

Peckham Projects

March 2011 Update

Southwark Property

Flaxyard West

Land adjoining Melon Road & Jocelyn Street, London SE15

Location Map Reference: 8

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	10,960 m ² / 1.096 ha / 2.7 acres
Holding Department	Corporate Property Holdings Account - ?
Ward	Peckham
Description	Open grassland

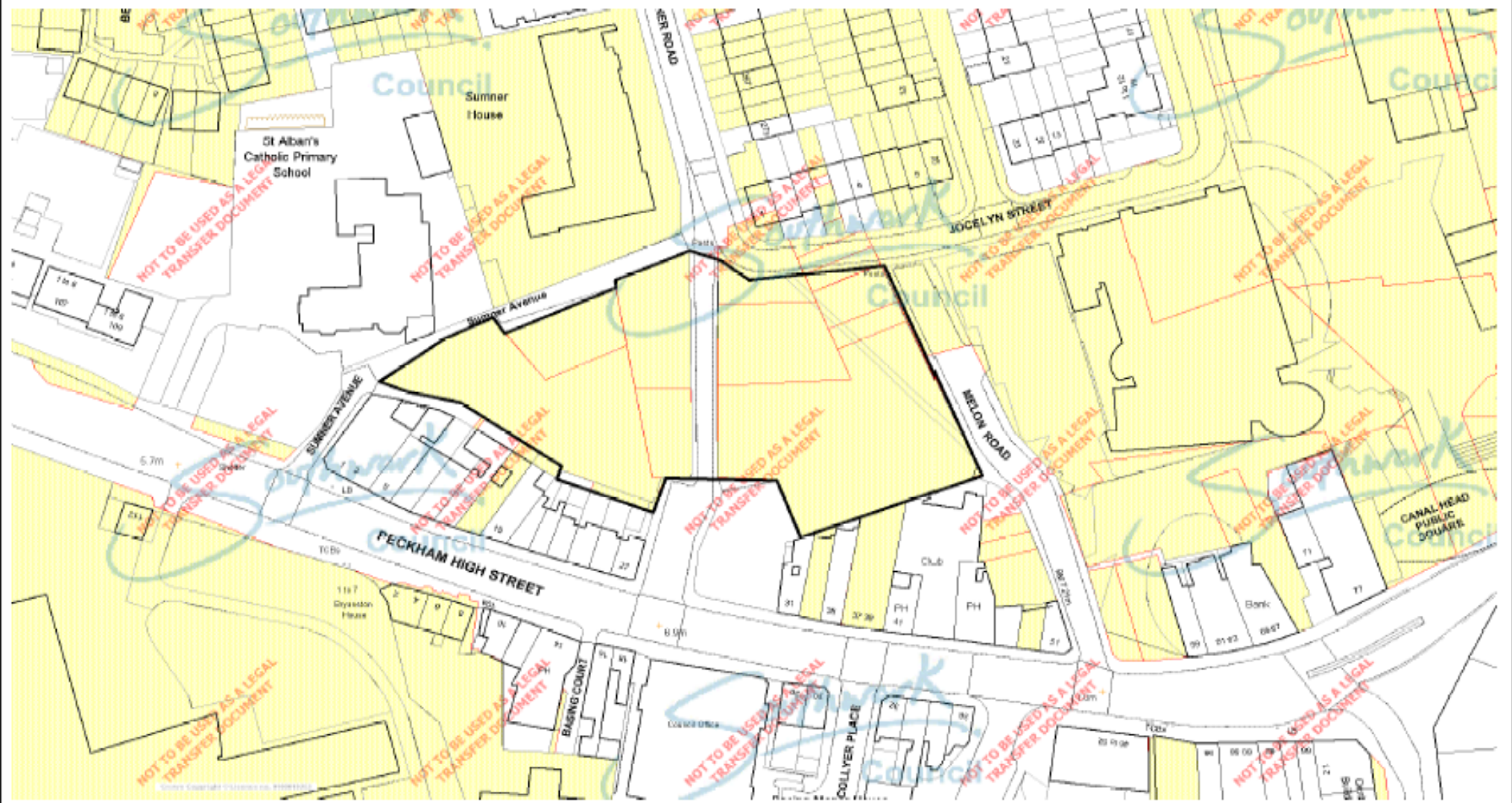
Long term proposals Mixed use, commercial & residential

Short term proposals

Key issues & dependencies
Current status



Flaxyards



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Scale 1/1250
Date 19/7/2006

**Southwark
Council**

Flaxyard East

Land adjoining Melon Road & Jocelyn Street, London SE15

Location Map Reference: 8

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	10,960 m ² / 1.096 ha / 2.7 acres
Holding Department	Corporate Property Holdings Account
Ward	Peckham
Description	Open grassland

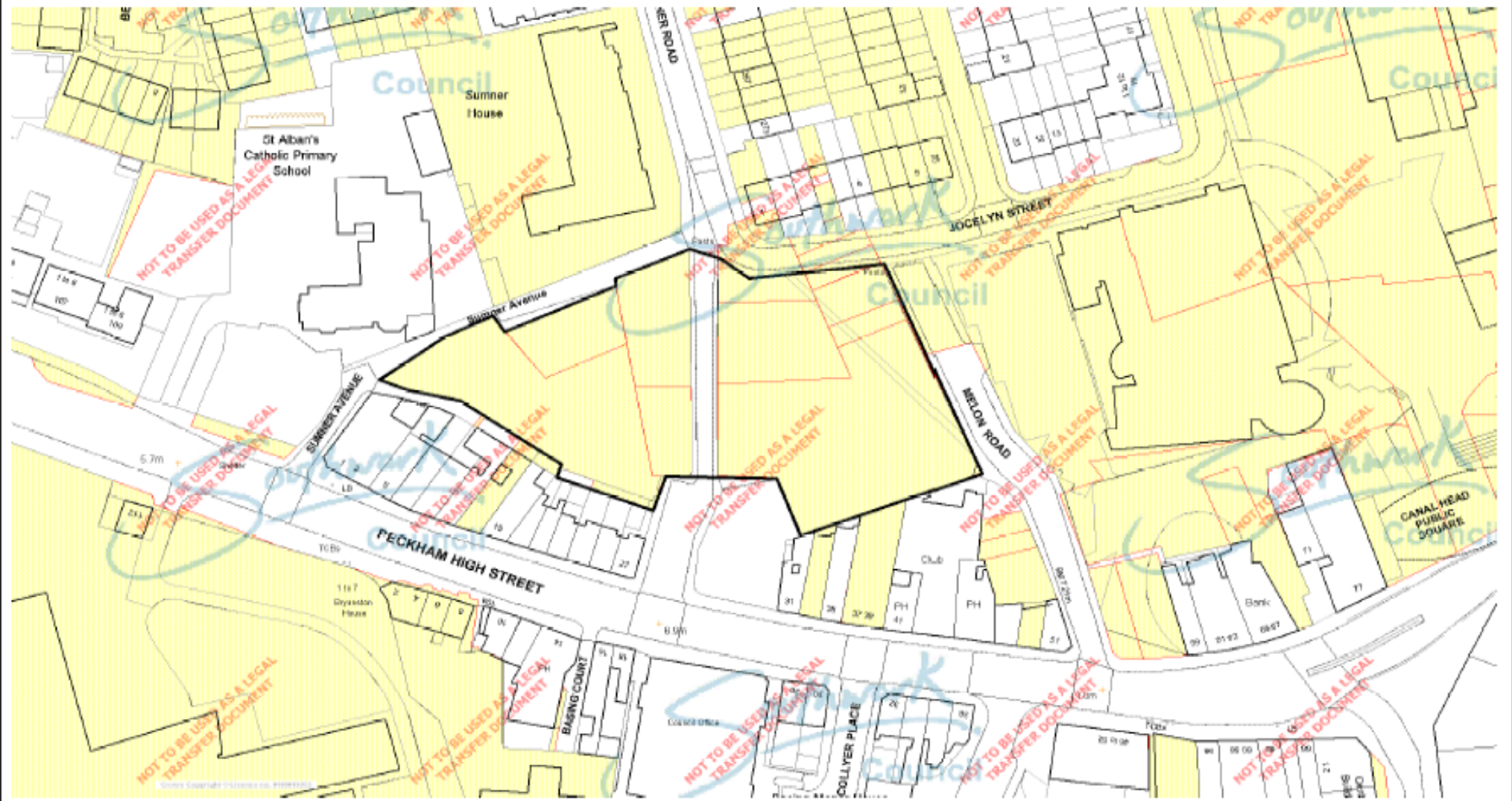
Long term proposals Mixed use commercial & residential

Short term proposals

Key issues & dependencies
Current status



Flaxyards



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Scale 1/1250
Date 19/7/2006

**Southwark
Council**

Site 7a

Saul Court, Painswick Court, & Sharpness Court,
Daniel Gardens, London SE15 (6BG, 6BA, 6BQ)

Location Map Reference: 10



Site Data:

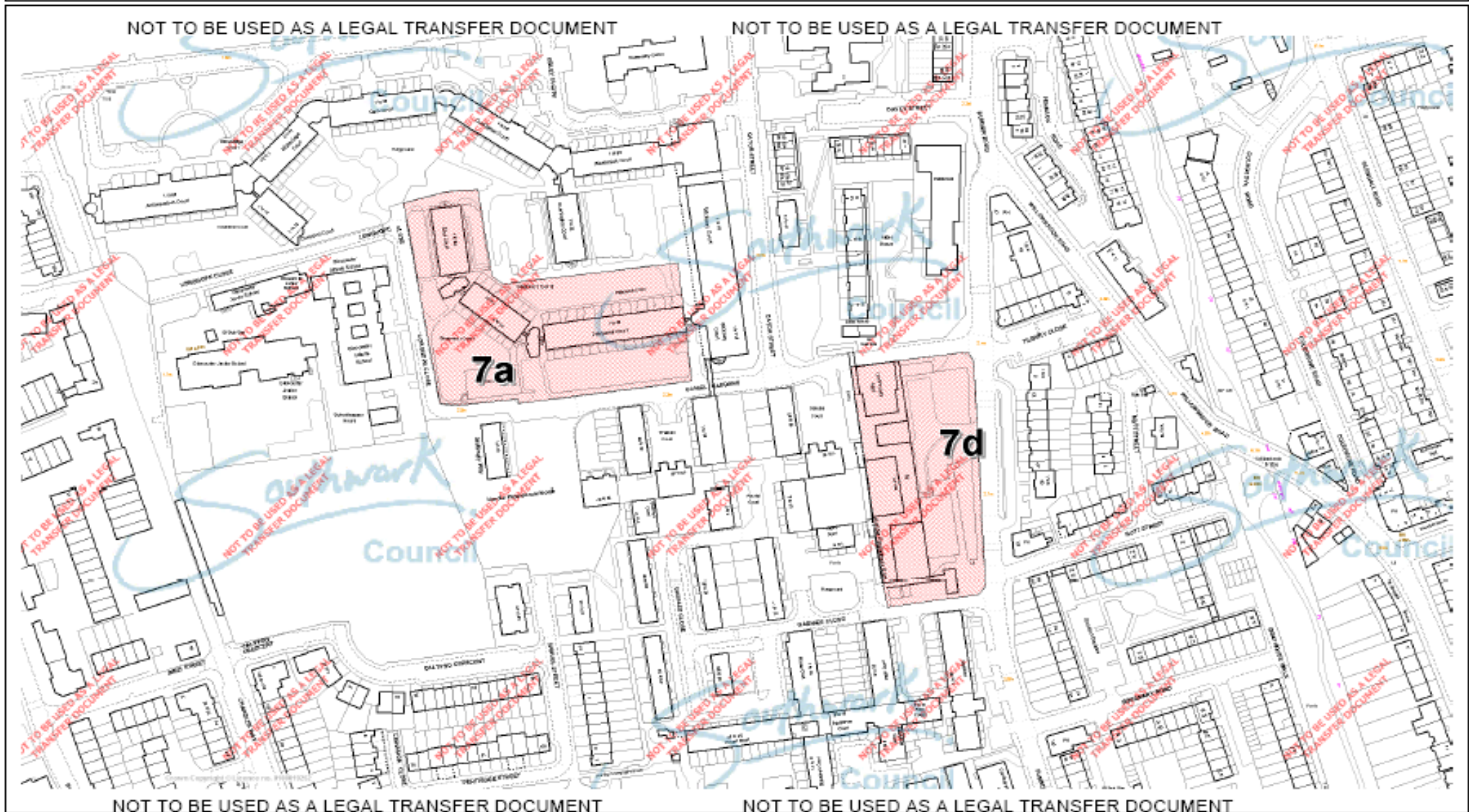
Lead officer	John O'Kelly
Site Area	8,180 m ² / 0.818 ha / 2.022 acres
Holding Department	Housing
Ward	Peckham
Description	Vacant social housing blocks -

Long term proposals

Short term proposals
Key issues & dependencies

Current status New Tuke School

Peckham Sites 7a & 7d



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Scale 1/2500
Date 30/3/2008

Property Services

Site 7d

Sumner Workshops / Hordle Promenade East,
80 Sumner Road, London SE15 6LA

Location Map Reference: 10



Site Data:

Lead officer	Paul Davies
Site Area	5,820 m ² / 0.582 ha / 1.437 acres
Holding Department	Housing
Ward	Peckham
Description	Cleared site
Long term proposals	Dispose of site to RSL / Developer for mixed use development
Short term proposals	No short term proposals
Key issues & dependencies	State of the market Availability of housing grant
Current status	The site has been demolished and is currently vacant

Peckham Rye Station

Rye Lane, London SE15

Location Map Reference: 14

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	x m ² / x ha / x acres
Holding Department	(External) Network Rail
Ward	The Lane

Description

Long term proposals

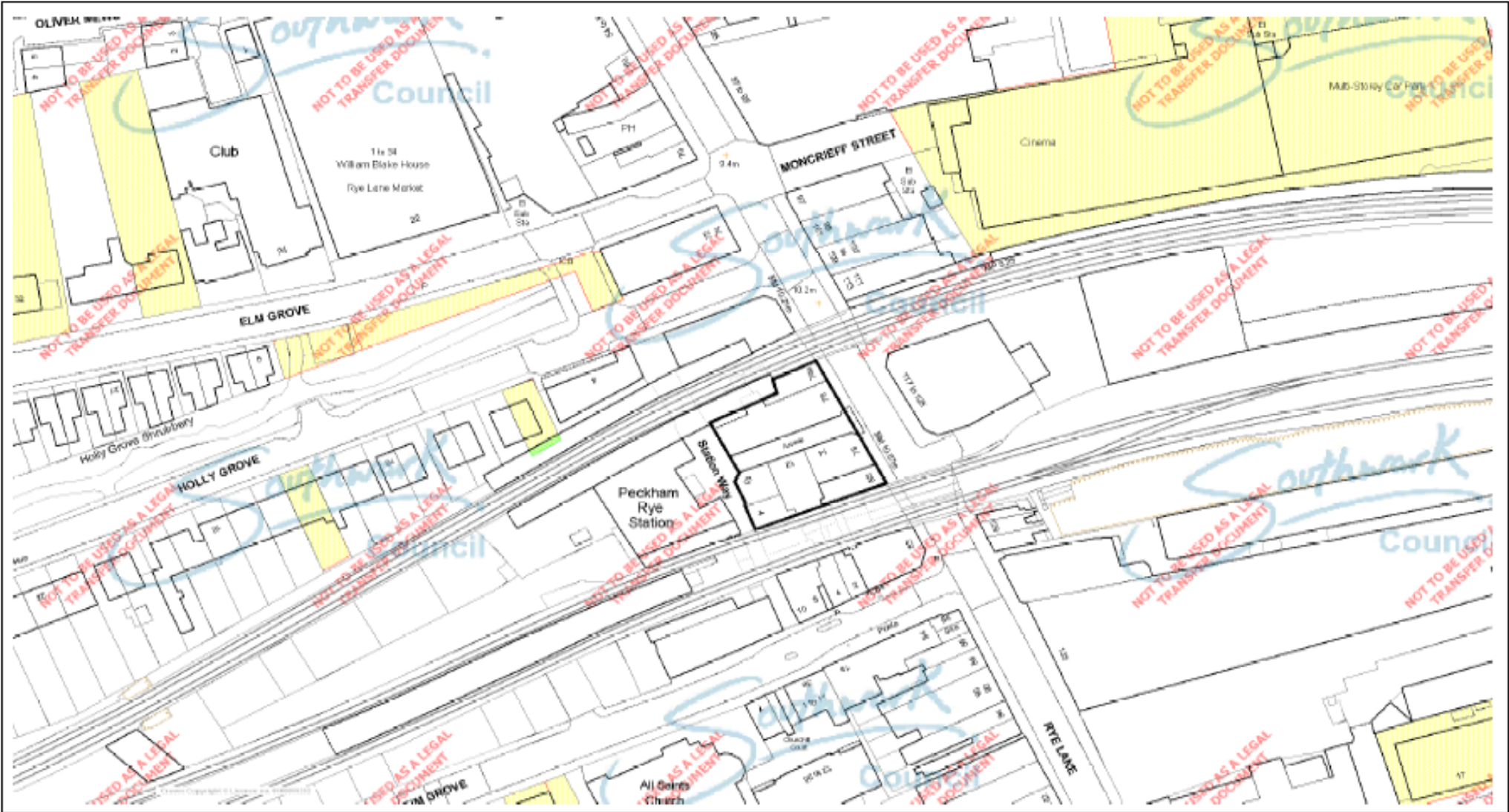
Short term proposals

Key issues & dependencies

Current status	Investigating Member support and Council funding to develop refurbishment / redevelopment scheme in conjunction with Network Rail.
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Peckham Rye Station



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 Date 19/7/2006

**Southwark
 Council**

Eagle Wharf

163 Peckham Hill Street, London SE15

Location Map Reference: 15

Site Data:

Lead officer	Paul Murphy
Site Area	4,780m ² / 0.478 ha / 1.18 acres approx
Holding Department	CPHA
Ward	Peckham
Description	Old warehousing with yard

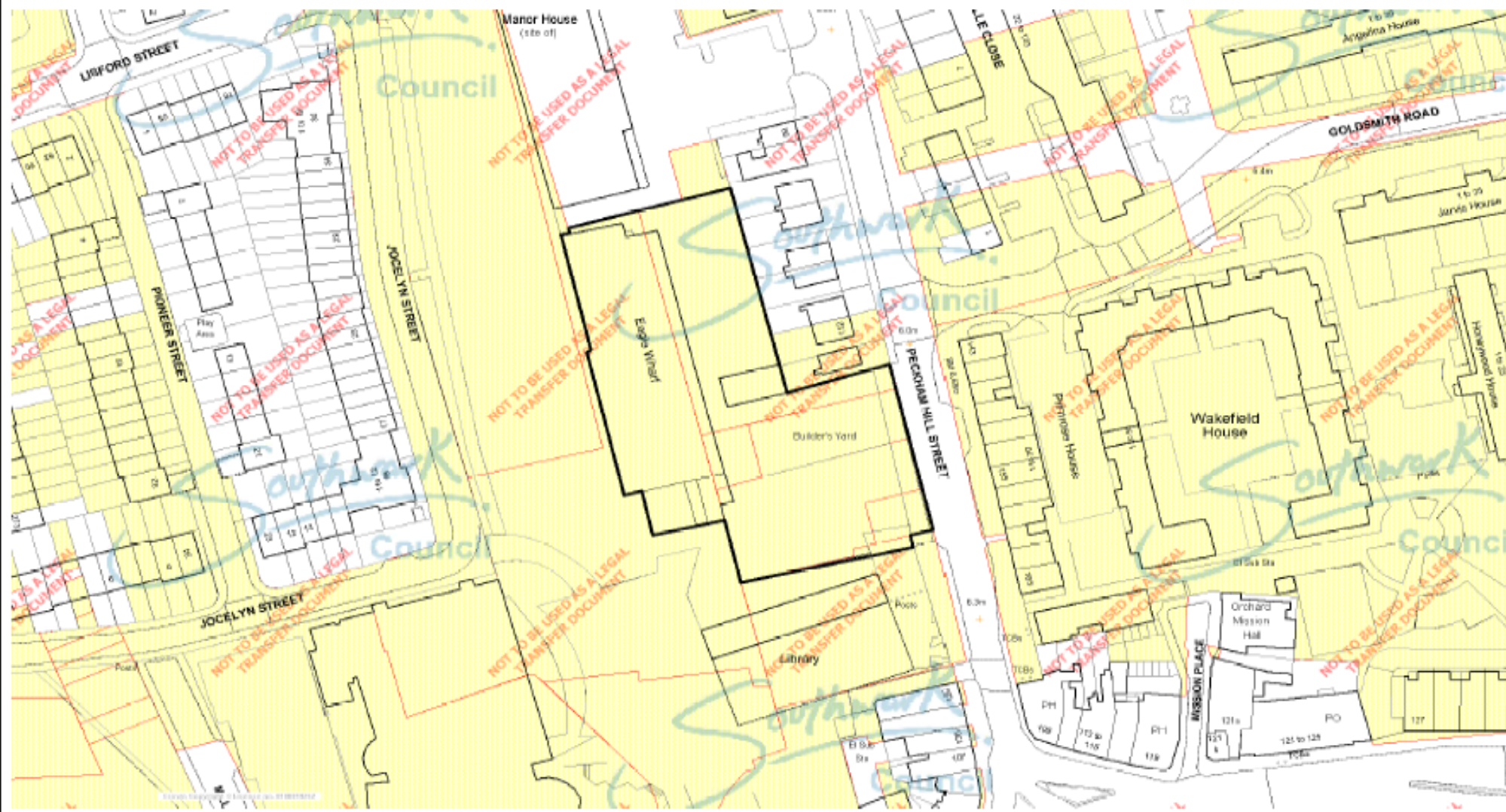
Long term proposals	Suitable for potential mixed-use redevelopment – including cinema, creative space, retail, offices and residential in line with Peckham Area Action Plan
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Short term proposals	Demolish building and consider disposal options. Potential for temporary car park let
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Key issues & dependencies	Town Centre management proposals/ public realm improvements to Peckham Square dovetail with redevelopment proposals Negotiations with private landowners and businesses - Develop strategy to identify development partners/ marketing exercise Emerging Peckham AAP and Core Strategy
Current status	Currently being demolished



Peckham Wharf



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 Date 19/7/2006

**Southwark
 Council**

Rye Lane Cinema

Rye Lane (Moncrieff Street), London SE15 5HL

Location Map Reference: 17

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	5,590 m ² / 0.559 ha / 1.38 acres
Holding Department	CPHA
Ward	The Lane
Description	Cinema and car park
Long term proposals	Mixed Use Redevelopment
Short term proposals	Relocate cinema facility to Peckham Wharf
Key issues & dependencies	Town centre management plans TFL plans
Current status	



Rye Lane Cinema



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**Southwark
Council**

Tower Car Park (Choumert Grove)

Choumert Grove Car Park, Choumert Grove, London SE15

Location Map Reference: 19

Site Data:

Lead officer	Jeremy Pilgrim
Site Area	4,091 m ² / 0.409 ha / 1.011 acres
Holding Department	Environment & Leisure
Ward	The Lane
Description	Open car park

Long term proposals Potential site for council office accommodation, or mixed use development. Part of the site will be going to GP's Surgery

Short term proposals Retain Car park

Key issues & dependencies Pedestrian only access to Rye Lane

Current status Car park



Tower Car Park



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**Southwark
 Council**

Tuke School

4 Woods Road, London SE15

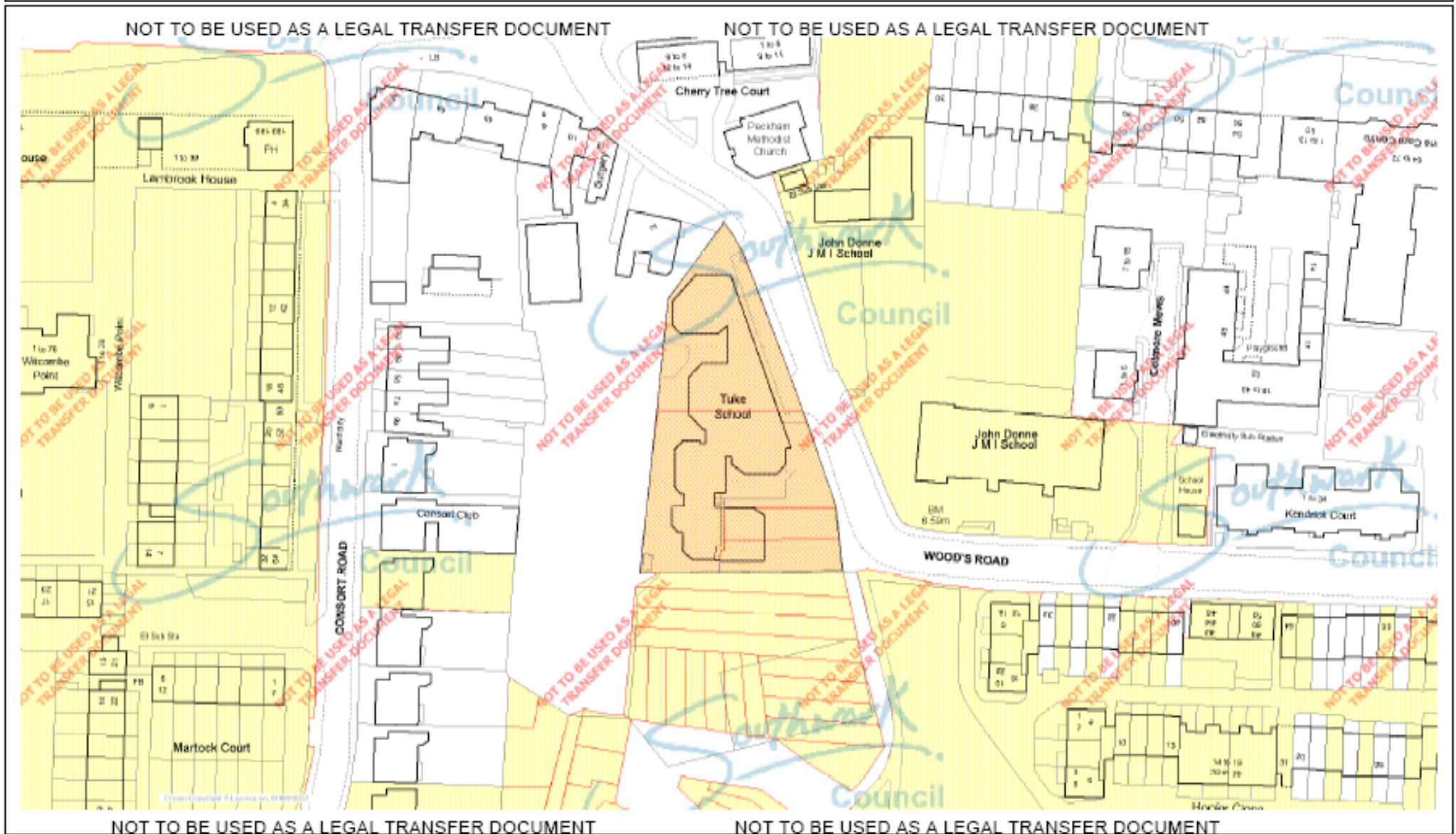
Location Map Reference:

Site Data:



Lead officer	Chris Rhodes
Site Area	2,481m ² / 0.25 ha / 0.61 acres
Holding Department	
Ward	Nunhead Ward
Description	Tuke School is a single storey building, which looks to be typical of 1970s developments.
Long term proposals	Post 2011 redevelopment – probably residential Potential site assembly with adjoining scaffold site
Short term proposals	Demolish and appropriate for housing land
Key issues & dependencies	Free School requests
Current status	The property is currently being occupied by property guardians for security purposes

Tuke School



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Date 4/9/2006

Property Services

Wood Dene

Queens Road, London SE15

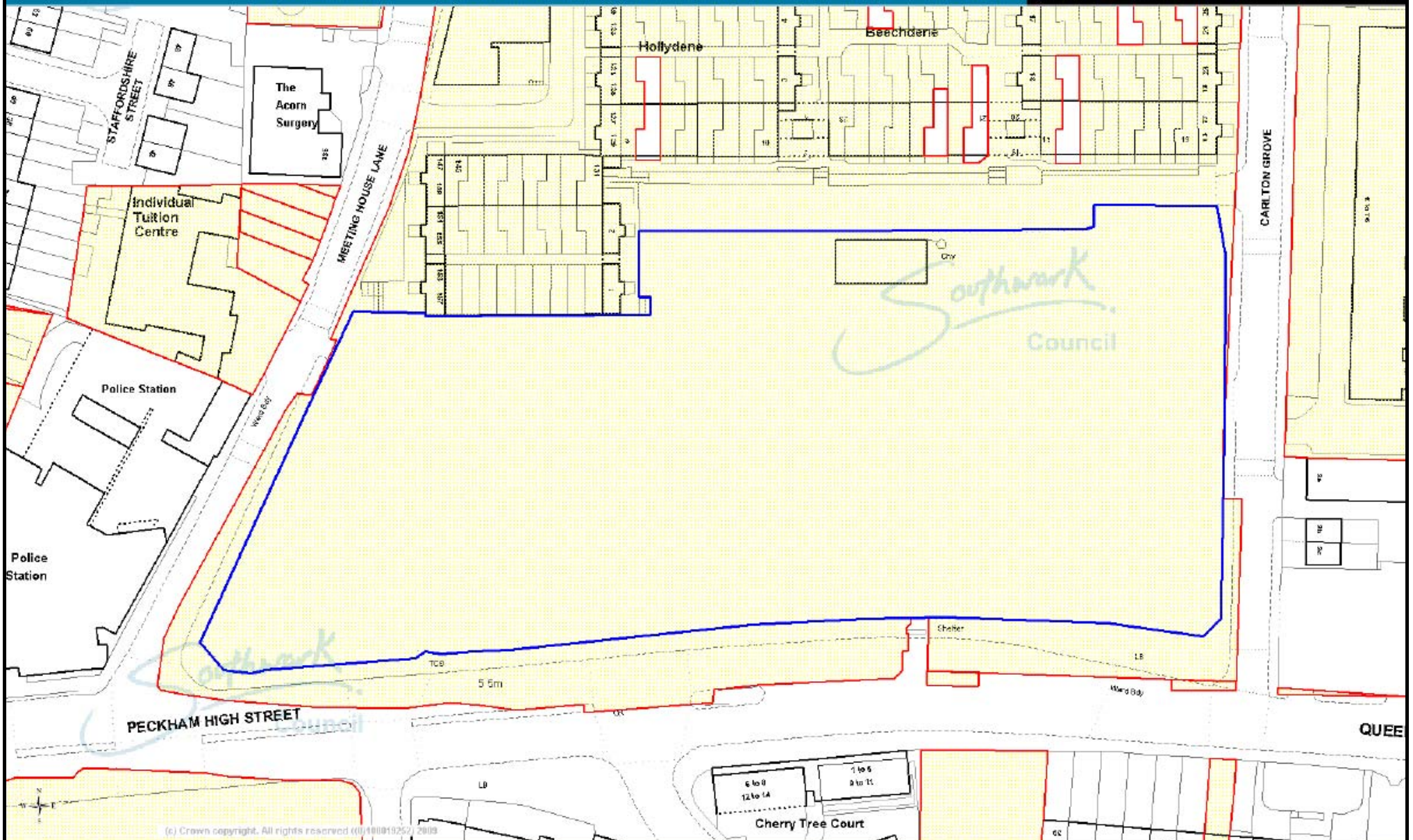
Location Map Reference: 20



Site Data:

Lead officer	Tom Hanman
Site Area	13,950m ² / 1.395 ha / 3.447 acres
Holding Department	Housing
Ward	Livesey Ward
Description	Cleared development site
Long term proposals	Mixed-use redevelopment
Short term proposals	Aim to agree terms with Notting Hill Housing Trust for site disposal and redevelopment
Key issues & dependencies	Housing Grant Agreement to provide combined heat and power plant / boiler house to Acorn
Current status	No status

Date 3/6/2009



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9 Blenheim Grove

Blenheim Grove, London SE15 4QS

Location Map Reference: n/a

Site Data:



Lead officer	Jessie Lea
Site Area	436 Square Meters / 0.0436 Hectares / 0.11 Acres
Holding Department	Housing
Ward	The Lane
Ward Councillors	Nick Dolezal, Mark Glover, Keadean Rhoden (all Labour)
Description	Grade II Listed Victorian villa currently laid out as office space, was being used by the Peckham Programme
Long term proposals	Earmarked for disposal, Housing have declared it surplus.
Short term proposals	Currently being marketed as a development opportunity by Colliers International
Key issues & dependencies	None
Current status	Closing date for offers is 17 March 2011

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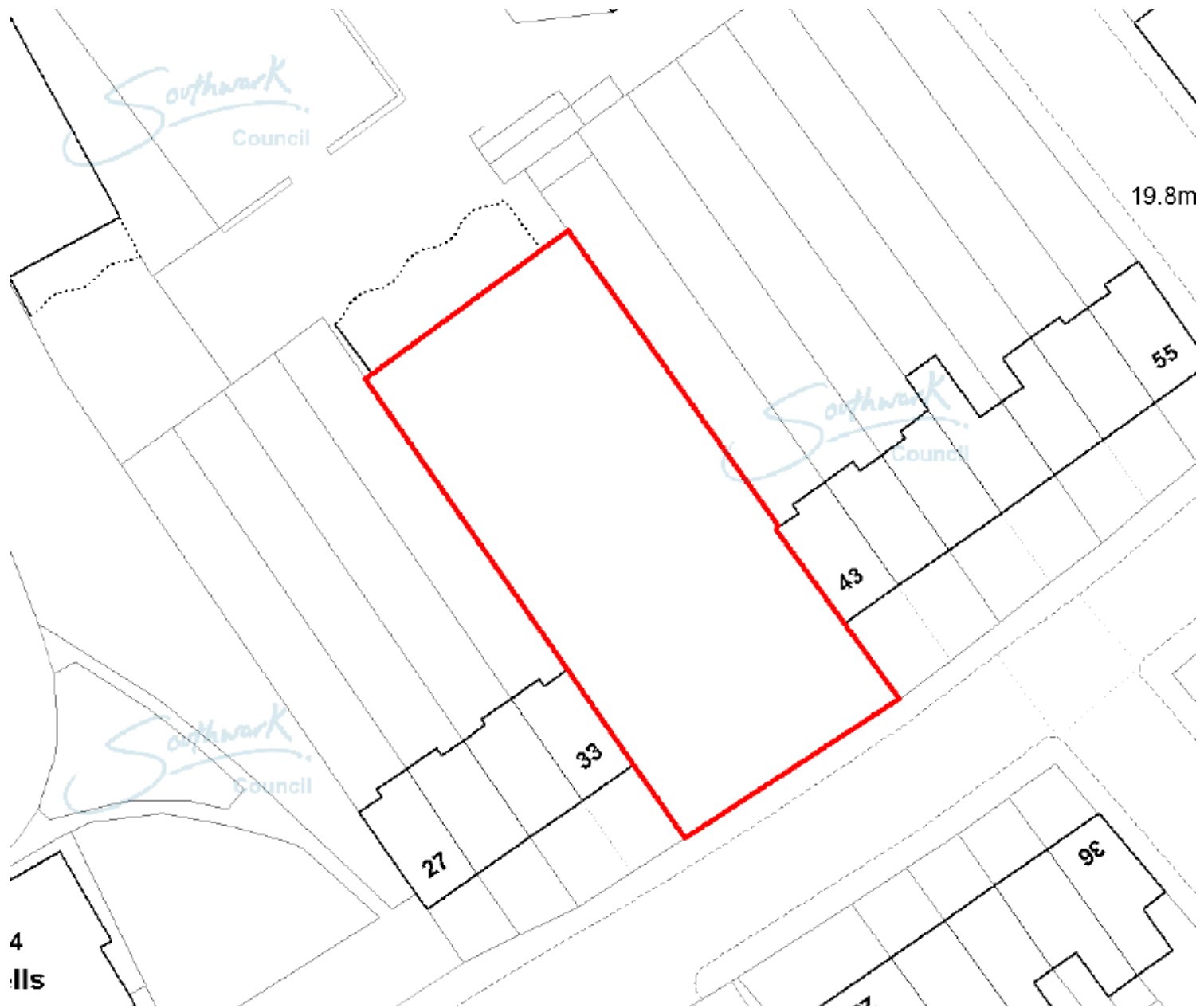
35-41 Nunhead Lane

Address

Location Map Reference: n/a

Site Data:

Lead officer	Tom Kemp
Site Area	0.26 acres
Holding Department	Education
Ward	
Ward Councillors	
Description	Rectangular terrace infill site located to the north of Nunhead Lane. Used to be occupied by a nursery building that was part of Rye Oak School to the north. New nursery accommodation has been provided on the main Rye Oak School site and this site has been declared surplus. The old nursery building has been demolished and the site hoarded.
Long term proposals	Dispose for residential development
Short term proposals	None
Key issues & dependencies	Secretary of State consent (S77) needs to be obtained if the site is to be developed for purposes other than education as the land is considered playing field. If this is not granted then alternative education uses will have to be explored and residential development dismissed. This also links with the change of use from D1 to C3 that is currently prohibited by planning policy unless certain criteria are met and this will be a key issue affecting the long term proposals
Current status	Vacant and hoarded



184-188 Southampton Way, 5A Havil Street, 2 Sedgmoor Place, London, SE15 9EU

Location Map Reference: n/a

Site Data:

Lead officer	Paul Murphy
Site Area	3,269 sq. m (.3269 hr)
Holding Department	HRA and CPHA controlled
Ward	Brunswick Park
Ward Councillors	Cllrs Ian Wingfield, John Friary and Norma Gibbes
Description	The site is used as local authority housing with temporary accommodation with part of the site vacant.
Long term proposals	Develop site modelled at a mixed residential tenure with possible permanent re-provision of hostel accommodation on-site
Short term proposals	Potential synergy with Willow Walk - options appraisal and NPV calculation to re-assess combined hostel scheme at Willow Walk and impact across two sites.
Key issues & dependencies	Re-provision of hostel accommodation on-site; potential synergy with Willow Walk; demolition of Beacon House and relocation of tenants on or off-site; funding for hostel re-provision; design development to incorporate emerging core strategy
Current status	CPHA controlled land is vacant but HRA controlled land currently occupied by temporary accommodation and Beacon House residents. Design development non-compliant with emerging core strategy





Melon Road Land

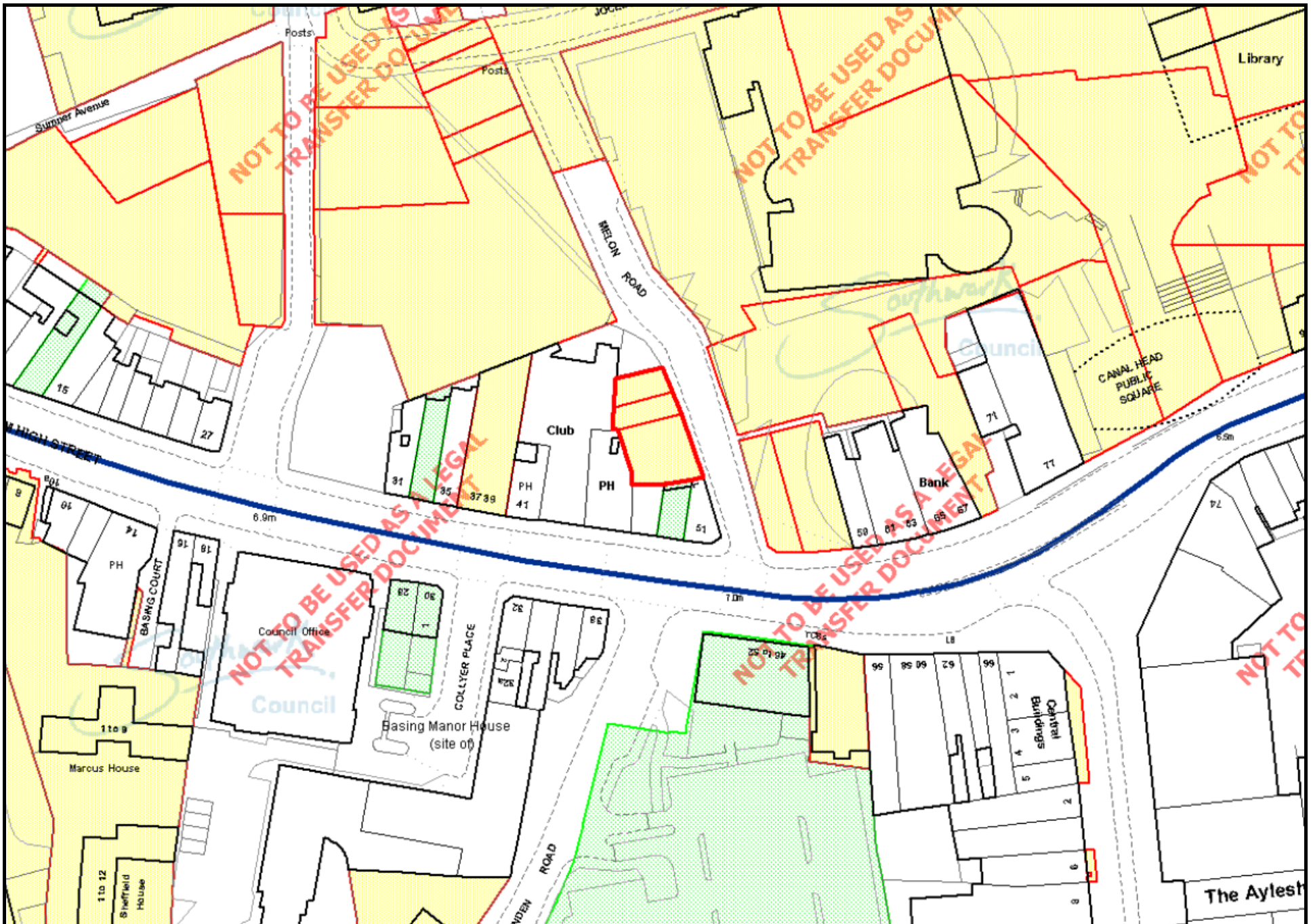
Rear of 47-51 Peckham High Street, London SE15

Location Map Reference: n/a

Site Data:

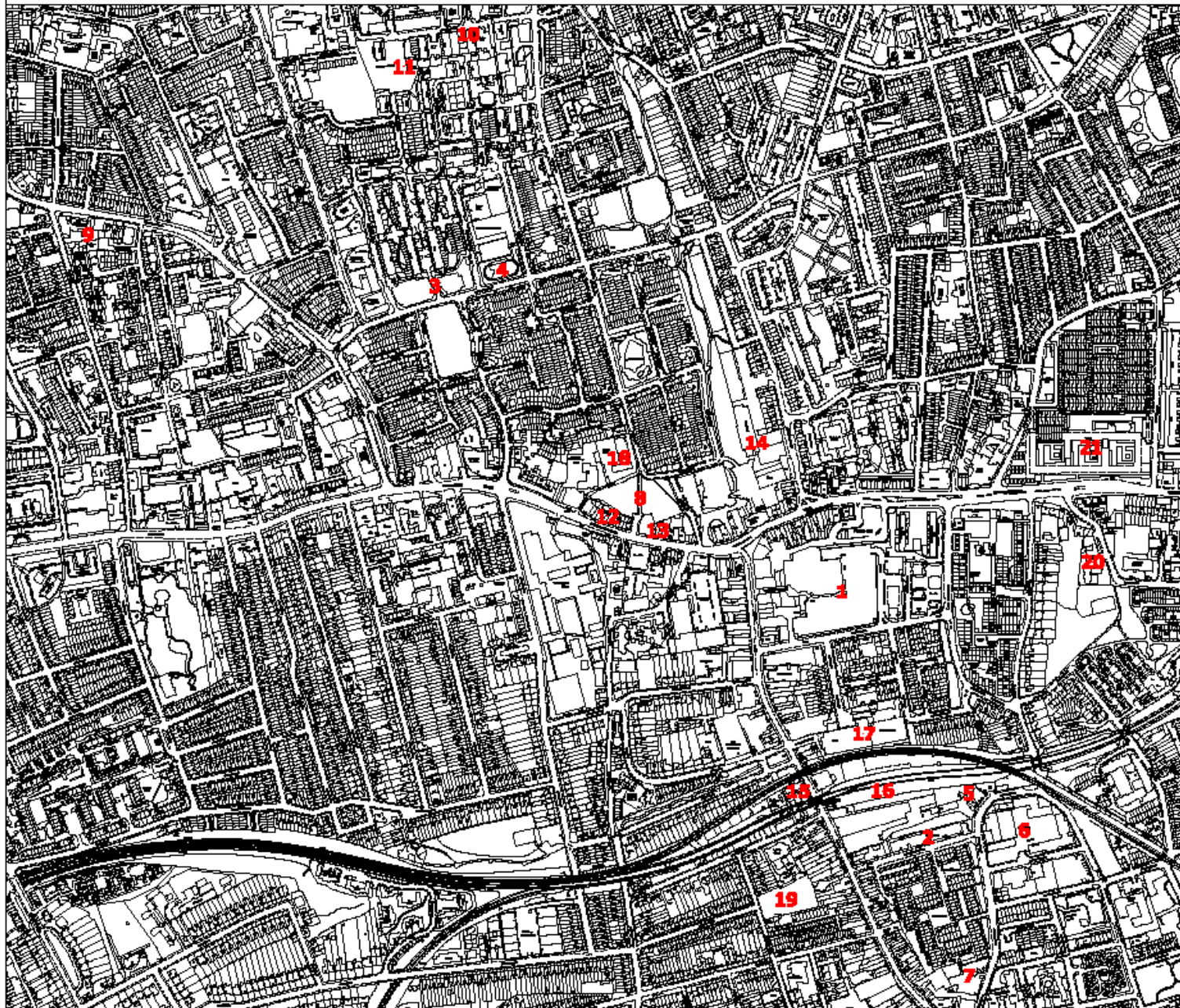


Lead officer	Tom Hanman
Site Area	285 sqm (0.0285 ha, 0.07 acres)
Holding Department	CPHA
Ward	Peckham
Ward Councillors	
Description	Clear site with UK Power Networks electricity substation
Long term proposals	No proposals as of yet but it is expected that the site will be sold for development
Short term proposals	Measures to ensure site's security Valuation and Disposal Report to Head of Property
Key issues & dependencies	UK Power Networks cooperation
Current status	Vacant save for UK Power Networks access



Appendix – Site Location Plan

Peckham Property Projects Location Map



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