shop units.	and workspace as well as a public square	Blenheim Grove. The development will make it a much more welcoming place for station users and should stimulate improvement of the adjacent properties in Rye Lane. Aylesham to the station will become a key pedestrian route.
Peckham Square on Peckham High Street has been identified by LB Southwark as an area in need of revamping	LB Southwark has appointed Spheron architects to revamp the square which is adjacent to Peckham Library and the new Mountview Drama School	Building upon the Mountview scheme, regeneration of the square into a vibrant public space will improve the area to the north of Aylesham and Peckham High Street.
There are pockets in the town centre characterised by vacant units, empty properties undergoing redevelopment, and shopfronts in need of refurbishment. These are typically in secondary locations, e.g. Peckham High Street and the southern section of Rye Lane.	New development in secondary locations will be absorbed by alternative uses, such as gyms, leisure and workspace uses, e.g. Anytime Fitness are fitting out at 190 Rye Lane.	The prime retail core could consolidate to the northern section of Rye Lane and Aylesham.
Poor connectivity between local neighbourhoods for pedestrians and cyclists.	The Peckham Coal Line is a community-led project that has been established to develop a new linear park between Queens Road and Rye Lane. It will form part of the Low Line route that will link Rye lane to Old Kent Road.	The scheme is intended to transform pedestrian and cycling connections around Peckham. The new public realm corridor will link the town centre with the retail/F&B facilities at Queens Road. It will enliven railway arches, spaces for creativity, and employment.

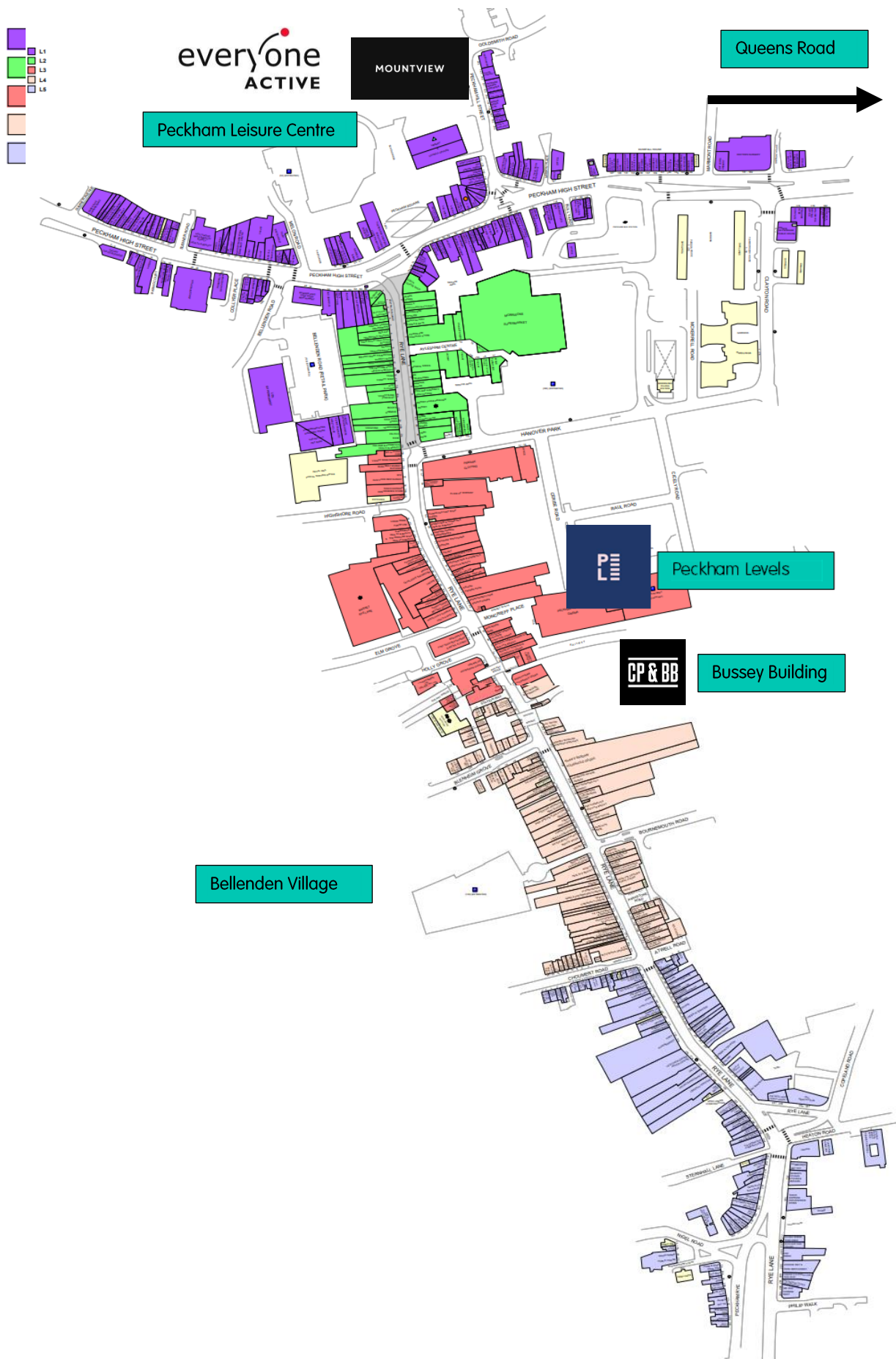
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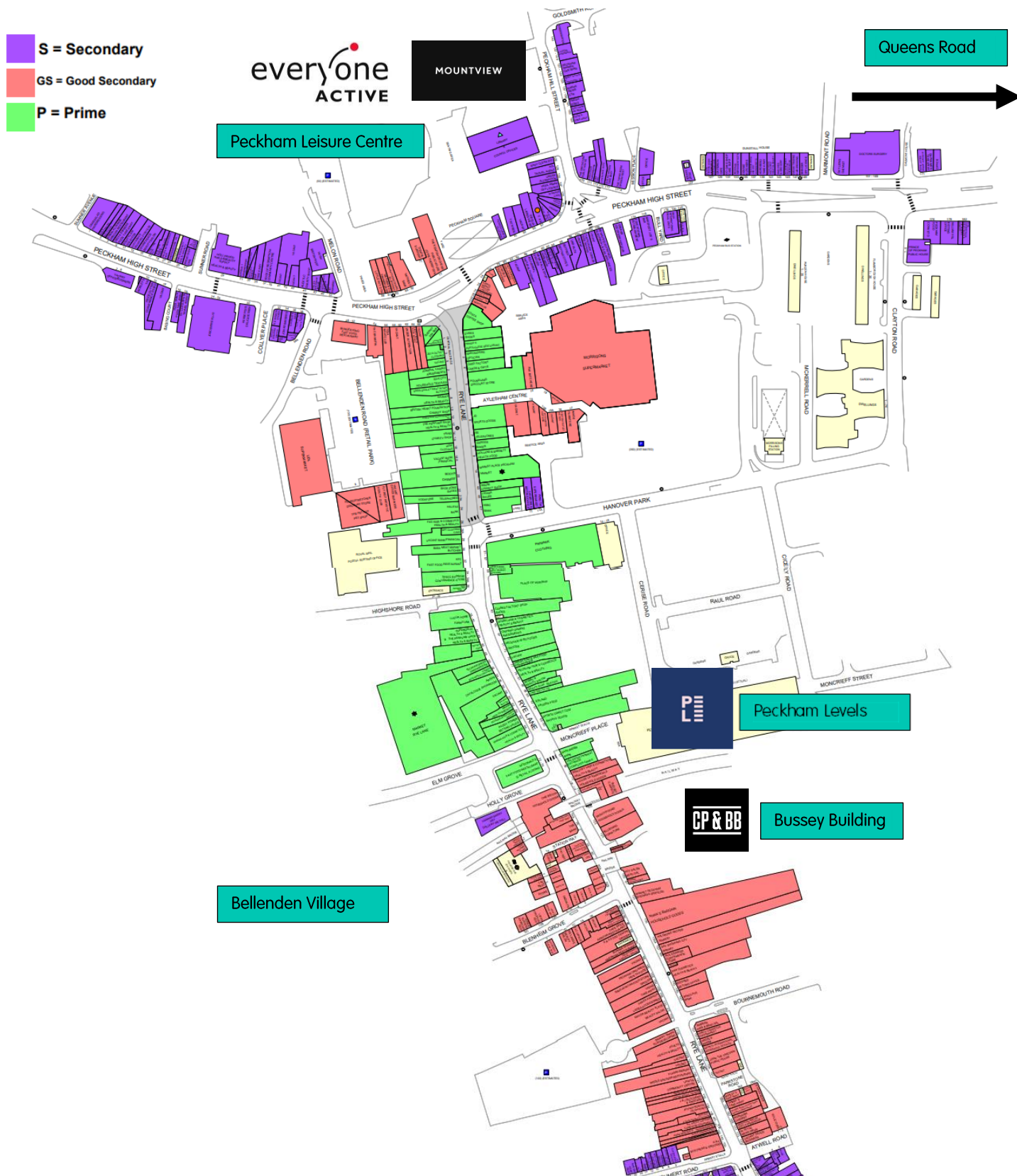


Appendices

Appendix 1: Analysis Area



Appendix 2: Street Plan Showing Pitches



Appendix 2: Street Plan Showing Pitches cont'...

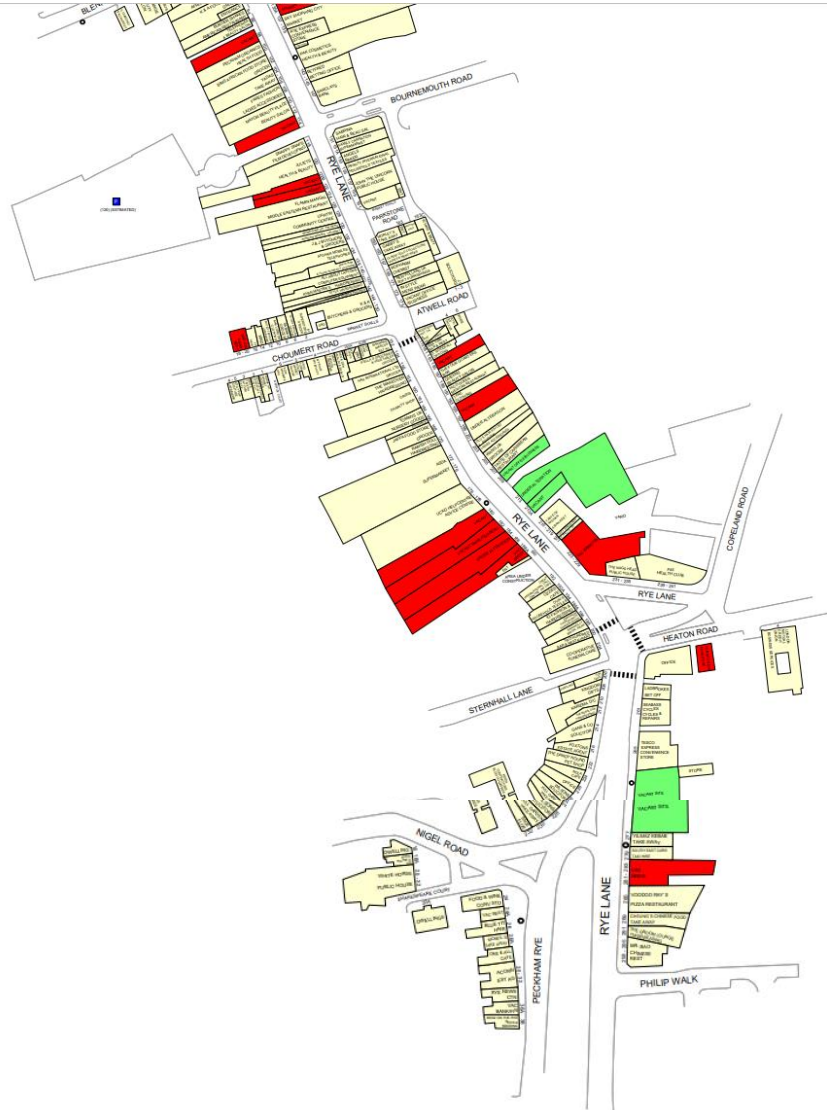
- S = Secondary
- GS = Good Secondary
- P = Prime



Appendix 3: Street Plan Showing Vacant Units



Appendix 3: Street Plan Showing Vacant Units, Cont...



Appendix 4: Occupier Analysis

Occupier Type	Units	%		Occupier Type	Floor Area	%
Restaurant	35	9.19		Supermarket	7,778.55	10.41
Grocer	25	6.56		Advice Centre	4,418.93	5.91
Hairdressing	25	6.56		Clothing	4,252.73	5.69
Take Away	22	5.77		Market	4,020.60	5.38
Clothing	20	5.25		Restaurant	3,858.25	5.16
Beauty Salon	16	4.20		Health & Beauty	3,749.30	5.02
Health & Beauty	16	4.20		Household Goods	3,371.72	4.51
Telephones	12	3.15		Grocer	2,472.52	3.31
Café	11	2.89		Library	2,300.00	3.08
Convenience Store	10	2.62		Bank	1,990.87	2.66
Pub	7	1.84		Cinema	1,970.00	2.64
Bank	6	1.57		Furniture	1,881.12	2.52
Betting Office	6	1.57		Hairdressing	1,868.61	2.50
Household Goods	6	1.57		Gym	1,690.18	2.26
Barbers	5	1.31		Pub	1,610.75	2.15
Butcher	5	1.31		Take Away	1,395.69	1.87
Charity Shop	5	1.31		Discount Store	1,319.58	1.77
Newsagent	5	1.31		Beauty Salon	1,263.36	1.69
Supermarket	5	1.31		Surgery	1,218.21	1.63
Baker	4	1.05		Charity Shop	1,148.42	1.54
Chemist	4	1.05		Sports Goods	1,129.74	1.51
Furniture	4	1.05		Convenience Store	1,121.09	1.50
Household Textiles	4	1.05		Telephones	996.6	1.33
Solicitor	4	1.05		Chemist	939.04	1.26
Advice Centre	3	0.79		Frozen Food	910.89	1.22
Bar	3	0.79		Fitness	736.12	0.98
Butchers & Grocers	3	0.79		Betting Office	733.85	0.98
Community Centre	3	0.79		Community Centre	727.69	0.97
Cycles	3	0.79		Butcher	713.12	0.95
Dental Surgery	3	0.79		Café	709.3	0.95
Estate Agent	3	0.79		Baker	707.26	0.95
Fitness	3	0.79		Butchers & Grocers	661.29	0.88
Gym	3	0.79		Health Food	509.3	0.68
Market	3	0.79		Shoes	421.84	0.56
Optician	3	0.79		Household Textiles	413.78	0.55
Pawnbroker	3	0.79		Snooker Hall	396.76	0.53
Travel Agent	3	0.79		Gallery (Retail)	375.39	0.50
Amusements	2	0.52		Solicitor	374.82	0.50
Children's Wear	2	0.52		Amusements	371.03	0.50
Delicatessen	2	0.52		Optician	366.65	0.49
Discount Store	2	0.52		Cycles	349.56	0.47
Dry Cleaning	2	0.52		Business Services	340	0.45

Financial Services	2	0.52		Barbers	334.87	0.45
Florist	2	0.52		Estate Agent	310.24	0.42
Health Food	2	0.52		Bar	306.34	0.41
Jewellery	2	0.52		Delicatessen	283.99	0.38
Nightclub	2	0.52		Newsagent	276.4	0.37
Nursery	2	0.52		Nightclub	262.8	0.35
Off Licence	2	0.52		Children's Wear	239.56	0.32
Office (retail unit)	2	0.52		Dental Surgery	227.4	0.30
Off Licence - Specialist	2	0.52		Nursery	223.32	0.30
Shoes	2	0.52		Pawnbroker	191.43	0.26
Sports Goods	2	0.52		Cash & Carry	184.35	0.25
Tattoo	2	0.52		Dry Cleaning	182.66	0.24
Beds	1	0.26		Fishmonger	180.91	0.24
Bridal Wear	1	0.26		Coffee Shop	180.8	0.24
Bubble Tea	1	0.26		Nursery Goods	180.76	0.24
Business Services	1	0.26		Travel Agent	171.25	0.23
Café/Bar	1	0.26		Off Licence	169.9	0.23
Cake Supplies	1	0.26		Coffee Shop	166.2	0.22
Car Spares	1	0.26		Computer Equipment	162.65	0.22
Cards & Gifts	1	0.26		Funeral Director	155.62	0.21
Carpets & Floor Covering	1	0.26		Film Developing	153.65	0.21
Cash & Carry	1	0.26		Café/Bar	152.06	0.20
Cinema	1	0.26		Cards & Gifts	145.4	0.19
Coffee Shop	1	0.26		Financial Services	138	0.18
Community Group	1	0.26		Computer Games	123.86	0.17
Computer Equipment	1	0.26		Office (retail unit)	122.8	0.16
Computer Games	1	0.26		Fashion Accessories	116.3	0.16
Educational	1	0.26		Soft Furnishings	113.85	0.15
Electrical & Gas Appliances	1	0.26		Small Units	112.84	0.15
Fashion Accessories	1	0.26		Bubble Tea	110.4	0.15
Film Developing	1	0.26		Car Spares	106.31	0.14
Fishmonger	1	0.26		Florist	96.23	0.13
Frozen Food	1	0.26		Electrical & Gas Appliances	90.6	0.12
Funeral Director	1	0.26		Educational	87.93	0.12
Gallery (Retail)	1	0.26		Pet Shop	82.69	0.11
Garden Goods	1	0.26		Printing	67.87	0.09
Gifts	1	0.26		Carpets & Floor Covering	67.76	0.09
Homeware/Gifts	1	0.26		Launderette	66.7	0.09
Launderette	1	0.26		Bridal Wear	63.82	0.09
Library	1	0.26		Garden Goods	60.9	0.08
Money Transfer	1	0.26		Natural Therapy	59.1	0.08
Music Recordings	1	0.26		Sandwich Bar	58.6	0.08

Natural Therapy	1	0.26		Shoe Repairs	57.23	0.08
Nursery Goods	1	0.26		Gifts	56.01	0.07
Pet Shop	1	0.26		Money Transfer	53	0.07
Printing	1	0.26		Tattoo	52.97	0.07
Records	1	0.26		Cake Supplies	45.8	0.06
Sandwich Bar	1	0.26		Beds	40.23	0.05
Shoe Repairs	1	0.26		Employment Agency	40	0.05
Small Units	1	0.26		Vape	32	0.04
Snooker Hall	1	0.26		Jewellery	31.38	0.04
Soft Furnishings	1	0.26		Taxi Hire	30.19	0.04
Surgery	1	0.26		Travel Goods	30	0.04
Taxi Hire	1	0.26		Off Licence - Specialist	26.35	0.04
Travel Goods	1	0.26		Records	25.29	0.03
Vape	1	0.26		Yoga	24	0.03
Vintage Film Posters	1	0.26		Vintage Film Posters	11.8	0.02
Yoga	1	0.26		Community Group	9.56	0.01
				Homeware/Gifts	5.89	0.01
				Music Recordings	5.89	0.01
Total	381				74,751	



Appendix III

Update Report (CF Commercial – 20 March 2024)

Berkeley

Designed for life

Aylesham Centre

Draft Report on Aylesham Centre, Peckham – Revised Masterplan

Prepared by CF Commercial

20 March 2024



CF
Commercial

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Introduction



1. Introduction

- 1.1. Berkeley Homes are proposing the redevelopment of the existing Aylesham Centre and Morrisons Store in Peckham. CF Commercial provided a three-stage report in June 2022 for the original Masterplan consisting of: Baseline Retail Assessment; Demand Assessment; and Scheme Shaping/Assisting the Ground Floor Brief.
- 1.1.1. CF Commercial have been commissioned by Berkeley Homes to provide an updated report for the revised Aylesham Centre Masterplan consisting of a demand assessment; advice on design and futureproofing; commercial unit design, configuration, and handover recommendations.

Executive Summary



2. Executive Summary

- 2.1.1. The new Aylesham development has prime retail frontage on Rye Lane with blocks arranged around a central square. It consists of a series of blocks with commercial uses predominantly at ground floor, including 10% affordable space, with residential above. A new Morrisons store will anchor the scheme.
- 2.1.2. The report provides an update on tenant demand for Peckham since the June 2022 report was produced. Retail/F&B demand has remained consistent and has been strongest from independents and local businesses compared to multiple brands. Rental value has also remained consistent with prime rents ranging between £110 and £130 per square foot Zone A.
- 2.1.3. We have analysed occupier requirements registered for Peckham on the commercial property platform The Requirements List. There is evidence of demand specifically for Peckham as well as from operators that have requirements for space elsewhere in London that are potentially a good fit for the Aylesham scheme.
- 2.1.4. We have reviewed how uses should be distributed and tenant mix within the scheme. Aylesham provides the opportunity for retail, F&B and fitness uses including multiple brands on Rye Lane as well as regional and independent businesses within the scheme.
- 2.1.5. Aylesham Gardens is at the heart of the development and forms part of the route from Rye Lane to Morrisons. It has the potential to become a vibrant F&B hub that will draw visitors into the scheme and create an evening economy.
- 2.1.6. Peckham Yard has potential to be a vibrant quarter for independents that will activate the location during the day and evening and help to support the scheme's retail and F&B economy.
- 2.1.7. The report reviews design and future proofing as well as commercial unit design configuration and handover recommendations. It underlines the need for flexibility and spaces being able to meet changing needs/occupational requirements and a wide range of uses.

Market Commentary



3. Market Commentary

3.1. Retail Market

- 3.1.1. The retail sector's recovery has stalled in recent quarters amid increasingly challenging economic conditions. Rising business costs and faltering retail sales have deterred many retailers from expanding, while some struggling retailers including Wilko and Body Shop have entered administration.
- 3.1.2. The national retail vacancy rate has increased as a result, with average rents edging downwards. Consumer confidence improved over autumn 2023 helped by easing inflation with national retail take-up ticking up in Q3 2023 led by discounters and grocery stores. Retail demand has fallen away in recent quarters as economic conditions have worsened and national retail net absorption has turned negative over the past 12 months.
- 3.1.3. Discount retailers are continuing to expand, mainly on out-of-town retail parks, where there is generally free parking and footfall is more resilient, led by B&M, TK Maxx and Poundland. Value supermarkets, convenience stores and lifestyle retailers are also active, with the likes of Lidl, Aldi and Decathlon opening new stores, while gyms like Anytime Fitness and Pure Gym continue to expand into traditional retail units.
- 3.1.4. There is evidence that fashion brands have returned to the market, many taking advantage of concessionary market conditions to upgrade their units in shopping centres, including Zara, Flannels, H&M, and Tommy Hilfiger as well as sports brands Nike, and Sports Direct.
- 3.1.5. Rental performance continues to vary by subsector and location, with high streets and shopping centres in less affluent areas hit hardest. Food-anchored community malls and retail parks have been most resilient, thanks to healthy occupier demand and strong footfall and retail sales in these locations.

3.2. Peckham Market Commentary

- 3.2.1. Retail/F&B demand for Peckham remains consistent and has been strongest from independents and local businesses compared to multiple brands. Recent deals with multiples have been the relocation of existing Peckham tenants from the Aylesham Centre including Poundland's proposed acquisition of the former Argos at 54/58 Rye Lane (currently in solicitor's hands) and the letting of 47/49 Rye Lane to Specsavers.
- 3.2.2. Prime rents range between £110 and £130 per square foot Zone A, examples as follows.

Address	Date	Transaction	Tenant	Lease	Rent	RFP	ZA
28 Rye Lane	02.2023	OML	Local business	10 years FRI, outside the L&T Act, 4	£100,000	3 months	£130

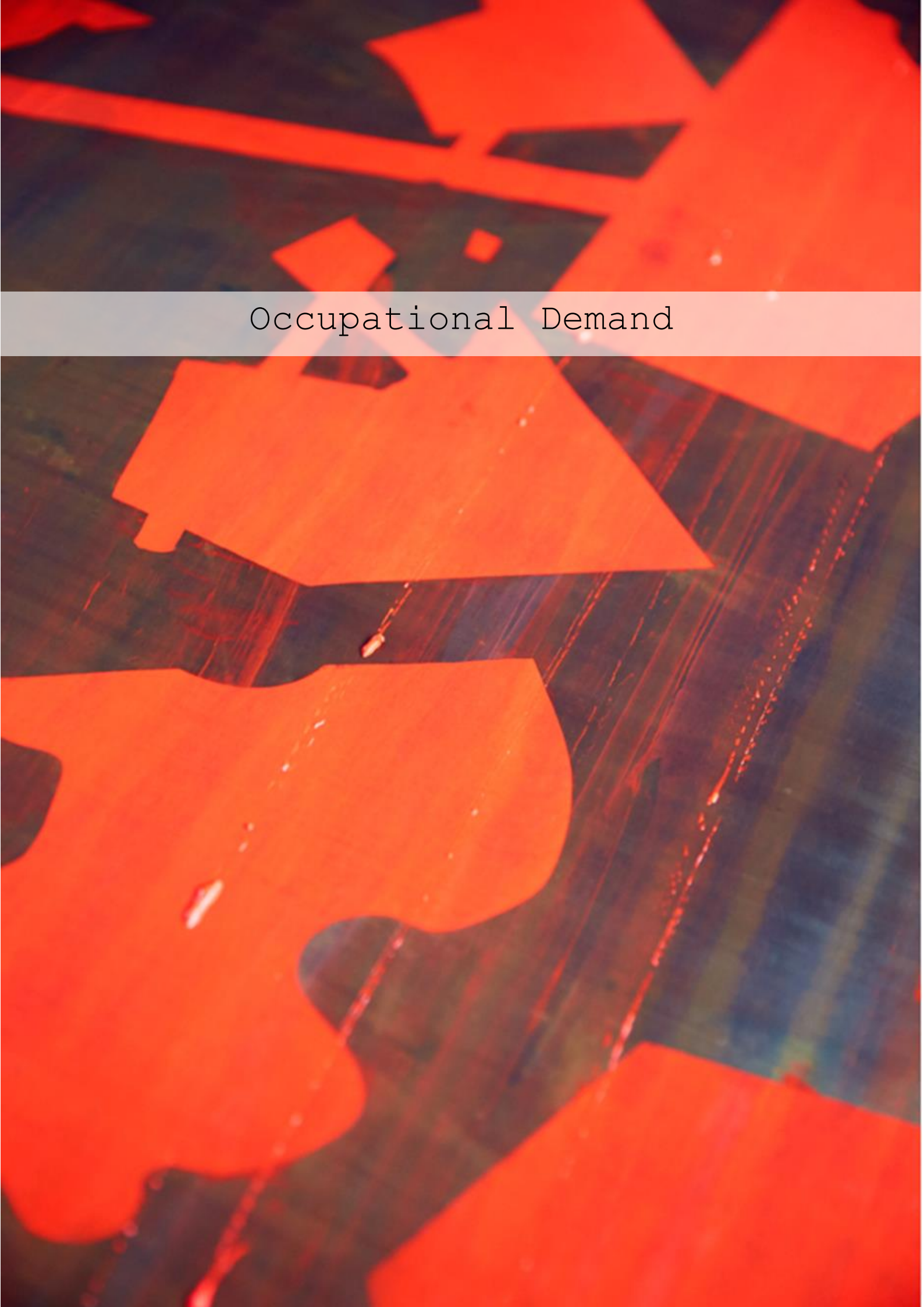
				yearly rent reviews			
47-49 Rye Lane	02.2023	OML	Specsavers	10 years FRI, 5 th year rent review, TOB in 6 th hear	£145,000	6 months	£110
45 Rye Lane	11.2021	OML	Eye Cloud Opticians	10 years FRI, 5 th year rent review	£75,000	3 months	£111

3.2.3. Supply (since May 2022)

As far as we are aware retail units that have been publicly available since CFC's last report are as follows.

No.	Address	Grnd	Bmnt	1st	2nd	Total	Lease	Rent
223-229	Rye Lane	4133	0	0	0	4133	New	135000
133a (Market Stalls)	Rye Lane	Various	0	0	0	Various	New	Various
2	Heaton Road	2142	0	0	0	2142	New	50000
36	Rye Lane	422	0	0	0	422	New	55000
169	Queens Road	700	1200	0	0	1900	Assignment	35000
61-63	Rye Lane	1560	0	0	0	1560	New	110000
7/7a	Choumert Road	530	0	254	0	784	New	22500
97/99	Commercial Way	1384	0	0	0	1384	Assignment	30750
28	Rye Lane	1675	0	0	0	1675	New	100000
43	Peckham High Street	4130	0	0	0	4130	New	TBC
191	Rye Lane	700	0	0	0	700	Assignment	34000
100	Peckham High Street	1450	0	370	231	2051	New	49500

13	Peckham High Street	530	500	0	0	1030	New	27500
143- 145	Rye Lane	1250	0	0	0	1250	New	70000
54-58	Rye Lane	17000	0	10000	2100	29100	New	TBC
47-49	Rye Lane	2013	999	1471	0	4483	New	140000

The background of the slide is an abstract composition. It features several large, overlapping geometric shapes in a vibrant orange-red color. These shapes are set against a dark, textured background that appears to be a deep blue or black with some lighter, streaky patterns. A semi-transparent white rectangular box is positioned horizontally across the middle of the slide, containing the text "Occupational Demand".

Occupational Demand

4. Occupational Demand

4.1. Peckham Requirements

4.1.1. There are 35 occupier requirements for Peckham published on The Requirements List since 1st January 2022 that sets out each occupier's size range for a unit (minimum and maximum floor area). Whilst these data sources are useful to obtain a snapshot of demand they are based on the current landscape, i.e., pre-development of Aylesham. Some branded operators choose not to publicise requirements for specific locations due to commercial sensitivities. We would expect soft marketing to target operators to reveal additional interest in the location.

4.1.2. Whilst retail requirements represent the highest total floor area, Lidl have a requirement for 18,000 to 26,000 sq. ft in Rye Lane, Peckham (re-listed 15/05/2023) which accounts for over 31% of published retail requirements by floorspace (minimum area).

4.1.3. F&B accounts for an equal number of requirements by unit numbers (16 requirements). The requirements include independent/regional businesses as well as branded offers, e.g., Pizza Hut and GDK.

4.1.4. Summary of Published Requirements* for Peckham Since 01/2022

Use	Requirements	Floor Area (min)		Floor Area (max)	
		Sq. Ft	Sq. M	Sq. Ft	Sq. M
Retail	16	56,900	5,286	129,000	11,984
F&B	16	22,900	2,127	36,350	3,377
Leisure	1	7,000	650	15,000	1,393
Nursery	1	3,500	325	7,000	650
Family Club	1	3,500	325	5,000	465
Total	35	93,800	8,714	192,350	17,870

*Recorded on The Requirements List

4.1.5. Published Requirements* for Peckham Since 01/2022

Operator	Use 1	Use 2	Min Size	Max Size
Urban Pubs & Bars	F&B	Pub	3000	5000
Little Dessert Shop	F&B	Café	1250	1250
Cocotte	F&B	Chicken Restaurant (roisserie)	1000	3000
Neat Burger	F&B	Plant based burgers	1000	2000
Rotorious	F&B	Chicken Restaurant (roisserie)	1200	1200
GDK	F&B	Kebab Restaurant	1300	2500

Oodles Noodles	F&B	Noodles restaurant/takeaway	700	1200
Peachy Goat	F&B	Plant based restaurant	2000	2500
Square Bubbles	F&B	Bubble Tea	500	800
Pizza Hut Delivery	F&B	Pizza Takeaway	650	2100
Chiktopia	F&B	Chicken restaurant/takeaway	800	1500
Mele	F&B	Italian Restaurant	1500	2000
12th Street Burger	F&B	Burger & milkshake restaurant	800	1500
The Table Café	F&B	Brunch restaurant	2000	2000
Calong	F&B	Korean & European Restaurant	1200	1800
Tell Tale	F&B	Pub	4000	6000
Peace & Riot	Family Club	Family Club	3500	5000
Pirate	Leisure	Recording studio, venue & bar	7000	15000
Fennies	Nursery	Nursery	3500	7000
Savers	Retail	Beauty/toiletries	1800	4000
Deichmann	Retail	Footwear	4000	6000
Bonmarche	Retail	Fashion	2000	3000
Peacocks	Retail	Fashion	3500	10000
Fortitude Bakehouse	Retail	Bakery	1500	2000
Leyland SDM	Retail	DIY	1000	6000
Beyond Retro	Retail	Vintage Clothing	2500	5000
Sam Pound Stores	Retail	Discount	3000	6000
British Heart Foundation	Retail	Charity	1500	14000
Majestic Wine	Retail	Wine Merchant	2500	5000
Lidl	Retail	Supermarket	18000	26000
Better Beds	Retail	Beds	1500	4000
TK Maxx	Retail	Fashion	10000	30000
Nisa Local	Retail	Convenience store	1500	3000
Beaumont Beds	Retail	Beds	1850	4000
Ancestrel Wines	Retail	Bottle shop	750	1000
			93800	192350

*Recorded on The Requirements List

4.2. Retail/F&B Requirements for Peckham Potentially Suited to Aylesham

4.2.1. Retail Requirements

Use	Operator	Min Size	Max Size	Comments
Bottle Shop	Ancestrel Wines	750	1,000	Suited to interior of scheme.
Craft Bakery	Fortitude Bakehouse	500	1,000	Suited to interior of scheme.
DIY	Leyland SDM	1,000	6,000	Suited to Rye Lane frontage.
Beauty/toiletries	Savers	1,800	4,000	Suited to Rye Lane frontage.
Fashion	Bonmarche	2,000	3,000	Suited to Rye Lane frontage.
Vintage Clothing	Beyond Retro	2,500	5,000	Suited to Rye Lane frontage.
Fashion	Peacocks	3,500	10,000	Suited to Rye Lane frontage.

4.2.2. F&B Requirements

Use	Operator	Min Size	Max Size
Bubble Tea	Square Bubbles	500	800
Chicken restaurant (roisserie)	Cocotte	1,000	3,000
Chicken restaurant (roisserie)	Rotorious	1,200	1,200
Cafe	Little Dessert Shop	1,250	1,250
Korean & European Restaurant	Calong	1,200	1,800
Italian Restaurant	Mele	1,500	2,000
Brunch restaurant	The Table Cafe	2,000	2,000
Plant based restaurant	Peachy Goat	2,000	2,500
Pub	Urban Pubs & Bars	3,000	5,000
Gastro pub	Tell Tale	4,000	6,000

4.2.3. Leisure Requirements

Use	Operator	Min Size	Max Size
Recording studio, venue & bar	Pirate	7,000	15,000

4.2.4. London Requirements

In addition to requirements specifically registered for Peckham we have reviewed requirements for London and identified those that are potentially suited to Aylesham. The following are requirements published for London on The Requirement List from 01/2023.

4.2.5. Retail Requirements

Operator	Use	Min Size	Max Size
Okja	Bakery	1000	1000
Gail's	Bakery	1400	1400
N Bar	Beauty/Nails	400	800
Balfe's Bikes	Bikes	2000	3000
Lush	Cosmetics	1000	2000
Beauty Base	Cosmetics	1250	2000
Hardware Shops	Hardware	1000	1500
Revital	Healthfood	600	1000
Grape Tree	Healthfood	800	1800
Flying Tiger	Homeware	1500	3500
Mobile Lab	Tech Repair	400	1000
Bodycare	Toiletries	3000	5000
Rokit	Vintage clothing	2500	5000

4.2.6. F&B Requirements

Operator	Use 2	Min Size	Max Size
Entrée Bakery	Bakery	500	1000
The Cosy Club	Bar	3000	8000
Truedan	Bubble Tea	350	1000
Flotsam & Jetsam	Café	1000	1500
Joe & The Juice	Café/Grab & Go	900	2500
Itsu	Café/Grab & Go	1500	4000
Doppio Coffee Warehouse	Coffee	1000	1500
Jamaica Blue	Coffee	1200	2500
Blank Street Coffee	Coffee	300	1500
Esquires Coffee	Coffee	1250	2250
Starbucks	Coffee	1500	3000
Hermanos	Coffee	500	1000
Caffe Nero	Coffee	900	1500
Bru Coffee	Coffee & gelato	1200	2200
Westland Coffee & Wine	Coffee & wine bar	500	1000
Pret A Manger	Grab & Go	600	3000

Leon	Grab & Go	800	2500
The Tap House	Pub & Pizza	1500	3500
Umani	Restaurant - Asian	6000	8000
Three Uncles	Restaurant - Chinese	500	800
Temaki	Restaurant - Japanese	800	1500
Liu Xiaomian	Restaurant - Noodle	700	1500
Franco Manca	Restaurant - Pizza	800	3000
Pizza Union	Restaurant - Pizza	2000	3000
Rudys	Restaurant - Pizza	1500	4000
Tonkotsu	Restaurant - Ramen	1000	2000
Chaiwala	Restaurant - Street Food	500	2000
Mimik Sushi	Restaurant - Sushi	500	1500
DF Tacos	Restaurant - Taco	2000	2500
Pitaya	Restaurant - Thai	1200	2000
Thai Express	Restaurant - Thai	400	1700
Rosa's Thai	Restaurant - Thai	1500	2500
Halo Burger	Restaurant - Vegan Burgers	600	800
Hop	Restaurant - Vietnamese	600	2500
Wing Kingz	Restaurant/Bar	1500	3000
Island Poke	Restaurant/takeaway - Poke	300	1200
Honi Poke	Restaurant/takeaway - Poke	500	1500
Choppaluna	Salad bar	500	750

4.2.7. Fitness Requirements

The gym is arranged on ground and first floor

Description	Sq. m	Sq. Ft
Ground floor	485.34	5,224
1 st floor	476.69	5,131
Total	962.03	10,355

Whilst there is potential to lease the ground and first floor to one operator, we recommend there is flexibility to enable leasing the space to two fitness operators by self-containing the first floor, i.e., a gym on the ground floor and fitness boutique e.g., yoga, pilates, boxing, etc, on the first floor.

Operator	Min Size	Max Size
Energie	5000	8000
NRG Gyms	10000	40000
Snap Fitness	6000	12500
Luxe Fitness	12000	18000
truGym	3500	10000
Pump Gyms	13000	25000
Gymbox	10000	20000

David Lloyd	4000	6000
Edge Fitness	3500	6500
Kobox	5000	5000
Pure Gym	6000	25000
Buzz Gym	10000	22000
Stars Gym	8000	13000
The Basement Gym LDN	5500	9000
JD Gyms	8000	30000
Xtrafit	20000	40000

4.2.8. Leisure Requirements

Operator	Use	Min Size	Max Size
Omniplex/The Avenue	Cinema	12000	28000
The Arc Cinema	Cinema	12000	30000
ArtHouse Cinema	Cinema	4000	7000
Everyman Cinema	Cinema	8000	15,000
Backyard Cinema	Cinema	20000	30000
Curzon Cinemas	Cinema	6000	20000
Paradise Island Adventure Golf	Indoor mini-golf	14000	20000
Gravity	Family leisure centre	10000	50000
Mr Mulligans	Indoor mini-golf	12000	20000
Hollywood Bowl	Bowling	18000	35000
Fun Station	Family leisure centre	4000	25000
Clip 'n Climb	Climbing	5000	5000
Putt Putt Noodle	Indoor mini-golf	5000	15000
Jump	Family leisure centre	15000	50000
Spider	Gaming entertainment	8000	8000
Lane 7	Bowling	15000	15000
Big Fang Collective	Indoor mini-golf	15000	40000
Beat the Chasers	Competitive socialising	8000	10000
Parthian Climbing	Climbing	15000	30000
Puttstars	Indoor mini-golf	18000	25000
InflataNation	Inflatable theme park	14000	20000
Activate	Gaming entertainment	8000	15000
F1 Arcade	Racing simulator	15000	15000
Puttshack	Indoor mini-golf	15000	20000
Club 3000	Bingo Hall	20000	30000
Disco Bowl	Bowling	15000	15000

Treetop Adventure Golf	Indoor mini-golf	17000	20000
Jungle Mania	Play centre	7500	7500
Fever	Immersive entertainment	10000	50000
Riley's	Snooker/pool	8000	12000
Wild Things	Play centre	3500	15000
Rock Up	Climbing	6000	10000
The Font	Climbing	10000	25000
Ghetto Golf	Indoor mini-golf	15000	40000

4.2.9. Other Use Requirements

Operator	Use 1	Use 2	Min Size	Max Size
Sk:n	Health & Wellbeing	Skin Clinic	1000	2000
Explore Learning	Educational	Learning centre	1300	2500
Bright Young Things	Educational	Learning centre	1250	2000

Distribution of Uses



5. Distribution of Uses

5.1. The revised scheme consists of a series of blocks with commercial uses predominantly at ground floor with residential above. Block D is purely commercial.

5.1.1. The development has prime retail frontage on Rye Lane with blocks arranged around a central square, Aylesham Gardens. This open area connects via an internal walkway to Linear Park, a north/south spine through the scheme, and the Morrisons store to the west which anchors the scheme. Hanover Park is at the southern boundary and has entry points into the development.

5.1.2. There is a service road that runs through the scheme between the blocks with loading bays that can be used for deliveries.

Please refer to Appendix 1 for floorplan.

5.2. Rye Lane

5.2.1. The Rye Lane block provides circa 900 sq. m and will accommodate multiple retail brands, potentially including existing Aylesham tenants, in keeping with the tenant mix in this location, i.e., Peckham's prime retail core. The block can be configured to accommodate a range of occupiers' size requirements.

Use	Characteristics
Retail/F&B	• Prime pitch • Mass market operators • Maintain existing Rye Lane tenants that are complimentary to the mix. • Introduce new quality brands to the mix

5.3. Aylesham Gardens

5.3.1. Aylesham Gardens is at the heart of the development and forms part of the route from Rye Lane to Morrisons. It marks the transition from the mass market brands in Rye Lane to a more relaxed open space that can be used for leisure and recreation. This environment is suited to F&B operators that are positioned around the Gardens with spill out seating areas. Aylesham Gardens has the potential to become a vibrant F&B hub that will draw visitors into the scheme and create an evening economy.

Use	Characteristics
F&B	• Family orientated • All-day offers • Variety of cuisines • Grab & go • Established operators that are new to Peckham

	• Not multiple brands • Avoid street food operators similar to Market Place
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5.4. Aylesham Gardens to Linear Park Mall

5.4.1. The mall links Rye Lane via Aylesham Gardens with Linear Park and Morrisons, there is a sight line through the mall from the Rye Lane southern entrance to Morrisons. This route should benefit from consistent footfall both to and from Morrisons, as well as from the bus station and Peckham High Street to the north.

5.4.2. Retail and F&B units are positioned on the mall to capitalise on this footfall. The entire space in Block G is potentially suited a family friendly gastro pub, we would anticipate a quality regional operator.

Use	Characteristics
Retail	• Block J (existing design or similar): service uses, e.g., hairdresser, beauty/nails, etc.
F&B	• Family friendly gastro-pub

5.5. Linear Park

5.5.1. Linear Park is a north/south spine that links Hanover Park to the south with the Bus Depot and Peckham High Street to the north. Morrisons have frontage onto the eastern side of Linear Park including a café.

Use	Characteristics
Retail	• Block K (repositioned Life Safety Generator and Substation): service uses, e.g., barber and florist.

5.6. Peckham Yard

5.6.1. Peckham Yard is to the north of the scheme and sits behind the existing retail units on Peckham High Street. It is close to the northern entrance into the scheme from Rye Lane and provides a route to the Bus Station and Peckham High Street.

Use	Characteristics
Retail (Affordable)	• Local businesses and start-ups • Uses that reflect the character of Peckham • Uses that will enliven and bring vitality to Peckham Yard
F&B	• Grab & go
Fitness	• Leisure unit: Full scale branded gym offer for 1st & 2nd floor or smaller gym on ground floor with complimentary fitness on 1st floor, e.g., pilates

5.7. Hanover Park

- 5.7.1. There are entrances into the scheme from Hanover Park via Aylesham Gardens and Linear Park.

Use	Characteristics
Retail	• Service use, e.g., dry cleaner • Potential for alternative uses e.g., tutoring services

5.8. Potential Uses & Tenant Mix

- 5.8.1. Whilst we have analysed gaps in the local market, reviewed occupational requirements for Peckham that could match Aylesham, and had regard to operators taking space in benchmark locations, it will be essential to assess demand for the scheme on a regular basis and to undertake soft marketing.

5.9. Arrange Pre-lets

- 5.9.1. It is important to implement a leasing strategy that aims to secure occupiers from the scheme opening date. The risk of voids post scheme opening date can be mitigated by arranging pre-lets on anchor units. Pre-lets to key occupiers will be a catalyst for securing other occupiers. These lettings can be publicised and used in marketing material; they will be an important part of the marketing process.
- 5.9.2. We recommend early engagement with potential occupiers to gauge interest in the location and establish specific handover requirements with pre-let marketing prior to PC.
- 5.9.3. Agreement should be reached on any structural works, required to make the property fit for purpose, and enhanced handover specification, subject to agreeing a pre-let by way of an Agreement for Lease.
- 5.9.4. We recommend that provision is made for offering concessionary terms to early pioneer occupiers including:
- Discounted commencing rental
 - Extended rent-free period
 - Rent phased with reference to the number of other units open and trading
 - Enhanced handover specification

5.10. Existing Tenants

- 5.10.1. The following are existing Aylesham tenants that are potentially suited to taking space in the new scheme on the Rye Lane frontage. They are multiple operators that form part of the established tenant mix in the northern section of Rye Lane. We would recommend dialogue with each at an early stage to establish their long-term strategy for the location.
- 5.10.2. Specsavers have already relocated to 47/49 Rye Lane and Poundland have agreed to acquire 54/58 Rye Lane so would not be a potential candidate.

- 5.10.3. Retail/F&B demand for Peckham remains consistent and has been strongest from independents and local businesses compared to multiple brands. Recent deals with multiples have been the relocation of existing Peckham tenants from the Aylesham Centre including Poundland's proposed acquisition of the former Argos at 54/58 Rye Lane (currently in solicitor's hands) and the letting of 47/49 Rye Lane to Specsavers.

Unit	Tenant	Use	Size NIA (sq. m)			Rationale
			Ground	1st	Total	
8	Greggs	Baker	119.50	74.30	193.80	Day-to-day essential with wide appeal across all age groups and demographics.
9	Holland & Barrett	Health Food	125.30	80.20	205.50	Well-known market leading brand.
6	JD	Sports Goods	301.40	282.10	583.50	Fashion orientated trainer and sportswear brand that appeals to younger demographic.
2B	Nando's	Restaurant	287.60	111.50	399.10	Popular mass market F&B brand with wide appeal.

5.11. Tenant Mix

- 5.11.1. Below are the uses and example operators we have identified for Aylesham and where they could potentially be located in the scheme. Please refer to Appendix 2 for tenant mix plan.

Location	Block	Use	Category	Example Operator
Aylesham Gardens	E	F&B	Restaurant - Pizza	Rudys
Aylesham Gardens	F	F&B/Retail	Baker/Café	Fortitude Bakery
Aylesham Gardens	H	F&B	Restaurant - Thai	Rosa's Thai
Aylesham Gardens	H	F&B	Gelato	Gelato a Casa

Aylesham Gardens/Linear Park Mall	G	F&B	Restaurant - Ramen	Tonkotsu Ramen
Aylesham Gardens/Linear Park Mall	G	F&B	Gastro pub	Livelyhood
Aylesham Gardens/Linear Park Mall	J	Retail	Hair	Urban Rose
Aylesham Gardens/Linear Park Mall	J	Retail	Beauty/Nails	N Bar
Hanover Park	F	Retail	Dry Cleaning	Queens Dry Cleaners
Linear Park	L	Retail	Supermarket	Morrisons
Linear Park	N	Retail	Educational	Explore Learning
Linear Park	K*	Retail	Barber	Cutbox
Linear Park	K*	Retail	Florist	Bellenden Florist
Peckham Yard	D	Affordable Retail	Vintage Clothing	Local operator
Peckham Yard	D	Affordable Retail	Beauty products	Local operator
Peckham Yard	D	Affordable Retail	Kitchen ware	Local operator
Peckham Yard	D	Affordable Retail	Zero waste	Local operator
Peckham Yard	E	Fitness	Yoga/Pilates	Hotpod
Peckham Yard	K	Affordable Retail	Juice Bar	Local operator
Peckham Yard	K	Affordable Retail	Healthfood	Local operator
Peckham Yard	K	Fitness	Gym	Pure Gym
Peckham Yard	K	F&B	Bubble Tea	Truedan
Rye Lane	A	Retail	Healthfood	Holland & Barrett
Rye Lane	B	Retail	Sports/fashion	JD
Rye Lane	B	F&B	Restaurant - chicken	Nandos
Rye Lane	B	Retail	Baker	Greggs
Rye Lane	C	Retail	Grab & go	Pret
Rye Lane/Aylesham Gardens	B	F&B	Coffee	Hermanos Coffee

Existing tenant				
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*Repurposed Life Safety Generator & Substation (assuming they can be relocated)

Design & Futureproofing



6. Design & Futureproofing

Block	Location	Comments
A, B & C	Rye Lane	Multiple brands including Nando's, Poundland (relocating), JD Sports, EE, Greggs, Holland & Barrett, and Market Place Peckham are tenants within the existing shopping centre with prime frontage onto Rye Lane. This accommodation will be replaced in the new scheme by blocks A, B and C which will continue to provide prime retail space on Rye Lane. There are entrances into the scheme from Rye Lane to the north and to the south. The southern entrance is the primary access providing a direct route from Rye Lane to Morrisons via Aylesham Gardens. There should be flexibility to provide a range of space options including units specifically designed to accommodate suitable existing tenants and new operators. There will need to be a strategy worked up for decanting the existing tenants that are to be retained in the new scheme during construction. The corner units at the southern entrance are important spaces, both have extensive return frontages that will set the tone for the interior of the scheme. The corner unit in Block B is divided into 4 x units on the current plan, we would recommend a different configuration, i.e., a larger unit on Rye Lane and small corner unit fronting Aylesham Gardens. A section of the Rye Lane retail space is double fronted; this arrangement is generally not favoured by retailers as they usually require back of house to the rear of the unit. The double fronted arrangement could work for Nando's (or an alternative F&B operator), they are an existing tenant on Rye Lane that are worth maintaining within the new scheme if they can be accommodated. Nandos may be able to capitalise on the rear frontage more effectively than a retailer due to the F&B nature of Aylesham Gardens and the potential to have external seating. We recommend the architects consider how operation of back of house and servicing will function with a double fronted unit. The design for the Rye Lane elevation shows a section of frontage with arched shop fronts, a colonnade and indented section of shopfront. The colonnade and indented section will potentially have a masking effect on the retail space and reduce the NIA, thus negatively impacting rental value. We recommend the

		design is reviewed by the architects and, if possible, the indented area removed and infilled with retail space.
E, F & H	Aylesham Gardens	There are sections of dead frontage to the rear of the Rye Lane block facing Aylesham Gardens due to staircase cores etc. The dead frontage can be mitigated by creating activation through street stalls, e.g., coffee, florist, etc within the public realm. There should be areas of demarked external seating demised to the F&B units in Blocks E, F, G and H.
G & J	Aylesham Gardens to Linear Park Mall	The retail space in Block G can be configured to accommodate a large space user or be divided into up to 4 x units. We envisage a large F&B user in this space, e.g., a gastro-pub. This use will also require demarked external seating. We understand Block J is to be redesigned.
K, L & N	Linear Park	Linear Park is dominated by Morrisons' frontage. There is a section of dead frontage to the south of the Lobby/Concierge taken up by Morrisons' BOH, a refuse store, and lobby, culminating with a retail unit in Block N at the junction with Linear Park. This unit is isolated from the core of the scheme and will rely on pedestrian flow from Hanover Park. There is potential to create additional retail units at the northern end of Linear Park in Block K by repositioning the Life Safety Generator and Substation and reconfiguring the Cycle Store.
D, E & K	Peckham Yard	The area is to be hard landscaped and could be a suitable place for affordable space, pop-up street food, market stalls, etc. These uses could create a vibrant quarter for independents, activate the location during the day and evening, and help to support the scheme's retail and F&B economy. The planning consent requires 10% of commercial floorspace at Aylesham to be allocated to affordable accommodation. Block D has a large commercial unit on ground floor with a wide frontage onto Peckham Yard. The ground floor has potential to be divided and used to provide affordable space for local businesses. The upper floors can be a hub for small businesses and local enterprises operating from studios, workshops, and makerspace. The top floor is potentially suited to a signature bar/restaurant.

		The two small commercial units facing Peckham Yard in Block K and the commercial unit in Block E which lies to the south of Block D also have potential for affordable accommodation. There is a leisure unit arranged on ground and first floor in Block K suited to a gym and other leisure uses. Whilst there is potential to lease the ground and first floor to one operator, we recommend there is flexibility to enable leasing the space to two fitness operators by enabling the first floor to be self-contained if required.
F	Hanover Park	There are retail units positioned at each entrance to the scheme from Hanover Park in Block F at the junction with the entrance to Aylesham Gardens and in Block N at the junction with Linear Park. Both units are isolated from the central retail core within the development. This will impact on tenant demand and the use, i.e., it may limit demand to service type operators that are not overly reliant on pedestrian flow.
	Service Road	The distance between the service road and shopfronts appears to be narrow in some locations, e.g., in Block H. There should be sufficient pavement space to allow pedestrian circulation outside shopfronts.

6.1. Commercial Unit Design, Configuration & Handover Recommendations

6.1.1. There should be a range of space options that can adapt and evolve to meet changing needs and/or prevailing economic circumstances, to promote a wide spectrum of uses. Units should have the flexibility to be divided or combined to accommodate changing size requirements.

Use	Design & Configuration Recommendations	Anticipated Handover Specification
Retail	- Flexibility to divide/combine units - Clear space with minimal columns - Proportionate width to depth ratio, e.g., internal width of approximately 6.09m	Multiple brands and larger operators may require a level of enhanced specification but are more likely to require a financial contribution by way of capital or rent-free period to assist with fit-out based on shell & core handover specification. Some occupiers may require specific features, e.g., exposed concrete, and services, and it will be necessary to work with them from the outset of the design

	(20 ft) for 92.90 sq. m (1,000 sq. ft) unit • Provision for storage (potentially within a mezzanine) and amenity space • High speed wi-fi • Facilities for servicing and deliveries close to each unit • Riser for extraction may be required by some retail uses, e.g., bakery • Fascia and external signage opportunities	process and agree a specification as part of an Agreement for Lease.
Affordable Retail	• As per retail	Consideration should be given to the provision of 'white box' specification for the affordable retail units. The tenants can then put their own stamp/identity on the space with their own signage and modular fittings. Basic fit-out should include: • Level floor ready to take finish • Shop front • WC • Staff amenities/kitchen
F&B	• Flexibility to divide/combine units • Clear space with minimal columns • Provision for storage (potentially within a mezzanine) and amenity space	As per retail, multiple F&B brands may require a level of enhanced specification but are more likely to require a financial contribution by way of capital or rent-free period to assist with fit-out based on shell & core handover specification. Independent operators may require an enhanced specification with input from the developer regarding the

	• Provision for customer WC's • High speed wi-fi • Servicing and deliveries close to each unit • Riser for extraction • Energy supply appropriate for cooking/kitchen equipment • Scope to accept fully opening shop-front, e.g., bi-fold doors • Dedicated external space for seating • Fascia and external signage opportunities	design/layout. Handover specification could include: • Shopfront/bi-fold doors • Level floor ready to take finish • Partitions for kitchen, storage, and staff amenity • WC's (staff & customer) Whilst F&B occupiers generally prefer to have a gas supply, developers are increasingly resisting this due to environmental considerations. F&B businesses are adapting to this accordingly.
Fitness/Gym	• Provision for WC's, changing rooms and showers • Clear space with minimal columns • 4.5m minimum ceiling height • External signage opportunities • High speed wi-fi • Shower facilities • Up-rated acoustic insulation • Plant room • Clearly defined and attractive ground floor entrance	Shell & core with capped off services and provision for a rent-free period or capital contribution for fitting out

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6.2. Refuse

6.2.1. Each unit should have its own bin allocation with additional capacity for larger units. The commercial bin stores should be accessible to waste collection vehicles.

6.2.2. Segregated bin stores with appropriate signage should be provided for food businesses.

6.3. Retail Facades

6.3.1. The scheme should seek to capture the vibrancy and atmosphere evident elsewhere in Peckham town centre where shopfronts and signage vary considerably, and to avoid the sterile environment that is often present in new developments.

6.4. Shop-front Initiatives

6.4.1. Tenants should be encouraged to be creative and bold with their fit-out designs, whilst observing guidelines set out in the Tenant's Handbook. Initiatives should include:

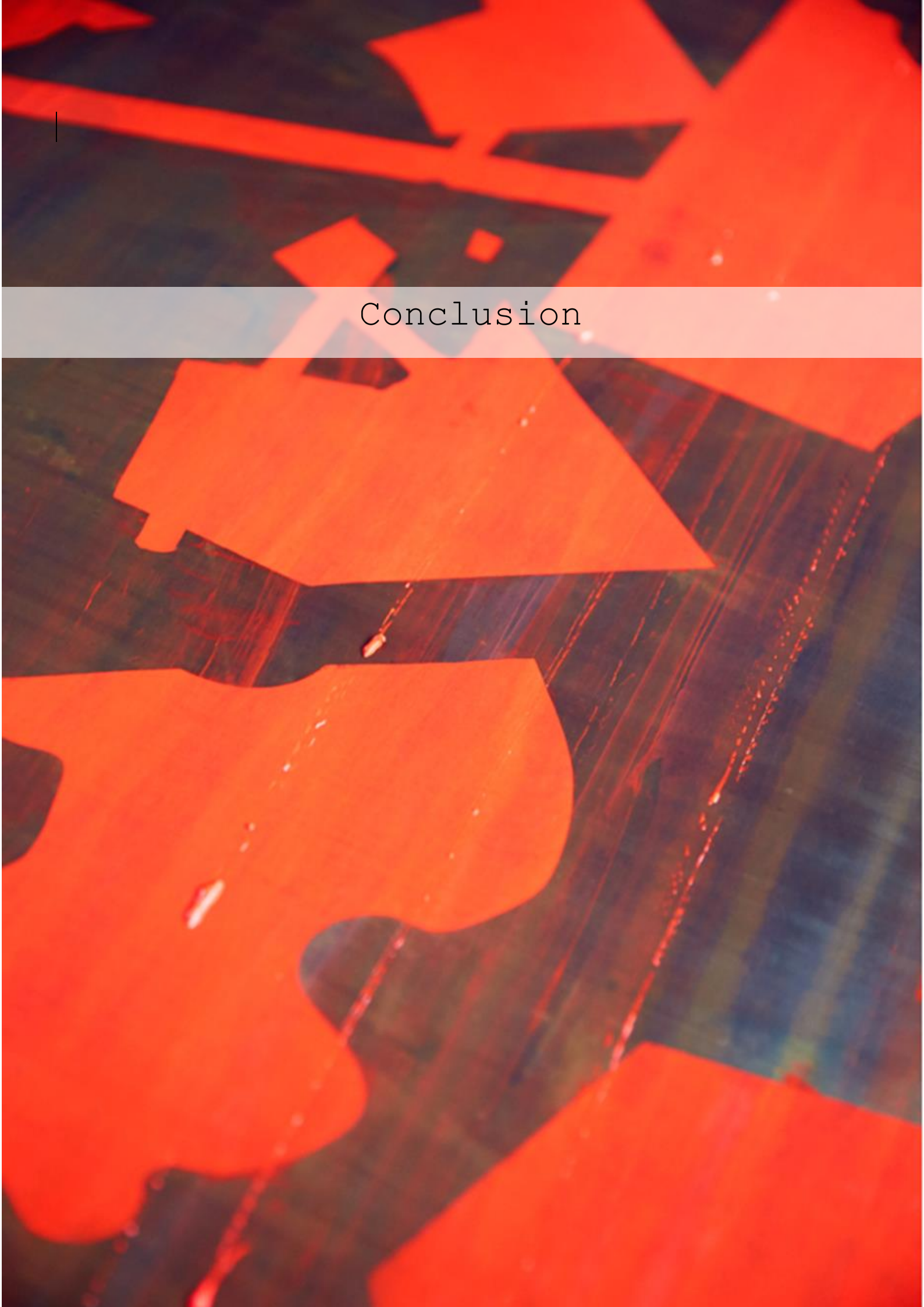
- Variety of shopfront designs, including open shopfronts and bi-fold doors for F&B tenants
- Signage strategy to include facades, bus-stop signs, A-boards, totems, etc.
- Lighting strategy
- Planting
- Spill out zone for external display
- External seating zone for F&B tenants

6.5. Tenant's Handbook & Fit-out Guide

6.5.1. We recommend that a Tenant's Handbook & Fit-out Guide is prepared by Berkeley for the non-residential tenants. This will be particularly relevant to retail and F&B occupiers where guidance should be provided on the following:

- Hoardings with approved graphics and branding whilst fit-out is taking place
- Shopfront design
- Materials
- Signage
- Mezzanine installation
- Flooring
- Lighting
- Ceilings
- Services
- External spill out and seating zone
- Approvals process

- Planning requirements
- Green requirements



Conclusion

7. Conclusion

7.1. Retail/F&B demand for Peckham remains consistent and has been strongest from independents and local businesses compared to multiple brands. Whilst there have been recent deals agreed with multiples these have been the relocation of existing Peckham tenants from the Aylesham Centre (Poundland (in solicitor's hands) and Specsavers).

7.1.1. Feedback from agents currently marketing retail space in Peckham is that there is reluctance from mainstream multiples to invest as it is perceived as too 'edgy', however demand from independents is strong.

7.1.2. There are 35 occupier requirements for Peckham published since 1st January 2022. Retail requirements represent the highest total floor area, albeit Lidl have a requirement for 18,000 to 26,000 sq. ft which accounts for over 31% of published retail requirements by floorspace (minimum area). F&B accounts for an equal number of requirements by unit numbers (16 requirements). Other requirements include leisure and day nursery uses. Total published requirements equate to minimum 93,800 sq. ft and maximum 192,350 sq. ft of floor area.

7.1.3. Aylesham consists of 6 distinct pitches, each has its own characteristics and user type.

- Rye Lane is prime pitch suited to retail and F&B mass market brands;
- Aylesham Gardens is a more relaxed open space suited to F&B operators including family orientated all-day offers providing a variety of cuisines as well as grab & go;
- Aylesham Gardens to Linear Park Mall is suited to a large family friendly gastro-pub as well as service retail, e.g., hair & beauty
- Linear Park has potential for additional retail in Block K (repositioned Life Safety Generator and Substation) suitable for service uses, e.g., barber and florist;
- Peckham Yard is suited to affordable space including pop-up street food, market stalls, etc.
- Hanover Park has a secondary retail offer suited to service retail and alternative uses, e.g., educational.

7.1.4. We recommend that provision is made for offering concessionary terms to early pioneer occupiers including extended rent free periods and enhanced handover specification.

7.1.5. Existing Aylesham tenants including Greggs, Holland & Barrett, JD, and Nando's are potentially suited to taking space in the new scheme on the Rye Lane frontage, subject to terms. We would recommend dialogue with each at an early stage to establish their long-term strategy for the location.

7.1.6. Tenants in the scheme are likely to consist of regional/established operators (not multiples) as well as independents and local operators that can benefit from the affordable space.

- 7.1.7. The F&B mix should aim to support an all day and evening economy and draw in people from the wider area. The gym space has potential to attract a full-scale branded offer or to be split between ground and first floor for two fitness offers.
- 7.1.8. There are sections of dead frontage, e.g., in Aylesham Gardens and Linear Park, which will require activation such as pods, stalls, street food, etc in the public realm.
- 7.1.9. There should be a range of space options at Aylesham that can adapt and evolve to meet changing needs and/or prevailing economic circumstances, to promote a wide spectrum of uses.
- 7.1.10. Units should have the flexibility to be divided or combined to accommodate changing size requirements e.g., within blocks A, B & C (Rye Lane frontage) and block G (Aylesham Gardens to Linear Park Mall).

7.2. **Disclaimer**

We are obliged to mention that the advice provided within this report is prepared for your purposes only and should not be relied upon by any third party. The views given are for the specific purpose of assisting you in the disposal of the property. Our advice does not represent a formal valuation as we have not undertaken nor completed the detailed enquiries or comprehensive research that precede a valuation prepared in accordance with the Practise Statements in the RICS Appraisals & Valuation Standards (Red Book).

Appendices



Appendices

Appendix 1

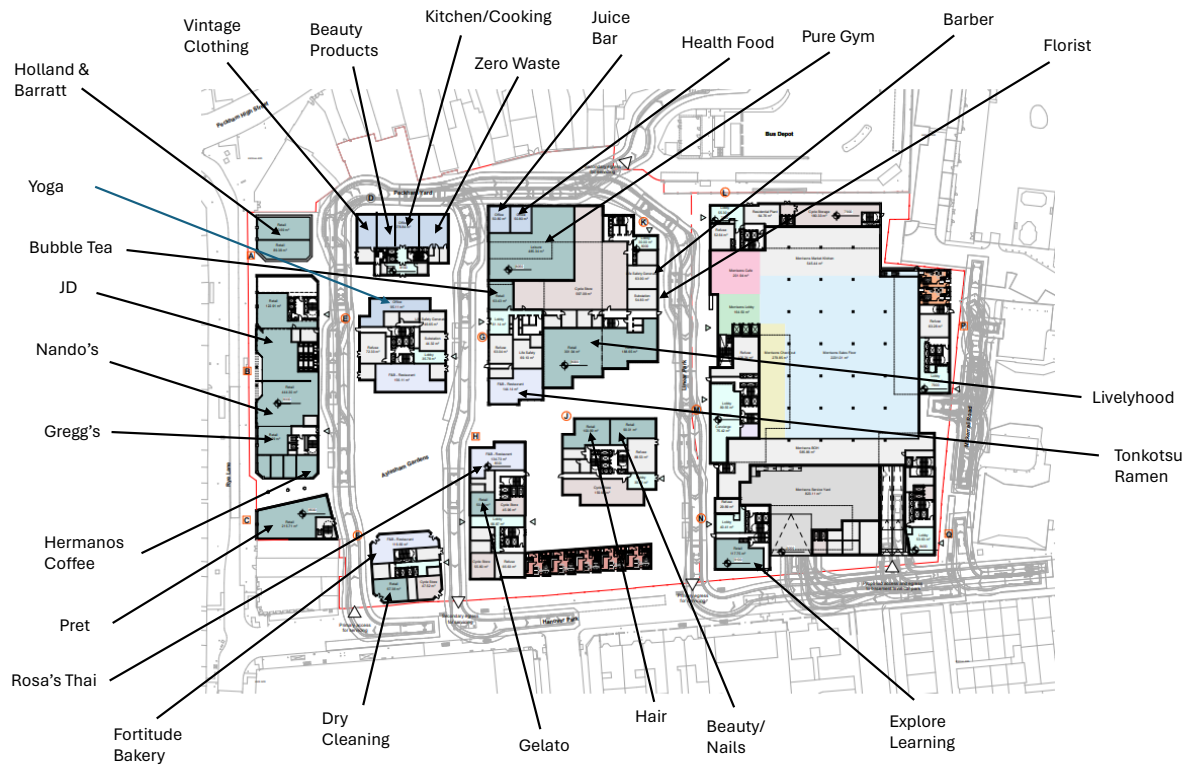
Ground Floor Plan



First Floor Plan



Appendix 2



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