

Peckham Area Character Workshop

24 October 2023

What do we mean by area character?

National Design Guide

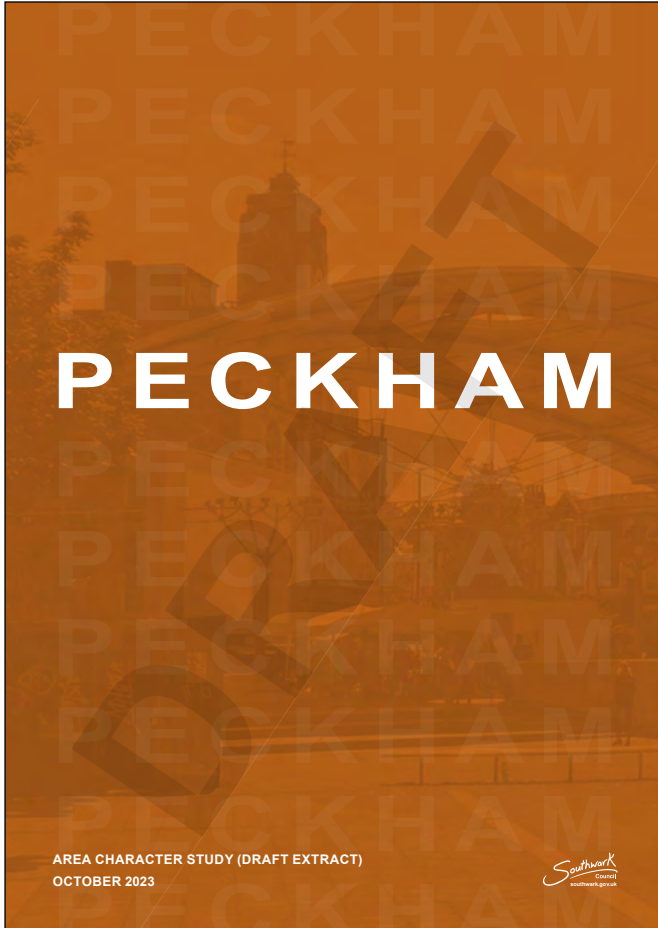
Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

A well-designed place



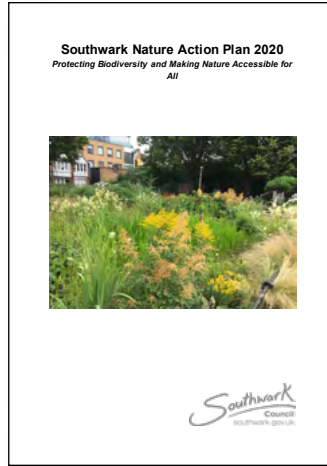


Peckham Area Character Study



Focus Area

Peckham and Rye Lane
wards / AV.14 Peckham,
Southwark Plan 2022



Existing Information

We have reviewed existing information on the area:

PHYSICAL

- Planning Context
- Topography & Views
- Geology
- History & Heritage
- Building types, Density & Height
- Open Space, Greenery & Ecology
- Access & Movement
- Air & Noise Pollution
- Flooding



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

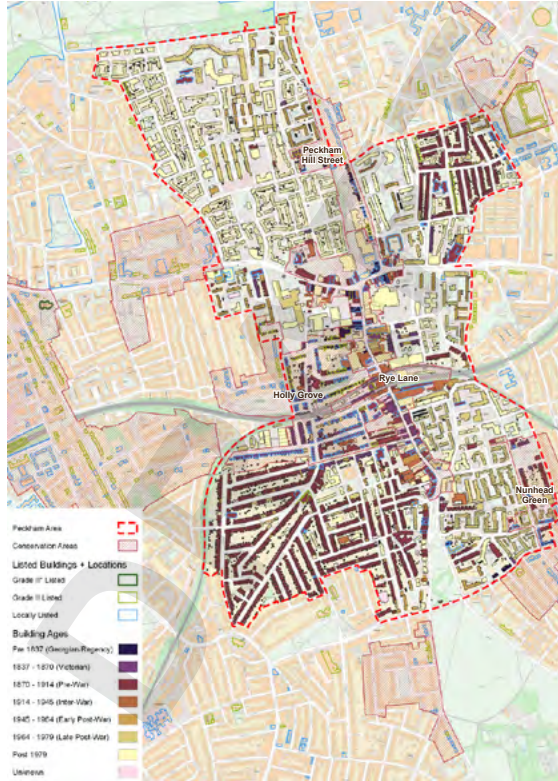
An early to mid 19th century planned suburban development with a strong landscape element.



NUNHEAD GREEN

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

HISTORY & HERITAGE



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Ministry of Housing, Communities & Local Government

The English Indices of Deprivation 2019 (IoD2019)

The Indices relatively rank each small area in England from most deprived to least deprived

1st most deprived area 32,844th least deprived area

There are 32,844 small areas (Lower-layer Super Output Areas) in England, with an average population of 1,500

There are 7 domains of deprivation, which combine to create the Index of Multiple Deprivation (IMD2019):

Income (22.5%) Measures the proportion of the population experiencing deprivation relating to low income.	Employment (22.5%) Measures the proportion of the working age population in an area involuntarily excluded from the labour market.	Education (13.5%) Measures the lack of attainment and skills in the local population.	Health (13.5%) Measures the risk of premature death and the impairment of quality of life through poor physical or mental health.
Supplementary Indices Income Deprivation Affecting Children Index (IDACI) Measures the proportion of all children aged 15 and under living in income deprived families.	Crime (9.3%) Measures the risk of personal and material victimisation at local level.	Barriers to Housing & Services (9.3%) Measures the physical and financial accessibility of housing and local services.	Living Environment (9.3%) Measures the quality of both the 'indoor' and 'outdoor' local environment.

How can the IoD2019 be used?

- comparing small areas across England
- identifying the most deprived small areas
- exploring the domains (or types) of deprivation
- comparing larger administrative areas e.g. local authorities
- looking at changes in relative deprivation between iterations (i.e. changes in ranks)
- quantifying how deprived a small area is
- identifying deprived people
- saying how affluent a place is
- comparing with small areas in other UK countries
- measuring absolute change in deprivation over time

More guidance available

Southwark Ward Profiles

INTRODUCTION

These ward profiles have been developed as part of Southwark's Joint Strategic Needs Assessment (JSNA), and complement the five multi-ward area profiles for the borough. The profiles are an interactive tool allowing the user to explore ward level data regarding health and wellbeing in Southwark.

Select ward:
Cannon Hill Green

People Starting Well Living Well Ageing Well Place Summary Table

Further information on health and wellbeing in Southwark is available at: www.southwark.gov.uk/jsna

Southwark 'healthy basket' study

Investigating access to healthy, affordable and appropriate food in Southwark

Author: Sophie Reed
Date: May 2020

Existing Information

We have reviewed existing information on the area:

SOCIAL & ECONOMIC

- Demographics
- Social Equity
- Health & Wellbeing
- Social Development

SOCIAL EQUITY

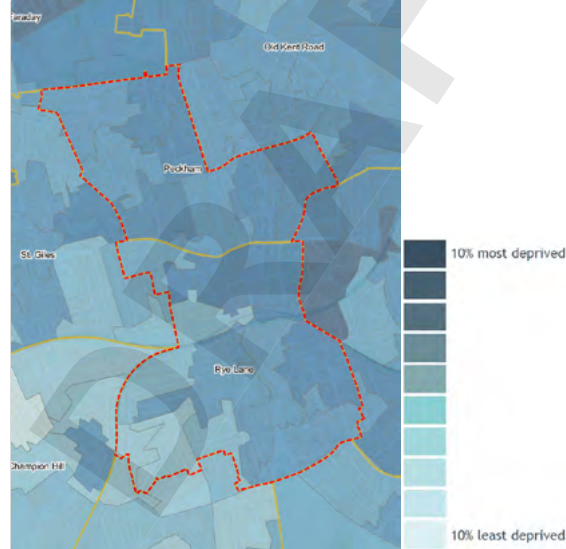
DEPRIVATION

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 Deprivation¹. The darkness of blue shows the level of deprivation within an area.

The map for multiple deprivation (below) overlays the various indices of deprivation to give an overview. This suggests that Peckham has varying levels of deprivation. There are pockets of increased deprivation located around the Town Centre and the housing estates in the north, east and south of the study area. The areas of lower deprivation are concentrated in the south-west of the study area, including Copleston Road, Bellenden Road and Choumert Road.

¹ Ministry of Housing, Communities & Local Government, 'English indices of deprivation 2019'

INDEX OF MULTIPLE DEPRIVATION DATA MAP (2019)



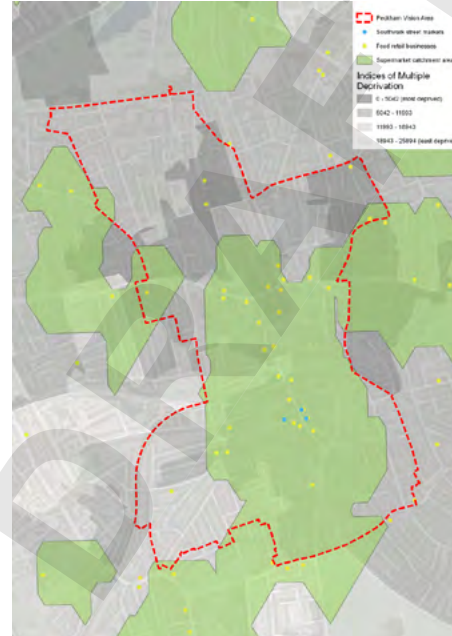
Data Source: The English Index of Multiple Deprivation 2019 (Ministry of Housing, Communities & Local Government, 2019)

HEALTH & WELLBEING

FOOD ACCESS MAP

A food access map was created looking at supermarket catchment areas and other food stores and street markets. Areas of multiple deprivation are also overlaid. This is to show how the food access is exacerbated by existing inequality and deprivation.

Central Peckham has a good level of food access, but there is a significant area with poor healthy food access in northern Peckham, which correlates with areas of deprivation. There is also a pocket of poor food access in the south-west of Peckham, though this area has lower levels of deprivation.



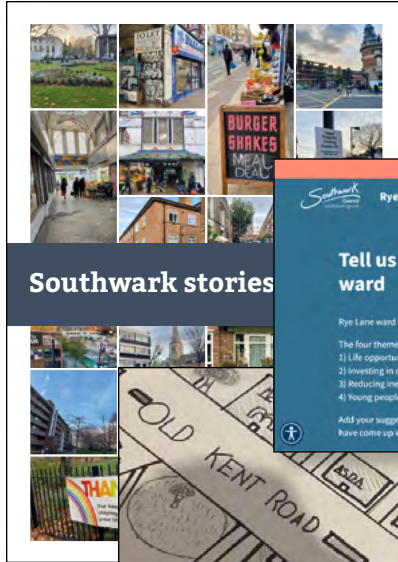
Adapted from 'Food Access Map of Southwark - Southwark 'healthy basket' study' (Reid, S., 2020)

Existing Information

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SOCIAL & ECONOMIC

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Southwark stories

The engagement of this project has ended. Sign up for project news to be kept up to date

Rye Lane

Tell us your idea for Rye Lane ward

Rye Lane ward has £154.5k of CIL funding available.

The four themes for projects in Rye Lane ward are as follows:

- 1) Life opportunities, health and wellbeing, pride of place
- 2) Investing in communities
- 3) Reducing inequalities
- 4) Young people & tackling social isolation

Add your suggestion to our map and see what ideas other people have come up with.

APPENDIX 1

Rye Lane Consultation Report

an overview of the feedback received during the consultation on the bus arrangement on Rye Lane

Twitter: @S16_southwark | Facebook: facebook.com/southwarkcouncil

Understanding Southwark

Young people's perspectives

October 2021

Southwark Council | SOCIAL LIFE

Southwark 2019

Understanding Southwark's Food Experience

Gehl

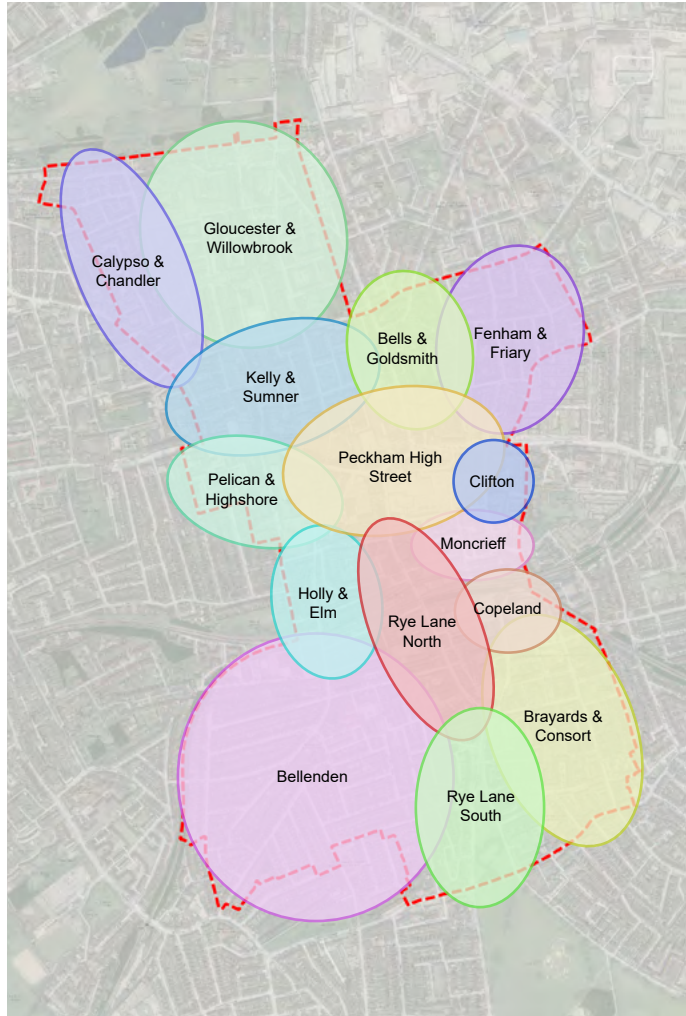
Food Systems & Public Life insight report

Existing Information

We have reviewed existing information on the area:

EXPERIENCE

- Local Identity
- Safety & Sociability
- Young People's Experience
- Covid-19 Impact
- Community Priorities & Goals



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 North



3: Rye Lane South



4: Copeland

INDUSTRIAL/CREATIVE



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

Introductory Exercise

A great place is...

Workshop 1:

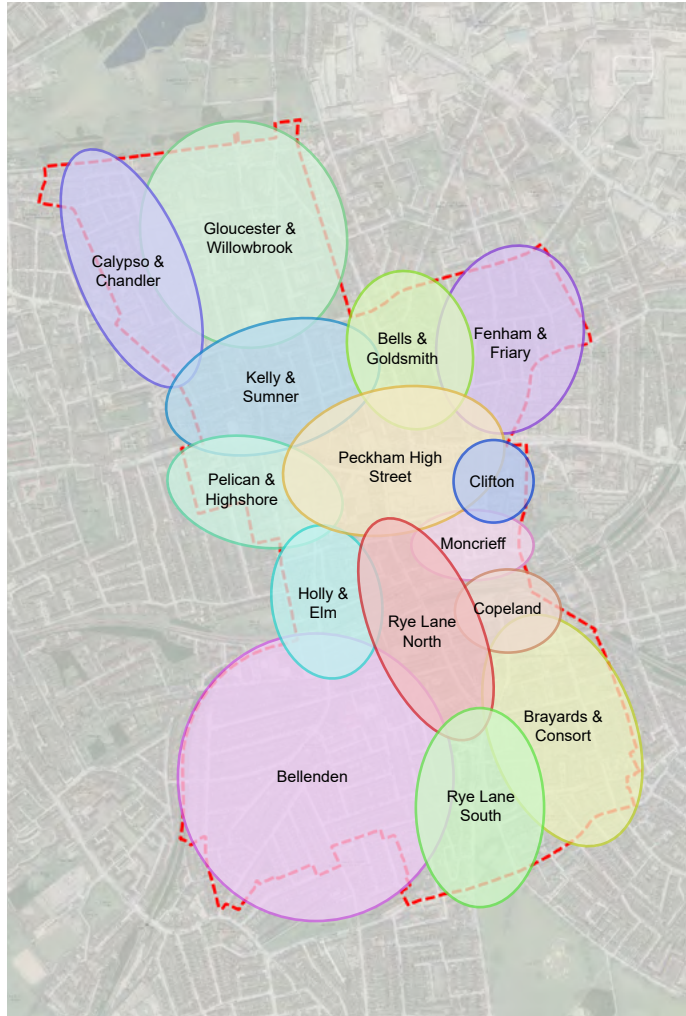
Draft Character Areas in Peckham

Choose one of the draft character areas.

How would you describe this area?

What are key building, places and spaces in the area?

Where would you draw an outline of this area?



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 North



3: Rye Lane South



INDUSTRIAL/CREATIVE

4: Copeland

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

Workshop 2:

Engaging on Character

What contributes to the unique character of the area?

What has the most impact on area character?

Final Questions & Observations

Next Steps

Improvements to our website

We have made changes to our website to improve the way it looks and to give residents a better experience. [You can find out more about this update here.](#)

Area character studies

Peckham Area Character Study

We will be creating an up-to-date area character study in Peckham. This study will look at the buildings, spaces and places in Peckham. It will look at what makes the different areas in Peckham distinctive. It will look at what is working well in the design of the areas and what is not.

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. You can see the presentation and a summary of the discussion below:

In this article

Part 1

[Area character studies](#)

Part 2

[Camberwell Area Character Study](#)

Part 3

[Peckham Area Character Study](#)

Part 4

[Previous Character and Heritage Studies](#)

Workshop Summary on Southwark Website

- Workshop outputs & area descriptions.
- Discussion on area character.
- Questions & observations.

southwark.gov.uk/planning-and-building-control/design-and-conservation/design-heritage-and-character?chapter=3



Consultation: November 2023 - February/March 2024

- Pop-up events.
- Attending local community groups, faith groups, and TRA meetings.
- Surveying.
- Interactive maps.



Example consultation website (Camberwell area character study):

Tell us your thoughts on Camberwell

We want the views of the people who live, work in and visit Camberwell on:

- The buildings, spaces and places
- What works well in the design of the areas and what doesn't.

The survey will help us make decisions about the area about what we should protect, and what we should try to change.

Click on the map below to choose an area and complete a short survey.

Or scroll down to tell us about any buildings, spaces and places that you especially like or dislike.

Closing date: Wednesday 18 January 2023.

[Keep me updated](#)

Your email will be used to contact you about project updates. You can unsubscribe at any point. Please read our [privacy policy](#).

[Project Overview](#) [About the project](#) [Have your say](#) [Timeline](#) [Latest news](#) [The team](#)

Share your views by selecting an area on the map below and clicking on the arrow.

We have identified 25 different areas in Camberwell that have a consistent character and we want to hear your thoughts.

SELECT AN AREA BELOW TO SHARE YOUR THOUGHTS

Consultation: November 2023 - February/March 2024 Website

- Allow people to respond online.
- Matches the in-person consultation (surveys and interactive maps).
- Allows everyone to see the anonymised responses.

Thank you for attending!

If you would like more information or have any further questions please email:

designconservation@southwark.gov.uk

or call: 07514 312049.