

# Local Parades Retail Survey 2011

Published September 2012



**Note**

The following document identifies the use of the individual Local Shopping Parade units at the time of the survey. This may not reflect the accepted use of individual premises which should be determined by reference to Lewisham's planning register and the history of use.

Furthermore, the suggested use class is to assist in monitoring purposes only and is not intended to confer any status.

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- OVERALL RESULTS OF LEWISHAM'S LOCAL SHOPPING PARADES

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# INTRODUCTION

This survey was undertaken during the months of June and July 2011 and this report forms part of the evidence base for the Lewisham Local Plan.

The Lewisham Local Shopping Parades Health Checks Survey has its origins in the need to monitor the changing circumstances with regard to the local parades in Lewisham. Local parades have traditionally provided local services for local customers. They are considered to be of cumulative strategic importance as elements of the overall retail network in maintaining local access and supporting environmental sustainability and equity aims within the Lewisham retail hierarchy.

Lewisham's Core Strategy, adopted in June 2011, sets out the borough's retail hierarchy, with over 80 local parades as the smallest type of shopping area. A "local parade" is defined in the UDP (retained policy STC 8) as a group of at least four contiguous shops. The borough's parades vary in size and the number of shops available. The primary function of local shopping parades is to provide for the day-to-day needs of local residents, and to supplement the facilities available in other large Shopping Centres and journeys that would often be made without the use of a car. They are of particular benefit to the elderly and to those people without the use of a car who cannot easily reach the larger centres. The loss of these shop could result in hardship and inconvenience to borough residents.

Thus it is important that local parades are maintained to ensure that the less mobile members of the community have access to a range of shops. However the Council accepts that it may not be possible to retain all the shops in the borough especially where there is not sufficient customer demand to ensure economic viability.

Each of the local parades has its own individual character, and their futures lie in developing these strengths. The local parades may provide a range of comparison, service and catering goods, but their main function is to provide for the day-to-day shopping requirements of a local catchment area.

## LEE HIGH ROAD & LEE CHURCH STREET

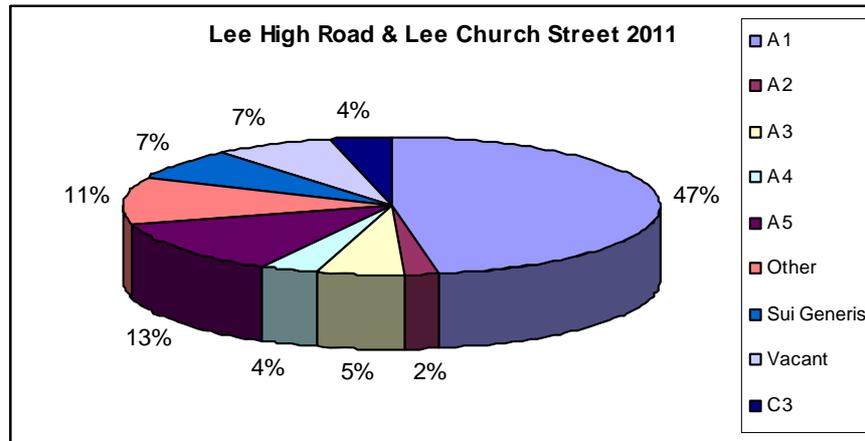
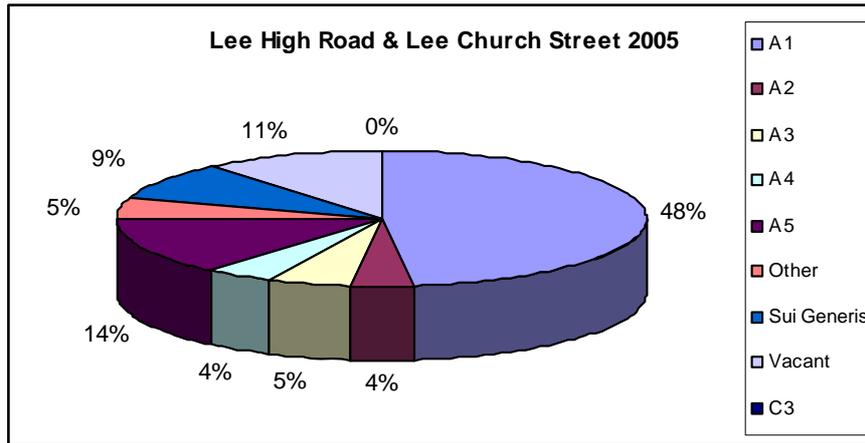
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	9%
Comparison	17	31%
Service	15	27%
Catering	12	22%
Residential	2	4%
Vacant	4	7%
Total	55	100%



Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
248	Lee High Road	Billy Vee Sound Systems	Hi-Fi Shop	Billy Vee Sound Systems	Hi-Fi Shop	A1
250	Lee High Road	No Name	Antique Fireplaces	Westcombes	Antique Fireplaces	A1
252	Lee High Road	Westcombes	Antique Fireplaces	Westcombes	Antique Fireplaces	A1
254	Lee High Road	Harlequin	Fancy Dress Shop	Harlequin	Fancy Dress Shop	A1
256	Lee High Road	San Souci	2nd hand household goods	Powder & Blush	Beauty Salon	S/G
258	Lee High Road	Black Rose	Dry Cleaners	I Jas I Malgosia I	Ethnic food store	A1
260	Lee High Road	Spice of Life	Restaurant	Spice of Life	Restaurant	A3
262	Lee High Road	High Road Convenience Store	Off License	Quick Shopping	Off License	A1
264	Lee High Road	Far East Grocer	Ethnic food store	Jas I Magosia	Ethnic food store	A1
266	Lee High Road	Snapdragon	Garden/Household Earthenware	Snapdragon	Garden/Household Earthenware	A1
270	Lee High Road	Launderama	Laundrette	Launderama	Laundrette	S/G
272	Lee High Road	Jit's News	Triple Trader	Vacant	Vacant	V
274	Lee High Road	Canton Kitchen	Takeaway	Canton Kitchen	Takeaways	A5
276	Lee High Road	Morley Fried Chicken	Takeaway	Tennessee fried chicken	Takeaway	A5
278	Lee High Road	White Goods Sale/Repair	Vacant	Ikinci adres	Social Club	D2
274C	Lee High Road	Cars of Lee	MiniCab Office	Ronni One hair	Hairdressers	A1
280	Lee High Road	Sonny's Burger Hut	Takeaway	Café and Burger Hut	Takeaway	A5
282	Lee High Road	Grants	Off Licence/Grocer	Lee Food & Wine	Off Licence/Grocer	A1
284	Lee High Road	E.Coomes	Bookmaker	E.Coomes	Bookmaker	A2
286	Lee High Road	Lee Angling Centre	Angling Supplies	Lee Angling Centre	Angling Supplies	A1
288/90	Lee High Road	The Bike Shop	Bicycle Shop	The Bike Shop	Bicycle Shop	A1

Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
292	Lee High Road	Lee Green Glass	Glazing Supplies	Lee Green Glass	Glazing Supplies	A1
306-10A	Lee High Road	Car Sales	Vacant	NHS Medical Centre	Health Centre	D1
310/2	Lee High Road	Garden Shop		NHS Medical Centre	Health Centre	D1
310	Lee High Road	Homestyle Blinds	Shop	Homestyle Blinds	Retail	A1
312	Lee High Road	M.I. Computer Solutions	Retail shop	Rag & Beauty	Retail	A1
314	Lee High Road	Vacant	Vacant	Julia Haricare	Hairdressers	A1
316	Lee High Road	Vacant	Vacant	Ocean Fresh	Takeaway	A5
318	Lee High Road	Tripti Tandoori	Restaurant	Panas Gurkha	Restaurant	A3
320	Lee High Road	Helping Hands	Beauty Salon	South London Precious Metals	Metal Broker's Office	B1
322	Lee High Road	Baby Lambs Day Nursery	DayCare	Baby Lambs Day Nursery	DayCare	D1
324	Lee High Road	DIY Centre	Hardware	DIY Centre	Hardware Shop	A1
326	Lee High Road	Café Verona	Café/Food Bar	Knitshop Charity Shop	Charity Shop	A1
328-32	Lee High Road			Sound Bytes Car Audio	Car Accessories	A1
328	Lee High Road	Lewisham Auto Electrics	Car Accessories	Sound Bytes Car Audio	Car Accessories	A1
332	Lee High Road	Sound Bytes Car Audio	Car Accessories	Emmaus charity shop	Charity Shop	A1
167	Lee High Road	Standard Power Tools	Tool Hire	Standard Power Tools	Tool Hire	A1
169	Lee High Road	Lucky Star	Takeaway	New Spirit	Takeaway	A5
171	Lee High Road	Televole	Members Club	Televole	Members Club	D2
175	Lee High Road	Lee Kebab House	Takeaway	Lee Kebab House	Takeaway	A5
177	Lee High Road	Golden Babes Hair Salon	Hairdressers	Nasaka hair	Hairdressers	A1
179	Lee High Road	Owen's	Barbers Shop	Pro Cut	Barbers Shop	A1

Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
181	Lee High Road	The Woodman	Public House	The Woodman	Public House	A4
193/5	Lee High Road	BP	Petrol Station/Shop	BP	Petrol Station/Shop	S/G
207	Lee High Road	The Famous Swan of Lee	Public House	The Famous Swan of Lee	Public House	A4
217	Lee High Road	Vacant	Vacant	Vacant	Vacant	V
219	Lee High Road	Red Chilli	Takeaway	Red Chilli	Takeaway	A5
221	Lee High Road	Jolly J	Takeaway	Flames Wine Bar	Restaurant	A3
223	Lee High Road	Viking Property Services	Letting Agent	Exxcel Business Service	Internet Cafe	A1
225-9	Lee High Road	Koala	Pine furniture	Koala	Furniture Sales	A1
231	Lee High Road	Food+Wine	Off Licence/Grocer	Food+Wine	Off Licence/Grocer	A1
143/5	Lee High Road	Allodi Accordians	Musical Instruments	Allodi Accordians	Musical Instruments	A1
147	Lee High Road	Pine Stripping	Furniture Sale/Repair	Residential	Residential	C3
149	Lee High Road	Vacant	Vacant	Residential	Residential	C3
151-5	Lee High Road	Regency Mercedes Specialist	Car Sales	Regency Mercedes Specialist	Car Sales	S/G
159/61	Lee High Road	The Veterinary Practice	Veterinarian	The Veterinary Practice	Veterinarian	D1
163/5	Lee High Road	Vacant	Vacant	Vacant	Vacant	V
39	Lee Church Street	Vacant	Vacant	Vacant	Vacant	V



**2005 Uses**

Use Class	No. of Units	% of total
A1	25	48%
A2	2	4%
A3	3	5%
A4	2	4%
A5	8	14%
Other	3	5%
Sui Generis	5	9%
Vacant	6	11%
C3	0	0%
<b>Total</b>	<b>52</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	26	47%
A2	1	2%
A3	3	5%
A4	2	4%
A5	7	13%
Other	6	11%
Sui Generis	4	7%
Vacant	4	7%
C3	2	4%
<b>Total</b>	<b>55</b>	<b>100%</b>

Lee Church Street and Lee High Road parades is one of the largest local parades in Lewisham containing 55 units. The predominant use class is A1 with 26 units. The most common type of retail floor space is comparison with 31%, service with 27% and catering at 22%. The number of vacant units has gone down since 2005 from 6 to 4 in the 2011 survey however the number of residential units has increase by 2 over the same period. Overall this local parade seems healthy, showing signs of growth.

Lee Church Street and Lee High Road are both situated near Lewisham Spiritualist Church, a playground, Lee Methodist Church, Lee Church of England Primary School. On Lee High Road you can catch the 122, 261, 273, 278, 321 and the N21 buses.

# BOONE STREET

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	25%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	0	0%
Vacant	3	75%
Total	4	0%

Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
14	Boone Street	Vacant	Vacant	Vacant	Vacant	V
16	Boone Street	No Name	Office	Vacant	Vacant	V
18	Boone Street	WG Ferguson Electrical Contractors	Office	Vacant	Vacant	V
20	Boone Street	No Name	Office	Mac Flynn	Groceries	A1

Boone Street is one of the smallest parades in Lewisham, with only 4 units. The 2011 survey shows that this local parade suffers from high vacancy rates, increasing from 1 unit to 4 units in the 6 years since 2005. One unit remains occupied with a local grocery store (A1 use). There are no residential units in this parade. Near Boone Street on Lee High Road you can catch the 122, 261, 278, 321 or N21 buses.

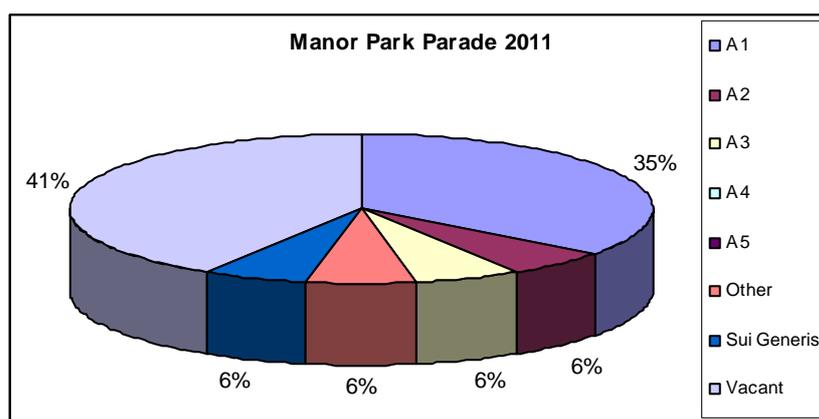
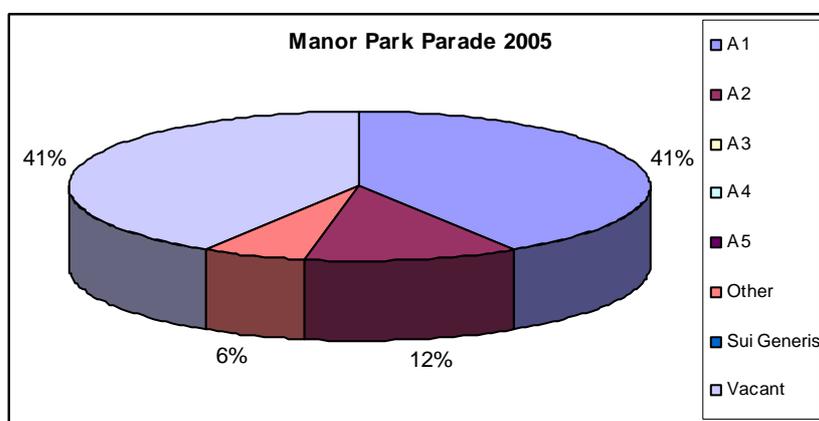


## MANOR PARK PARADE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	12%
Comparison	0	0%
Service	7	41%
Catering	1	6%
Residential	0	0%
Vacant	7	41%
<b>Total</b>	<b>17</b>	<b>100%</b>

Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
1	Manor Park Parade	Vacant	Vacant	El Khaima	Restaurant	A3
2	Manor Park Parade	Mayfair	Barbers Shop	Mayfair	Barbers Shop	A1
3	Manor Park Parade	Vacant	Vacant	Tattoo's	Beauty	A1
4	Manor Park Parade	Neat	Clothing Store	Barber D's	Hairdressers	A1
5	Manor Park Parade	The Parking Shop ((NCP)	Council Office	Vacant	Vacant	V
6	Manor Park Parade	Infinity	Letting Agents	Global Net	Services	A2
7	Manor Park Parade	Morse	Picture Framing	Vacant	Vacant	V
8	Manor Park Parade	Vacant	Vacant	Vacant	Vacant	V
9	Manor Park Parade	Vacant	Vacant	Delta Cars	Taxi service	S/G
10-12	Manor Park Parade	Baum's	Chemist	Baum's	Chemist	A1
13	Manor Park Parade	Vacant	Vacant	Vacant	Vacant	V
14	Manor Park Parade	Manor Park Wines	Off Licence	Costless	Off Licence	A1

Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
15	Manor Park Parade	Mino's	Hairdresser	Mino's	Hairdresser	A1
16	Manor Park Parade	Lunch Box	Grocer/Delicatessen	Vacant	Vacant	V
17	Manor Park Parade	Vacant	Vacant	Vacant	Vacant	V
18	Manor Park Parade	Vacant	Vacant	Vacant	Vacant	V
19	Manor Park Parade	Prime Property Services	Letting Agent	Heidi Alexander	Office	B1



**2005 Uses**

Use Class	No. of Units	% of total
A1	7	41%
A2	2	12%
A3	0	0%
A4	0	0%
A5	0	0%
Other	1	6%
Sui Generis	0	0%
Vacant	7	41%
C3	0	0%
<b>Total</b>	<b>17</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	6	35%
A2	1	6%
A3	1	6%
A4	0	0%
A5	0	0%
Other	1	6%
Sui Generis	1	6%
Vacant	7	41%
C3	0	0%
<b>Total</b>	<b>17</b>	<b>100%</b>

There are 17 units in Manor Park Parade with 35% of the units being in A1 uses. Manor Park suffers from a very high vacancy rate, with 41% of units being vacant. While the vacancy rate is the same as in 2005, there have been changes to which units are occupied/unoccupied. Near to the parade is a doctor's surgery. You can catch the 273 bus on the Manor Park Parade.

# STAPLEHURST ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	14%
Comparison	4	18%
Service	6	27%
Catering	7	32%
Residential	0	0%
Vacant	2	9%
Total	22	100%

The Staplehurst road parade is located near Hither Green Station to the east of the Borough.

There are a total of seven catering, four convenience, six service and four comparison retail units in the Staplehurst Road Parade. There is a low vacancy rate at only 9%.

## LEISURE, CIVIC & COMMUNITY FACILITIES

The Staplehurst road parade is a very well maintained local shopping area, offering a wide range of useful services and shops. There are takeaways, cafes and a public house in the Staplehurst Road Parade. Nearby there is a library on Lee High Road and a police station off Burnt Ash Road. There is also a post office near the parade.

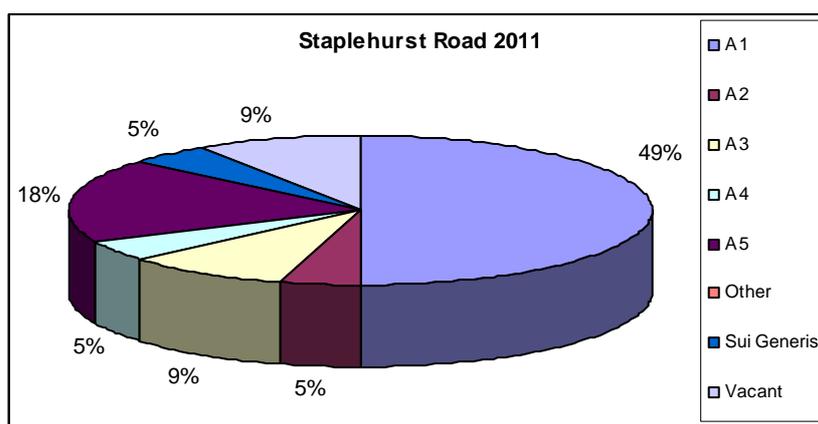
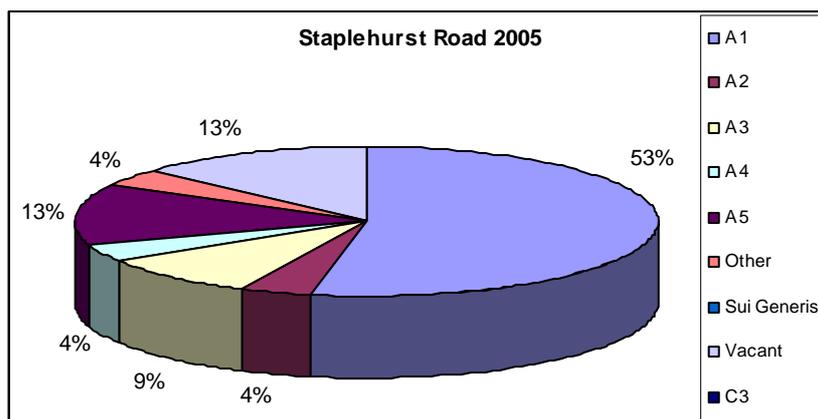
## TRANSPORT

Transport for London has calculated the PTAL score for Brockley Cross to be at Level 2. Hither Green Station is located within 5 minutes walk of the Local Parade and is a 15 minute journey into Central London. The Parade is serviced by the 273 bus.



Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
2	Staplehurst Road	Rains	Chemist	Costcutter	Off Licence/Grocer	A1
6	Staplehurst Road	Akshar Convenience	Off Licence	Costcutter	Off Licence/Grocer	A1
8	Staplehurst Road	The Cut Above	Hairdresser	The Cut Above	Hairdresser	A1
10	Staplehurst Road	Vacant	Vacant	Education Interactive	Toy Shop	A1
12	Staplehurst Road	Hardware and DIY	Garden Shop & DIY	Hardware and DIY	Garden Shop & DIY	A1
14/16	Staplehurst Road	The Station	Public House	The Station	Public House	A4
24	Staplehurst Road	Coral	Bookmakers	Coral	Bookmakers	A2
26	Staplehurst Road	Vacant	Vacant	Vacant	Vacant	V
28	Staplehurst Road	Tim's	Barbers	Tim's	Barbers	A1
11	Staplehurst Road	Station Café	Lunch Bar	Favourable Chicken	Take away	A5
13	Staplehurst Road	Video Time	Video Rental	Hither Green Deli	Deli	A3
15	Staplehurst Road	You don't bring me flowers	Florist	You don't bring me flowers	Florist	A1
17	Staplehurst Road	First Choice Kebab House	Takeaway	Typjcal	Takeaway	A5
19	Staplehurst Road	D.J. Car Hire	MiniCab Office	D.J. Car Hire	MiniCab Office	S/G
21	Staplehurst Road	Korkscrew Off License	Off Licence	Vacant	Vacant	V
23	Staplehurst Road	Rosa's Diner	Café	Rosa's Diner	Café	A3
25	Staplehurst Road	Good Friends Fish'n'Chips	Takeaway	Wok Way	Takeaway	A5
27	Staplehurst Road	PSI Computers	Computer Repairs	PSI Computers	Computer Repairs	A1

<b>Street No</b>	<b>Location</b>	<b>Name of premises (2005)</b>	<b>Use (2005)</b>	<b>Name of premises (2011)</b>	<b>Use (2011)</b>	<b>Class (2011)</b>
<b>29</b>	<i>Staplehurst Road</i>	SCMART	Triple Trader/Grocer	Quick Shopping	Triple Trader/Grocer	A1
<b>31</b>	<i>Staplehurst Road</i>	Happy Shopper	Grocer	Forbes	Grocer	A1
<b>33</b>	<i>Staplehurst Road</i>	Dil Raj	Takeaway	Dil Raj	Takeaway	A5
<b>35</b>	<i>Staplehurst Road</i>	Suits-U	Dry Cleaners	Suits-U	Dry Cleaners	A1
<b>37</b>	<i>Staplehurst Road</i>	Vacant	Vacant	Love again me	Shop	A1



#### 2005 Uses

Use Class	No. of Units	% of total
A1	12	53%
A2	1	4%
A3	2	9%
A4	1	4%
A5	3	13%
Other	1	4%
Sui Generis	0	0%
Vacant	3	13%
C3	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

#### 2011 Uses

Use Class	No. of Units	% of total
A1	11	50%
A2	1	5%
A3	2	9%
A4	1	5%
A5	4	18%
Other	0	0%
Sui Generis	1	5%
Vacant	2	9%
C3	0	0%
<b>Total</b>	<b>22</b>	<b>100%</b>

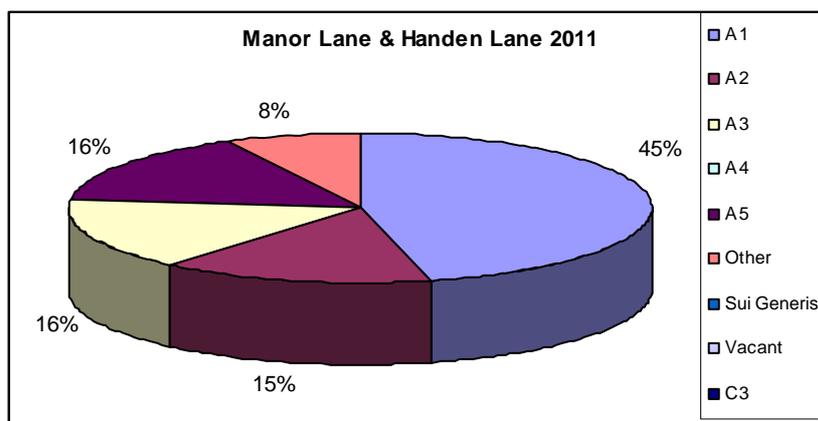
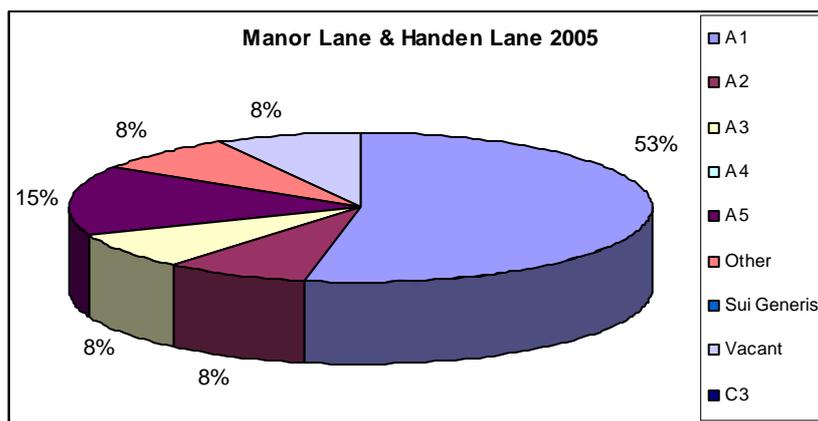
A1 uses are predominant in the Staplehurst Road Parade with 11 units totalling half of all units. The number of vacant units has decreased by one since 2005 and is now at 9%. There is a strong catering use in this parade with 32% of the units offering this service.

# MANOR LANE & HANDEN LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	4	31%
Comparison	1	8%
Service	3	23%
Catering	5	38%
Residential	0	0%
Vacant	0	0%
Total	13	100%



Street No	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
162	Manor Lane	Lifestyle	Off Licence/General	Lifestyle	Off Licence/General	A1
164	Manor Lane	Meridian Estates	Real Estate	Rhubarb & Custard Café	Cafe	A2
166	Manor Lane	Top Fry	Takeaway	Ocean Fish Bar	Takeaway	A5
168	Manor Lane	Manor Newsagent	Triple Trader	Manor Newsagent	Triple Trader	A1
170	Manor Lane	Shanghai House	Takeaway	Happy Valley	Takeaway	A5
172	Manor Lane	Complimentary Health Centre	Health Centre	Complimentary Health Centre	Health Centre	D1
174	Manor Lane	Complimentary Health Centre	Health Centre	Complimentary Health Centre	Health Centre	D1
176	Manor Lane	Manor Lane Dry Cleaner	Dry Cleaners	Manor Lane Dry Cleaner	Dry Cleaners	A1
178	Manor Lane	Manor Café	Cafe	Manor Café	Cafe	A3
103	Manor Lane	Alton Electro	Electrical Goods Sale/Repair	Pawn Broker	Trader	A2
105	Manor Lane	Vacant	Vacant	Top Chef Cafe	Cafe	A3
107	Manor Lane	B+S	Triple Trader	B+S Newsagents	Newsagents	A1
109	Manor Lane	Hair Deco	Hairdresser	Hair Deco	Hairdresser	A1
84	Handen Lane	S.S.Stores	Off Licence/General Store	Jerrys	Off Licence/General Store	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	7	53%
A2	1	8%
A3	1	8%
A4	0	0%
A5	2	15%
Other	1	8%
Sui Generis	0	0%
Vacant	1	8%
C3	0	0%
<b>Total</b>	<b>13</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	6	46%
A2	2	15.5%
A3	2	15.5%
A4	0	0%
A5	2	15.5%
Other	1	7.5%
Sui Generis	0	0%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>13</b>	<b>100%</b>

Thirteen units have been recorded in the survey of this parade with A1 as the major use class at 6 units. Convenience, service and catering are the most common types of retail floor space. There are no vacancies, a decrease of one unit since 2005 and there continue to be no residential units in the parade. Manor Lane and Handen Lane are both near Lee Manor Primary School and St Winifred's Infant School.

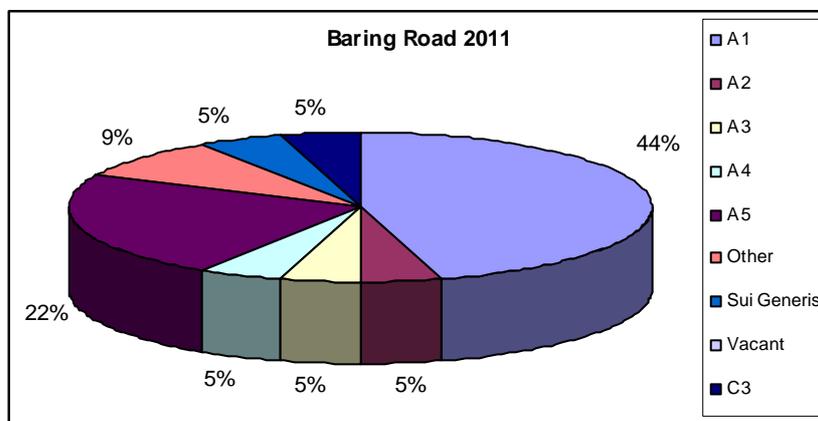
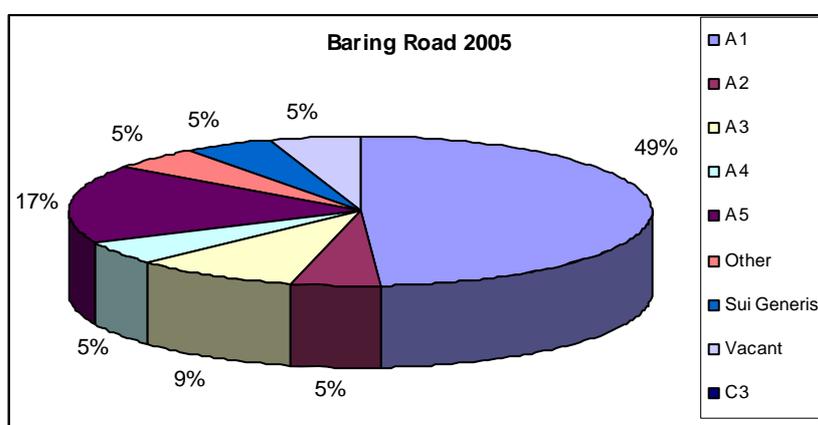
## Baring Road

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	14%
Comparison	2	9%
Service	9	41%
Catering	7	32%
Residential	1	4%
Vacant	0	0%
Total	22	100%



Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
2A	Baring Road	Antiques+Collectables	Antiques/House Clearance	Antiques+Collectables	Antiques/House Clearance	A1
7	Baring Road	Anglo	Petrol Station/General Shop	Anglo	Petrol Station/General Shop	S/G
50	Baring Road	Foodstore	Off License	Foodstore	Off License	A1
52	Baring Road	E.Coomes	Bookmakers	E.Coomes	Bookmakers	A2
54	Baring Road	P.O.	Post Office/Triple Trader	P.O.	Post Office/Triple Trader	A1
56	Baring Road	Clean World	Dry Cleaners	Clean World	Dry Cleaners	A1
58	Baring Road	Ho Ho Chinese	Takeaways	Ho Ho Chinese	Takeaways	A5
60	Baring Road	The Summerfield	Public House	The Summerfield	Public House	A4
62	Baring Road	La Rondinella	Restaurant	Monte Rossa	Restaurant	A5
68	Baring Road	Vacant	Vacant	Residential	Residential	C3
70	Baring Road	The Rumbling Tum	Cafe	The Rumbling Tum	Cafe	A3
72	Baring Road	P+S Tyres	Tyre Sales	P+S Tyres	Tyre Sales	A1
74	Baring Road	Candid Lace	Triple Trader	Candid Lace	Triple Trader	A1
53	Baring Road	No Name	Chemist	No Name	Chemist	A1
55	Baring Road	Lee Raj Tandoori	Takeaway	Lee Raj Tandoori	Takeaway	A5
57	Baring Road	The Master Fryer	Takeaway	Baring Fish & Chips	Takeaway	A5
59	Baring Road	Rose	Takeaway	Rose	Takeaway	A5
61	Baring Road	The Bottle+Basket	Off Licence	Niko	Hairdressers	A1

Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
63	Baring Road	Y U Unique	Hairdresser	Y U Unique	Hairdresser	A1
65	Baring Road	I T Rescue Computer Centre	Computer Repairs	Carrara building services	Building Repairs Office	B1
67	Baring Road	split into A&B 2005		Choice Homecare	Office	B1
67a	Baring Road	JB Recruitment Training	Office	Carpet centre Lee	Carpet store	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	11	49%
A2	1	5%
A3	2	9%
A4	1	5%
A5	4	17%
Other	1	5%
Sui Generis	1	5%
Vacant	1	5%
C3	0	0%
<b>Total</b>	<b>22</b>	<b>100%</b>

**2011 Uses**

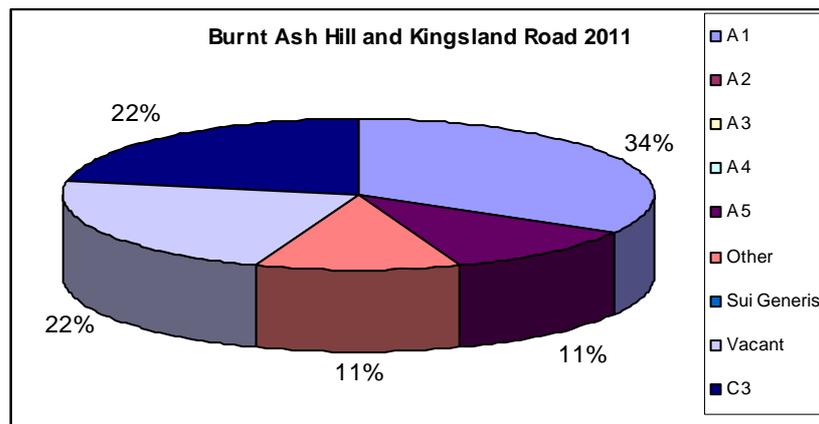
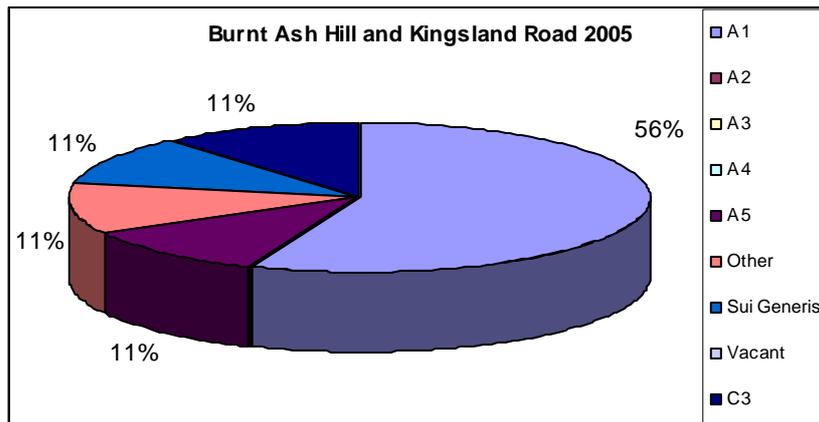
Use Class	No. of Units	% of total
A1	10	45%
A2	1	5%
A3	1	5%
A4	1	5%
A5	5	23%
Other	2	9%
Sui Generis	1	5%
Vacant	0	0%
C3	1	5%
<b>Total</b>	<b>22</b>	<b>100%</b>

Baring Road consists of 22 units and 10 of these are of the A1 use class. The major type of retail floor space is taken up by service uses at 41%, followed by catering at 32%. There are no vacant units in this parade however this is due to the only vacant unit in 2005 being converted into a residential property (C3). Near Baring Road is Grove Park Station, a bus station Baring Primary School, a surgery, Northbrook Park with playground South Lee Christian Centre and a Sunday school. You can get the 261 bus from the Baring Road.

## BURNT ASH HILL & KINGSAND ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	33%
Comparison	1	12%
Service	0	0%
Catering	1	12%
Residential	2	22%
Vacant	2	22%
<b>Total</b>	<b>9</b>	<b>100%</b>

Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
246	Burnt Ash Hill	Lee Newsagents	Triple Trader	Vacant	Vacant	V
244	Burnt Ash Hill	Grove Video	Video Hire	No Name	Triple Trader	A1
242	Burnt Ash Hill	Vikas	Off Licence	Vikas	Off Licence	A1
41	Kingsand Road	Kutz Klub	Hair Studio	Vacant	Vacant	V
230	Burnt Ash Hill	Wash+Dry	Laundrette	Residential	Residential	C3
228	Burnt Ash Hill	Londis	Grocer	Best One	Off License	A1
228a	Burnt Ash Hill	New in 2005		Burnt Ash Ceilings/Lighting	Office/Whole sale Showroom	B1
155	Burnt Ash Hill	Shell	Petrol Station/General Shop	Residential	Residential	C3
117	Burnt Ash Hill	The Crown	Public House	The Crown	Public House	A5



**2005 Uses**

Use Class	No. of Units	% of total
A1	5	56%
A2	0	0%
A3	0	0%
A4	0	0%
A5	1	11%
Other	1	11%
Sui Generis	1	11%
Vacant	0	0%
C3	1	11%
<b>Total</b>	<b>9</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	3	33%
A2	0	0%
A3	0	0%
A4	0	0%
A5	1	11%
Other	1	11%
Sui Generis		
Vacant	2	22%
C3	2	22%
<b>Total</b>	<b>9</b>	<b>100%</b>

There are 9 units on the Burnt Ash Hill and Kingsland Road parades, with the majority use class being A1 with 3 units. Since 2005 the parade has suffered from an additional two vacancies and the conversion of one additional unit into residential accommodation. Both roads are near a playground and Burnt Ash Methodist Church. You can get the 273 bus from Burnt Ash Hill.

# STATION ROAD & BURNT ASH HILL & ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	6	11%
Comparison	8	15%
Service	24	44%
Catering	14	26%
Residential	0	0%
Vacant	2	4%
Total	54	100%

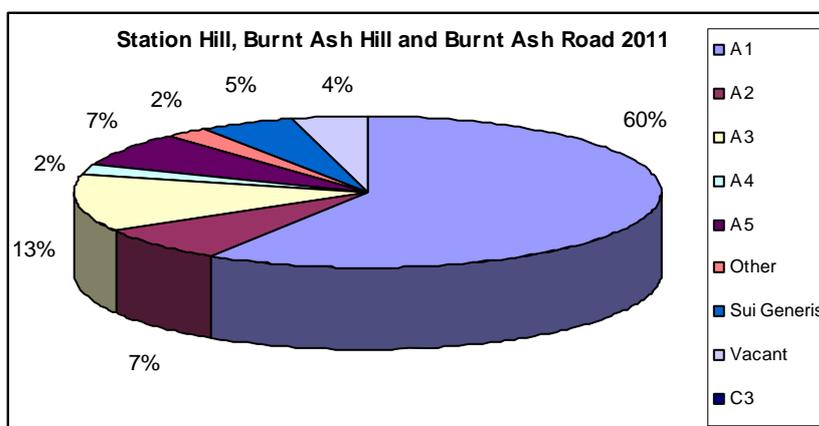
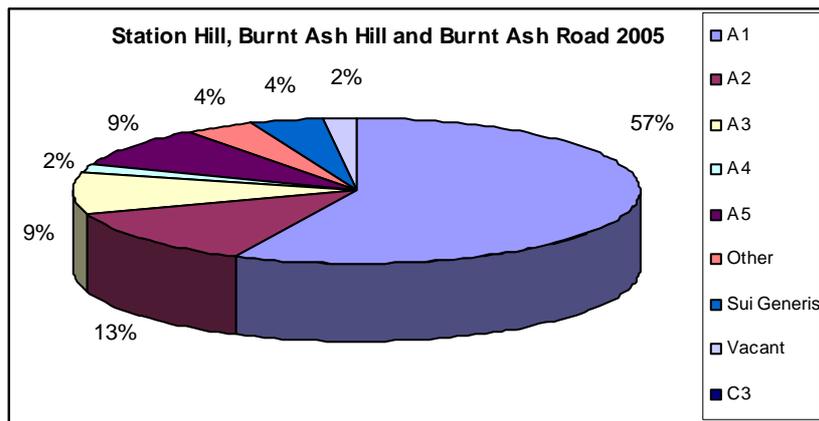


Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
1	Station Approach	Kinleigh Folkard & Hay	Property Services	Kinleigh Folkard & Hay	Property Services	A2
1A	Burnt Ash Hill	Snack Attack	Café	Timeless	Beauty	A1
1	Burnt Ash Hill	The Indian Summer	Restaurant	Sakib	Restaurant	A3
3	Burnt Ash Hill	Streakers	Dry Cleaners	Streakers	Dry Cleaners	A1
5	Burnt Ash Hill	Computakit.co.uk	Computer Repairs	Computakit.co.uk	Computer Repairs	A1
7	Burnt Ash Hill	Fortune Cookie	Takeaway	Fortune Cookie	Takeaway	A5
9	Burnt Ash Hill	Morleys	Takeaway	Morleys	Takeaway	A5
11	Burnt Ash Hill	Newsagents	Post Office/General Store	Newsagents	Post Office/General Store	A1
13	Burnt Ash Hill	The Flower Shoppe	Florist	The Flower Shoppe	Florist	A1
15	Burnt Ash Hill	No Name	Triple Trader	No Name	Triple Trader	A1
17	Burnt Ash Hill	Lee Food and Wine	Off Licence	Lee Food and Wine	Off Licence	A1
19	Burnt Ash Hill	Lee Pharmacy	Chemist	Lee Pharmacy	Chemist	A1
21	Burnt Ash Hill	Three Cooks	Bakers	Three Cooks	Bakers	A1
23	Burnt Ash Hill	Stanbridge	Laundrette	Stanbridge	Laundrette	A1
25	Burnt Ash Hill	Costcutter	Off Licence/Grocer	Off Licence and mini market	Off Licence/Grocer	A1
27-31	Burnt Ash Hill	Kwik Fit Doors & Windows	Door Sales	Kwik Fit Doors & Windows	Door Sales	A1

Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
33a	Burnt Ash Hill	Allen+Wainwright	Watch Repairs	Allen+Wainwright	Watch Repairs	A1
33b	Burnt Ash Hill	Cutters	Hairdresser	Cutters	Hairdresser	A1
35	Burnt Ash Hill	Coast to Coast Travel	Travel Agent	Washing machine spares	Utilities spares	A1
35A	Burnt Ash Hill	Jet Pets	Pet Shop	Jet Pets	Pet Shop	A1
37	Burnt Ash Hill	Revives Tan and Bauty Salon	Beauty Salon	Revives Tan and Bauty Salon	Beauty Salon	A1
39	Burnt Ash Hill	Active Dance and Fitness	Dance Studio	Avon Property	Real Estate	A1
39A	Burnt Ash Hill	Classy Design	Hairdresser	Classy Design	Hairdresser	A1
41	Burnt Ash Hill	Ti's	Takeaway	Best grill Kebabs	Takeaway	A3
41A	Burnt Ash Hill	Christopher Carpets	Carpet Sales	Nero's café deli	Cafe	A3
43	Burnt Ash Hill	Millbridge Autostore	Car Accessories	Millbridge Autostore	Car Accessories	A1
43A	Burnt Ash Hill	Steve's	Barber Shop	Alika barber shop	Barber Shop	A1
43B	Burnt Ash Hill	Absolutely Animals	Pet Grooming	Absolutely Animals	Pet Grooming	A1
45A	Burnt Ash Hill	Brentons Self Drive Hire	Car rentals	Lee tyres	Repair shop	S/G
116	Burnt Ash Road	The Northbrook	Public House	The Northbrook	Public House	A4
118	Burnt Ash Road	Mann+Co.	Estate Agent	Mann+Co.	Estate Agent	A2
120	Burnt Ash Road	Londis News Extra	TripleTrader	Londis News Extra	TripleTrader	A1
122	Burnt Ash Road	Ladbroses	Bookmakers	Vacant	Vacant	V

Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
124	Burnt Ash Road	Bamboo Garden	Restaurant	Bamboo Garden	Restaurant	A3
126	Burnt Ash Road	Gossip	Hairdresser	Gossip	Hairdresser	A1
128A	Burnt Ash Road	Carpentry and Interiors	Picture Framing, Interiors	Carpentry and Interiors	Picture Framing, Interiors	A1
128	Burnt Ash Road	Clodhopper	Shoe Repair	Clodhopper	Shoe Repair	A1
130	Burnt Ash Road	Jims Barber Shop	Barber Shop	Gray's Barber Shop	Barber Shop	A1
132	Burnt Ash Road	R.E.Jones+Co	Accountants Office	R.E.Jones+Co	Accountants Office	A2
134	Burnt Ash Road	D.H.Keen	Dentist	D.H.Keen	Dentist	D1
136	Burnt Ash Road	Homecare	DIY Supplies	Homecare	DIY Supplies	A1
138	Burnt Ash Road	Easiways	Plumbing Supplies	Bath & Shower	Plumbing Supplies	S/G
113	Burnt Ash Road	Lee Fish Bar	Takeaway	Lee Fish Bar	Takeaway	A5
115	Burnt Ash Road	Pizza Hut	Takeaway	Pizza Hut	Takeaway	A5
117	Burnt Ash Road	Lionel J. Lewis+Co.	Solicitors Office	Caspian	Restaurant	A3
119	Burnt Ash Road	John Payne	Solicitors Office	John Payne	Solicitors Office	A2
121	Burnt Ash Road	Opal	Solicitors Office	Vacant	Vacant	V
123	Burnt Ash Road	Lee Café	Café	Lee Café	Café	A3
125	Burnt Ash Road	Threshers	Off Licence	Lee off licence	Off Licence	A1
127	Burnt Ash Road	Professional	Dry Cleaners	Ladbrokes	Betting shop	A1

Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
129	Burnt Ash Road	Shapers	Hairdressers	Shapers	Hairdressers	A1
131	Burnt Ash Road	Roofing Advisory Service	Roofing Contractor	Hodja's	Restaurant	A1
133	Burnt Ash Road	Curry Garden	Restaurant	Curry Garden	Restaurant	A3
2	Burnt Ash Hill	Citroen Sales & Service	Car sales	Citroen Sales & Service	Car sales	S/G



**2005 Uses**

Use Class	No. of Units	% of total
A1	32	57%
A2	7	13%
A3	5	9%
A4	1	2%
A5	5	9%
Other	2	4%
Sui Generis	2	4%
Vacant	1	2%
C3	0	0%
<b>Total</b>	<b>55</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	32	56%
A2	4	7%
A3	7	12%
A4	1	2%
A5	4	7%
Other	1	2%
Sui Generis	3	5%
Vacant	2	4%
C3	0	0%
<b>Total</b>	<b>54</b>	<b>100%</b>

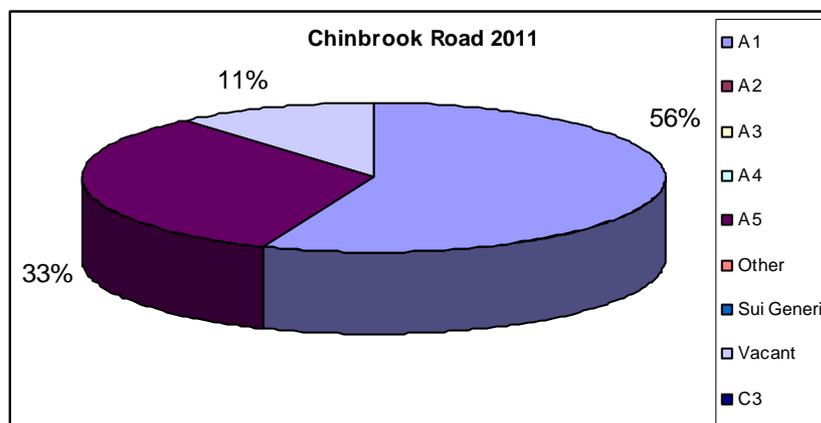
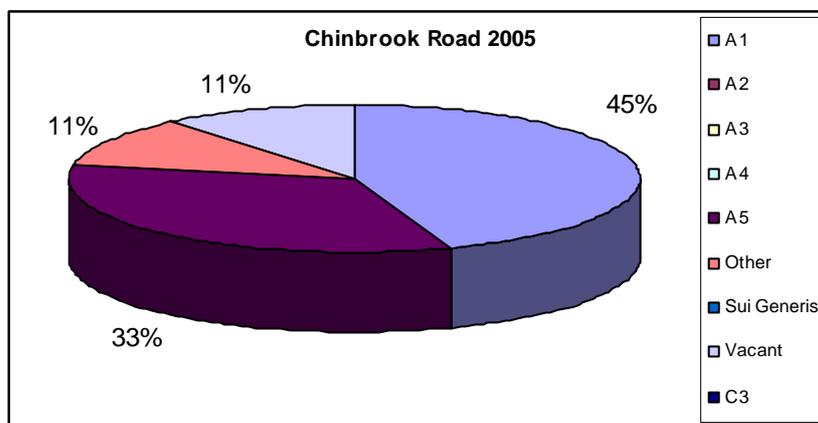
There are 54 units within Station Road, Burnt Ash Hill & Burnt Ash Road parade with almost a third (32%) of all units being A1. The main type of retail floor space is taken up by service at 44%, second is catering at 26% and third at 15% is comparison with convenience taking 11%. The number of vacant units has increased from one to survey to two units since 2005. Station Road is situated near a surgery, a bank and Sydenham Station. Burnt Ash Hill is near 3 churches, 2 surgeries, Lee Station, a playground, an elderly peoples care centre, a nursery and a library. Burnt Ash Road is also near the Lee Station a Health centre a church, surgery and car park. From Burnt Ash Hill and Road you can get the 273 bus.

# CHINBROOK ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	4	44%
Comparison	0	0%
Service	1	11%
Catering	3	33%
Residential	0	0%
Vacant	1	11%
Total	9	100%



Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
101	Chinbrook Road	Grove Spice Indian	Takeaway	Grove Spice Indian	Takeaway	A5
103	Chinbrook Road	Vacant	Vacant	The Grove	Hairdressers	A1
105	Chinbrook Road	Crazy Cod & Chicken	Takeaway	Crazy Cod & Chicken	Takeaway	A5
107	Chinbrook Road	Chinbrook Newsagent	Triple Trader	Chinbrook Newsagent	Triple Trader	A1
109	Chinbrook Road	Sheelpharm	Chemist	Sheelpharm	Chemist	A1
111	Chinbrook Road	Chinbook Off Licence	Off Licence	Chinbook Off Licence	Off Licence	A1
125	Chinbrook Road	Bellminster	Roofing Contactor	Vacant	Vacant	V
127/9	Chinbrook Road	Beijing Chinese Takeaway	Takeaway	Beijing Chinese Takeaway	Takeaway	A5
131/3	Chinbrook Road	Marvel Stores	Grocer/Off Licence	Costcutter	Grocer/Off Licence	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	4	44%
A2	0	0%
A3	0	0%
A4	0	0%
A5	3	33%
Other	1	11%
Sui Generis	0	0%
Vacant	1	11%
C3	0	0%
<b>Total</b>	<b>9</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	5	56%
A2	0	0%
A3	0	0%
A4	0	0%
A5	3	33%
Other	0	0%
Sui Generis	0	0%
Vacant	1	11%
C3	0	0%
<b>Total</b>	<b>9</b>	<b>100%</b>

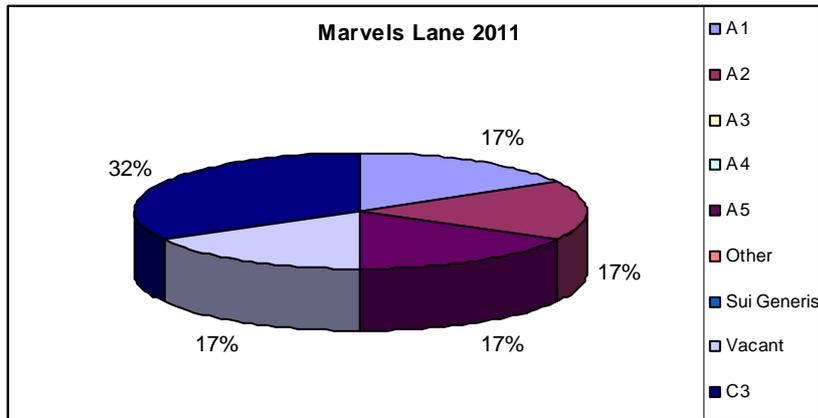
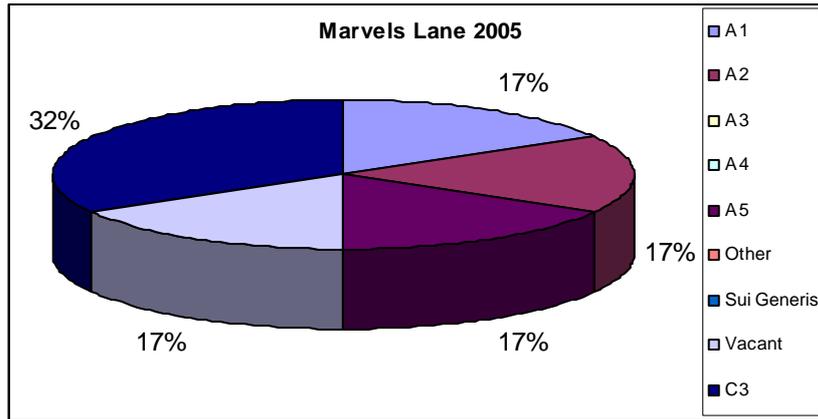
The Chinbrook Road Shopping Parade currently has 9 units. Convenience units are healthy with 5 units. There was one vacant unit in 2005 which has been filled, however a different unit became vacant in 2011 so the vacancy rate is unchanged. Chinbrook Road is situated near a park, tennis courts and the City of London School sports ground. From Chinbrook Road you can get the 124, 126 and 273 buses.

# MARVELS LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	17%
Comparison	0	0%
Service	1	17%
Catering	1	17%
Residential	2	33%
Vacant	1	17%
Total	6	100%

Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
130	Marvels Lane	Russells Chartered Accountants	Office	Russells Chartered Accountants	Office	A2
132-134	Marvels Lane	Vacant	Vacant	Vacant	Vacant	V
136	Marvels Lane	Zeera Indian Takeaways	Takeaway	Rakhi Tandoori	Takeaway	A5
138	Marvels Lane	Super Store	Off License	Kumars Supermarket	Off License	A1
142	Marvels Lane	Residential	Residential	Residential	Residential	C3
144	Marvels Lane	Residential	Residential	Residential	Residential	C3





**2005 Uses**

Use Class	No. of Units	% of total
A1	1	17%
A2	1	17%
A3	0	0%
A4	0	0%
A5	1	17%
Other	0	0%
Sui Generis	0	0%
Vacant	1	17%
C3	2	33%
<b>Total</b>	<b>6</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	1	17%
A2	1	17%
A3	0	0%
A4	0	0%
A5	1	17%
Other	0	0%
Sui Generis	0	0%
Vacant	1	17%
C3	2	33%
<b>Total</b>	<b>6</b>	<b>100%</b>

Marvels lane consists of six units. Two units have been transformed into residential premises and one is unit is vacant, this is unchanged since 2005. Marvels Lane is one of Lewisham's smaller local parades.

# DOWNHAM WAY

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	21%
Comparison	2	8%
Service	10	42%
Catering	6	25%
Residential	0	0%
Vacant	0	0%
Office	1	4%
Total	24	100%

The Downham Way parade is located in the West of Borough of Lewisham. It is defined in the Core Strategy as a “Local Shopping Parade”.

There are a total of ten service, five convenience, six catering and two comparison uses in the Downham Way Parade. One unit is in office use and there are no vacant or residential units on this parade.

### LEISURE, CIVIC & COMMUNITY FACILITIES

There are takeaways, a café and a pub in the Downham Way Local Parade.

There are also two churches, a primary school, a park and a gymnasium in the locality. The Downham Health and Leisure Centre provides a library, health centre and swimming pool to the locality.

### TRANSPORT

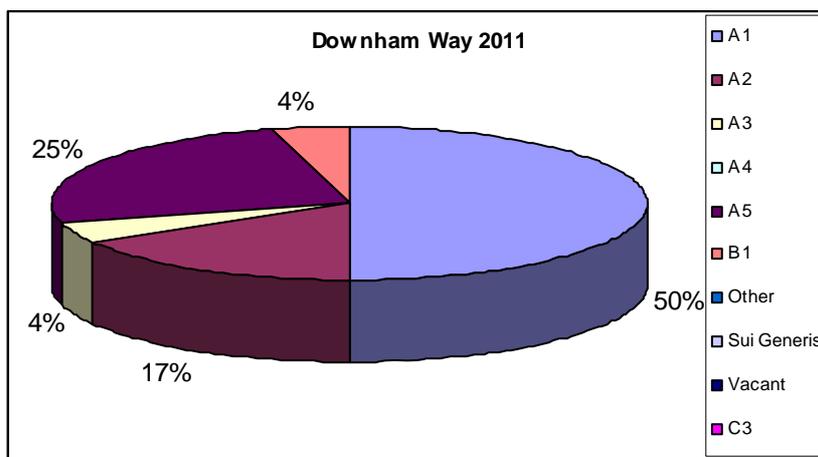
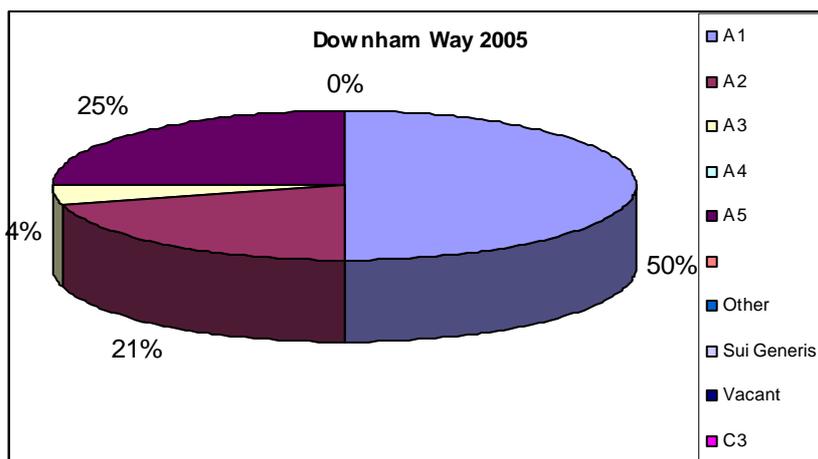
Transport for London has calculated the PTAL score for Downham Way to be at Level 2.

The Downham Way Parade is serviced by two buses directly the N36 and the 136. Within 5 minutes walk you can also get the 124 and the 284. Grove Park Station is also within 10 minutes walk from the parade.



Street No.	Location	Name of premises (2005)	Use (2005)	Name of premises (2011)	Use (2011)	Class (2011)
406	Downham Way	Something Fishy	Fish+Chip Shop	Something Fishy	Fish+Chip Shop	A5
408	Downham Way	William Hill	Turf Accountant	William Hill	Turf Accountant	A2
410	Downham Way	Post Office	Post Office / Newsagent	Post Office	Post Office / Newsagent	A1
412	Downham Way	Candy Box	Grocer	Candy Box	Grocer	A1
414	Downham Way	Mini Market	Grocer	Mini Market	Grocer	A1
416	Downham Way	Lucky	Chinese Takeaway	Golden City	Chinese Takeaway	A5
418	Downham Way	Strides	Dry Cleaners	Strides	Dry Cleaners	A1
420	Downham Way	Paul's	Hairdresser	Paul's	Hairdresser	A1
422	Downham Way	Daniels	Property Services	Daniels	Property Services	A2
424/6	Downham Way	999 Club	Charity Office	999 Club	Charity Office	B1
426	Downham Way	Co-Operative Funeralcare	Office	Co-Operative Funeralcare	Office	A2
428	Downham Way	De Scotia	Property Services	De Scotia	Property Services	A2

<b>430</b>	<i>Downham Way</i>	Milano Kebab+Pizza House	Takeaway	Milano Kebab+Pizza House	Takeaway	A5
<b>437</b>	<i>Downham Way</i>	Downham Family Butchers	Butcher	Downham Family Butchers	Butcher	A1
<b>439</b>	<i>Downham Way</i>	Kings Diner	Café	Kings Diner	Café	A3
<b>441</b>	<i>Downham Way</i>	The Local	Wine Shop	Image Barbers	Hairdressers	A1
<b>443</b>	<i>Downham Way</i>	NHS Pharmacy	Pharmacy	NHS Pharmacy	Pharmacy	A1
<b>445</b>	<i>Downham Way</i>	Downham Beats Production	Sound Studio	Downham Beats Production	Sound Studio	A1
<b>447</b>	<i>Downham Way</i>	Downham Fish+Chips	Takeaway	Downham Fish+Chips	Takeaway	A5
<b>449</b>	<i>Downham Way</i>	Key Shop	Grocer	Newsagent	Newsagent	A1
<b>451</b>	<i>Downham Way</i>	Farmhouse Pizza	Takeaway	Farmhouse Pizza	Takeaway	A5
<b>453</b>	<i>Downham Way</i>	Balti House Indian Cuisine	Takeaway	Cinnamon	Takeaway	A5
<b>455</b>	<i>Downham Way</i>	Dubarry	Hairdresser	Dubarry	Hairdresser	A1
<b>457</b>	<i>Downham Way</i>	Ray Dean	Bookmakers	Simply Plumbing	Plumbing Shop	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	12	50%
A2	5	21%
A3	1	4%
A4	0	0%
A5	6	25%
B1	0	0%
Other	0	0%
Sui Generis	0	0%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>24</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	12	50%
A2	4	21%
A3	1	4%
A4	0	0%
A5	6	25%
B1	1	4%
Other	0	0%
Sui Generis	0	0%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>24</b>	<b>100%</b>

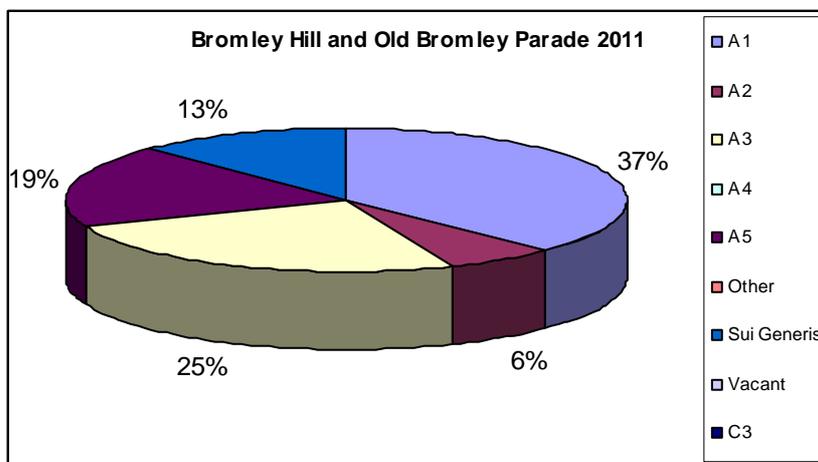
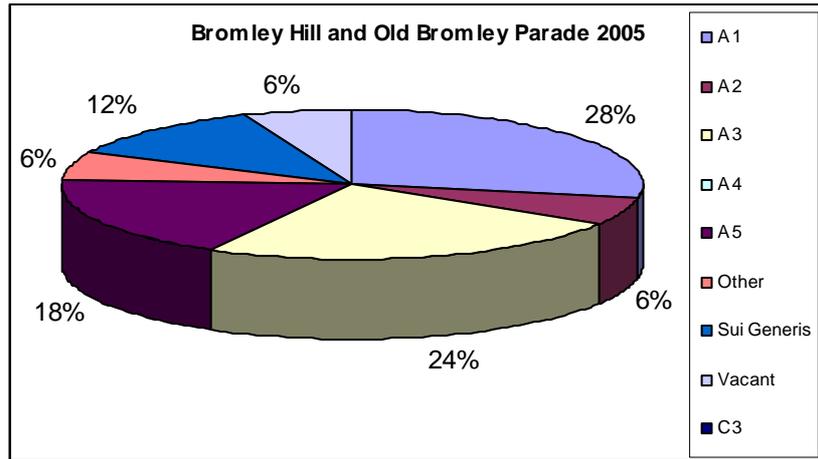
Downham Way is a busy and healthy parade offering a wide range of services to its local community. A1 uses are predominant in Downham Way with 12 units totalling 50%. Those units in the catering use classes are well established with 6 units totalling 25% of the total. There are no vacancies and no residential units in the parade.

# BROMLEY HILL & OLD BROMLEY ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	4	25%
Comparison	1	6%
Service	4	25%
Catering	7	44%
Residential	0	0%
Vacant	0	0%
Total	16	100%



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
2/4	Bromley Hill	Coral	Bookmakers	Coral	Bookmakers	A2
6	Bromley Hill	B&K Low Cost Mini Mart	Triple Trader	Best One	Triple Trader	A1
8	Bromley Hill	Cafekia	Café	Cafekia	Café	A3
10	Bromley Hill	K+R Syal	Triple Trader	K+R Syal	Triple Trader	A1
12	Bromley Hill	Pizza Go Go	Takeaway	Pizza Go Go	Takeaway	A5
14	Bromley Hill	Pizza Hut	Restaurant	Pizza Hut	Restaurant	A3
16	Bromley Hill	Bromley Spice	Restaurant	Bromley Spice	Restaurant	A3
18	Bromley Hill	Clearstone	Dry Cleaners	Popular	Dry Cleaners	A1
20/22	Bromley Hill	Bayleaf Indian Restaurant	Restaurant & take Away	Madhunan	Restaurant & take Away	A3
24	Bromley Hill	Duncans	Chemist	Duncans	Chemist	A1
26	Bromley Hill	Alessandro	Hairdresser	Alessandro	Hairdresser	A1
28/30	Bromley Hill	Villacare	Cleaning Services	Bonnies	Shop	A1
32	Bromley Hill	Fortune House	Takeaway	Fortune House	Takeaway	A5
34	Bromley Hill	Bromley Hill Fish Bar	Takeaway	Bromley Hill Fish Bar	Takeaway	A5
92	Bromley Hill	Quasar	Car Sales Yard	Quasar	Car Sales Yard	S/G
94	Bromley Hill	Shell	Petrol Station/General Shop	Shell	Petrol Station/General Shop	S/G



**2005 Uses**

Use Class	No. of Units	% of total
A1	5	28%
A2	1	6%
A3	4	24%
A4	0	0%
A5	3	18%
Other	1	6%
Sui Generis	2	12%
Vacant	1	6%
C3	0	0%
<b>Total</b>	<b>17</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	6	38%
A2	1	6%
A3	4	25%
A4	0	0%
A5	3	19%
Other	0	0%
Sui Generis	2	13%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>16</b>	<b>100%</b>

There are currently 16 units in the Bromley Hill and Old Bromley Road Parade. The majority of these are in the A1 use class. Since the 2005 survey, there has been an increase in A1 and A5 uses. There are no residential units. You can catch the 208 or the N47 bus on Bromley Hill.

## 346-358 VERDANT LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	14%
Comparison	1	14%
Service	1	14%
Catering	3	43%
Residential	0	0%
Vacant	1	14%
<b>Total</b>	<b>7</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
346	Verdant Lane	Coral	Bookmakers	Coral	Bookmakers	A2
348	Verdant Lane	Kar Bo	Takeaway	Rock n Roe	Takeaway	A5
350	Verdant Lane	Classy Kebabs	Takeaway	Classy Kebabs	Takeaway	A5
352	Verdant Lane	T.Brown Wholesale	Flowers	T.Brown Wholesale	Flowers	A1
354	Verdant Lane	Beema World	Car Accessories	Vacant	Vacant	Vacant
356	Verdant Lane	Prime Off License	Off License	Prime Off License	Off License	A1
358	Verdant Lane	Favourite Ribs and Chicken	Takeaway	Favourite Ribs and Chicken	Takeaway	A5

Seven units have been recorded in this survey of the Verdant Lane Parade. The predominant use classes in this parade are A1 and A5. There are no residential units but one new vacant unit since 2005. This end of Verdant Lane is situated near a park and fire station.

## 86-96 VERDANT LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	17%
Comparison	0	0%
Service	1	17%
Catering	2	33%
Residential	0	0%
Vacant	2	33%
<b>Total</b>	<b>6</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>86/88</b>	<i>Verdant Lane</i>	Verdant News	Triple Trader	J B express	Triple Trader	A1
<b>90</b>	<i>Verdant Lane</i>	Jumbo Harbour	Takeaway	Jumbo Harbour	Takeaway	A5
<b>92/4</b>	<i>Verdant Lane</i>	Viral Grocer	Grocer	Vacant	Vacant	Vacant
<b>92</b>	<i>Verdant Lane</i>	-	-	Villa Bombay Indian	Takeaway	A5
<b>94</b>	<i>Verdant Lane</i>	-	-	Vacant	Vacant	Vacant
<b>96</b>	<i>Verdant Lane</i>	No Name	Hardware Shop	Hand Wash car	Car wash	SG

There are six units in this survey and A1 and A5 make up two units each. Two new vacant units are evident since the 2005 survey. Verdant Lane is situated near Sandhurst Primary School.

## 346-358 VERDANT LANE



## 86-96 VERDANT LANE



# BOUNDFIELD ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	66%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	0	0%
Vacant	0	0%
Office	1	33%
<b>Total</b>	<b>3</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>83/85</b>	<i>Boundfield Road</i>	Cambelle Ltd	Chemist	Cambelle Ltd	Chemist	A1
	<i>Boundfield Road</i>	Vacant	Vacant	Cambelle Ltd	Chemist	A1
<b>87</b>	<i>Boundfield Road</i>	No Name	Hairdresser	Children Centre	Office	A2
<b>89-93</b>	<i>Boundfield Road</i>	Malcolm's	Triple Trader	Malcolm's	Triple Trader	A1
	<i>Boundfield Road</i>	Vacant	Vacant	Malcolm's	Triple Trader	A1
	<i>Boundfield Road</i>	No Name	Grocer	Malcolm's	Triple Trader	A1

In 2005 there were 6 units in this parade however in the 6 years since that time, shops have expanded to incorporate adjacent units. The Cambelle chemist now occupies two units and Malcolm's now occupies three units. There are no vacancies in the parade. Boundfield Road is situated near Foster Park Primary School, a surgery, Goldsmiths Community Centre and a playground.

# BROMLEY ROAD & RANDESDOWN ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	14	26%
Comparison	6	11%
Service	8	15%
Catering	17	33%
Residential	0	0%
Other	5	9%
Vacant	3	6%
<b>Total</b>	<b>53</b>	<b>100%</b>

The Bromley Road and Randlesdown Road Parade is located in the southern part of the borough. It is defined in the Core Strategy as a “Local Shopping Parade”.

There are a total of 17 catering, 8 service, 14 convenience and 6 comparison units in the Bromley and Randlesdown Road Parade. There are 3 vacant units, a decrease of one in the 6 years since the 2005 survey. There is a strong diversity of uses in this parade.

## LEISURE, CIVIC & COMMUNITY FACILITIES

There are 12 takeaways, 2 restaurants, 2 cafes and a public house in this parade.

Near Bromley Road there is an Infant school, two churches, two doctors surgeries, St Christopher’s with tennis court, Bishop Challoner School with tennis court, a club, a bank and a police station. Near Randlesdown Road there is Bellingham Green Park with a games court, two churches and a primary school.

## TRANSPORT

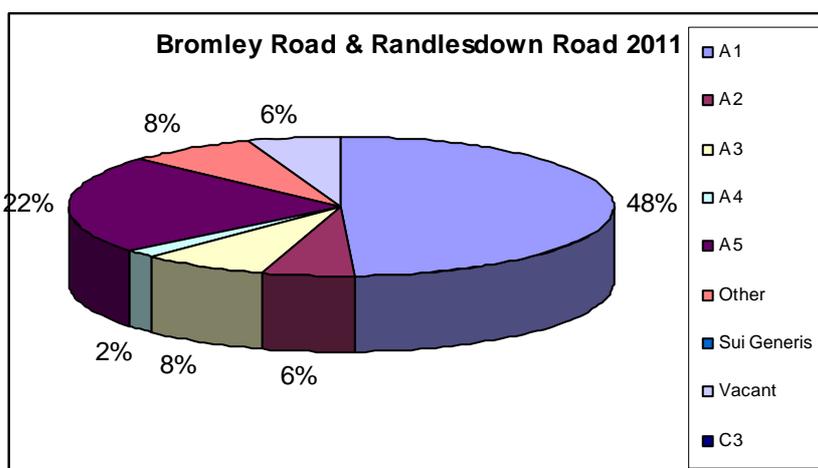
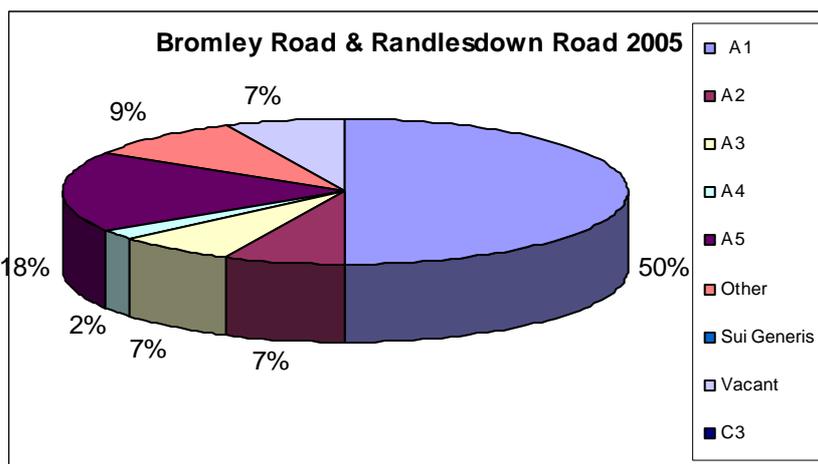
TFL has calculated the PTAL score for Bromley Road and Randlesdown Road to be at level From Bromley Road you can get the 47, 54, 136, 160, 171, 199, 208, N36 or N47 bus.



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>163-65</b>	<i>Bromley Road</i>	TFC Grocer Butcher Baker	Large General Store	TFC Grocer Butcher Baker	Large General Store	A1
<b>203</b>	<i>Bromley Road</i>	Rider Zone	Cycle Store	Rider Zone	Cycle Store	A1
<b>205</b>	<i>Bromley Road</i>	Ladbrokes	Bookmaker	Ladbrokes	Bookmaker	A1
<b>209 / 291</b>	<i>Bromley Road</i>	Chardra Mini Mart	Caribbean Grocer	Costcutter	General Store	A1
<b>213</b>	<i>Bromley Road</i>	Morley's Fried Chicken	Takeaway	Morley's Fried Chicken	Takeaway	A5
<b>215</b>	<i>Bromley Road</i>	Rice and Spice	Restaurant	Rice and Spice	Restaurant	A3
<b>217</b>	<i>Bromley Road</i>	The Mirror	Newsagent	The Mirror	Newsagent	A1
<b>219</b>	<i>Bromley Road</i>	Bethune	Skin+Hair Clinic	Charmaine	Hairdressers	A1
<b>221</b>	<i>Bromley Road</i>	Time Kebab House	Takeaway	Time Kebab House	Takeaway	A5
<b>223</b>	<i>Bromley Road</i>	Papa Jone	Takeaway	Papa Jone	Takeaway	A5
<b>225</b>	<i>Bromley Road</i>	Something Fishy	Takeaway	Something Fishy	Takeaway	A5
<b>227</b>	<i>Bromley Road</i>	John Alan	Letting Agent	John Alan	Letting Agent	A2
<b>229</b>	<i>Bromley Road</i>	NO NAME	Hairdresser	Andrea's boutique	General Store	A1
<b>231</b>	<i>Bromley Road</i>	Hardware House	Hardware Shop	Vandal	Hairdressers	A1
<b>233</b>	<i>Bromley Road</i>	Sunflowers	Florist	Sunflowers	Florist	A1
<b>235</b>	<i>Bromley Road</i>	Chicago Hot Pizza	Takeaway	Chicago Hot Pizza	Takeaway	A5
<b>237</b>	<i>Bromley Road</i>	Vantage	Chemist	Vantage	Chemist	A1
<b>239</b>	<i>Bromley Road</i>	Trend	Dry Cleaners	Trend	Dry Cleaners	A1
<b>241</b>	<i>Bromley Road</i>	SP News	Triple Trader	SP News	Triple Trader	A1
<b>243-51</b>	<i>Bromley Road</i>	Eden Park Motorist Centre	Car Accessories	Eden Park Motorist Centre	Car Accessories	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>253/5</b>	<i>Bromley Road</i>	ABM	Car Parts	ABM	Car Parts	A1
<b>257</b>	<i>Bromley Road</i>	Chutney	Takeaway	Baraka	Takeaway	A5
<b>259</b>	<i>Bromley Road</i>	George's	Hairdresser	George's	Hairdresser	A1
<b>261</b>	<i>Bromley Road</i>	Kwan Yet	Takeaway	Kwan Yet	Takeaway	A5
<b>263</b>	<i>Bromley Road</i>	Vacant	Vacant	Sunshine	Takeaway	A5
<b>265</b>	<i>Bromley Road</i>	Off Licence and Grocer	Off Licence and Grocer	Off Licence and Grocer	Off Licence and Grocer	A1
<b>246</b>	<i>Bromley Road</i>	Vacant	Vacant	Vacant	Vacant	
<b>2, 2a, 4</b>	<i>Randlesdown Road</i>	Aerial Scaffolding	Timber Yard	Aerial Scaffolding	Timber Yard	B1
<b>4A</b>	<i>Randlesdown Road</i>	Barburch	Takeaway	Barburch	Takeaway	A5
<b>6</b>	<i>Randlesdown Road</i>	The Bellingham Barber	Hairdresser	The Bellingham Barber	Hairdresser	A1
<b>6A</b>	<i>Randlesdown Road</i>	Flower Power	Florist	Mummy's Place	Takeaway	A5
<b>8</b>	<i>Randlesdown Road</i>	Stanley Racing	Bookmakers	William Hill	Bookmakers	A2
<b>10</b>	<i>Randlesdown Road</i>	Rukshana	Restaurant	Rukshana	Restaurant	A3
<b>10A</b>	<i>Randlesdown Road</i>	Twins Sandwich Bar	Takeaway	Twins Sandwich Bar	Takeaway	A5
		Joannes Cake Heaven	Cake Decorations	Chykzee	Retail	A1
	<i>Randlesdown Road</i>	The Fellowship	Public House	The Fellowship	Public House	A4
<b>12</b>	<i>Randlesdown Road</i>	Mace Express	Post Office and General Store	Mace Express	Post Office and General Store	A1
<b>14</b>	<i>Randlesdown Road</i>	Bellingham Community Learning Centre	Community Service	Bellingham Community Learning Centre	Community Service	D1
<b>16</b>	<i>Randlesdown Road</i>	Waterfall Cave	Café	Waterfall Cave	Café	A3
<b>18</b>	<i>Randlesdown Road</i>	Bell Meats	Butcher	Bell Meats	Butcher	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>20</b>	<i>Randlesdown Road</i>	Vacant	Vacant	Sevrei's	Retail	A1
<b>22</b>	<i>Randlesdown Road</i>	Sure Start Bellingham	Office	Children centre	Office	D1
<b>24</b>	<i>Randlesdown Road</i>	Bellingham Toy Library	D1	Bellingham Toy Library	Toy Library	D1
<b>26</b>	<i>Randlesdown Road</i>	Bellingham Fish Bar Oceanic Pizza	Takeaway	Bellingham Fish Bar Oceanic Pizza	Takeaway	A5
<b>28</b>	<i>Randlesdown Road</i>	Washeteria	Laundrette	Equity centre	Service	A1
<b>30</b>	<i>Randlesdown Road</i>	Bellingham Dry Cleaners	Dry Cleaners	Bellingham Dry Cleaners	Dry Cleaners	A1
<b>32</b>	<i>Randlesdown Road</i>	Park View Café	Café	Park View Café	Café	A3
<b>34</b>	<i>Randlesdown Road</i>	Bellingham News	Triple Trader	Bellingham News	Triple Trader	A1
<b>36-40</b>	<i>Randlesdown Road</i>	Welcome	Supermarket	Welcome	Supermarket	A1
<b>42/4</b>	<i>Randlesdown Road</i>	Vacant	Vacant	Vacant	Vacant	
<b>46</b>	<i>Randlesdown Road</i>	Danielspropertynet	Real Estate Agents	Danielspropertynet	Real Estate Agents	A2
<b>48</b>	<i>Randlesdown Road</i>	Lloyds	Chemist	Lloyds	Chemist	A1
<b>50</b>	<i>Randlesdown Road</i>	The Local	Off Licence	Vacant	Vacant	



**2005 Uses**

Use Class	No. of Units	% of total
A1	27	50%
A2	4	7%
A3	4	7%
A4	1	2%
A5	10	18%
Other	5	9%
Sui Generis	0	0%
Vacant	4	7%
C3	0	0%
<b>Total</b>	<b>55</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	26	49%
A2	3	6%
A3	4	8%
A4	1	2%
A5	12	23%
Other	4	8%
Sui Generis	0	0%
Vacant	3	6%
C3	0	0%
<b>Total</b>	<b>53</b>	<b>100%</b>

There are 53 units in this shopping parade. The predominant use class is A1 and there are no residential units. Since 2005 there has been a small increase in A5 and A2 units. The vacancy rate has decreased from 4 units in 2005 to 3 units in 2011. Catering and service businesses are the predominant type of retail use on this local parade.

## ENNERSDALE ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	13%
Comparison	0	0%
Service	0	0%
Catering	1	13%
Residential	5	63%
Other	1	13%
Vacant	0	0%
<b>Total</b>	<b>8</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
42	Ennersdale Road	Residential	Residential	Residential	Residential	C3
44	Ennersdale Road	Residential	Residential	Residential	Residential	C3
46/8	Ennersdale Road	Hillman+Son	Builders Office	Hillman+Son	Builders Office	B1
65	Ennersdale Road	Busy Bee Café	Café	Café Green	Café	A3
67/9	Ennersdale Road	Residential	Residential	Residential	Residential	C3
82	Ennersdale Road	John Copus Sports	Sports Equipment Shop	Residential	Residential	A1
84	Ennersdale Road	Residential	Residential	Residential	Residential	C3
86	Ennersdale Road	Bottle+Basket	Off Licence/Grocer	Bottle+Basket	Off Licence/Grocer	A1

There are 8 units in this survey with 5 units (63%) of them being residential. In 2005 four units were occupied by residential uses and since then one additional shop has changed to a residential use. Ennersdale Road is near St Swithun's Church. Hither Green Station is near Ennersdale Road.

# BROMLEY ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	13%
Comparison	1	13%
Service	2	25%
Catering	3	38%
Residential	1	13%
Vacant	0	0%
<b>Total</b>	<b>8</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>104/6</b>	<i>Bromley Road</i>	Honda Elite Motors	Car Sales/Repair	Residential	Residential	C3
<b>108/10</b>	<i>Bromley Road</i>	Tile Magic	Tile and hardware shop	Tile Magic	Tile and hardware shop	A1
<b>112</b>	<i>Bromley Road</i>	Instyle	Hairdresser	Instyle	Hairdresser	A1
<b>114</b>	<i>Bromley Road</i>	Very Nice	Takeaway	Very Nice	Takeaway	A5
<b>116</b>	<i>Bromley Road</i>	IRN-BRU	General Store	IRN-BRU	General Store	A1
<b>118</b>	<i>Bromley Road</i>	Bombay Spice	Takeaway	Bombay Spice	Takeaway	A5
<b>120</b>	<i>Bromley Road</i>	O.T's	Café	O.T's	Café	A3
<b>122</b>	<i>Bromley Road</i>	College Racing	Bookmakers	College Racing	Bookmakers	A2

There are 8 units within this survey with A1 having 3 units. The most common type of retail floor space is catering with 3 units, comparison and service both have 2 units and convenience has 1 unit. Since 2005 one shop at the end of the parade has changed use to residential. From Bromley Road you can catch the 47, 54, 136, 160, 171, 199, 108 N36 or the N47 buses.

## MUIRKIRK/ ROAD, SANDHURST ROAD & MARKET & SANGLEY ROAD

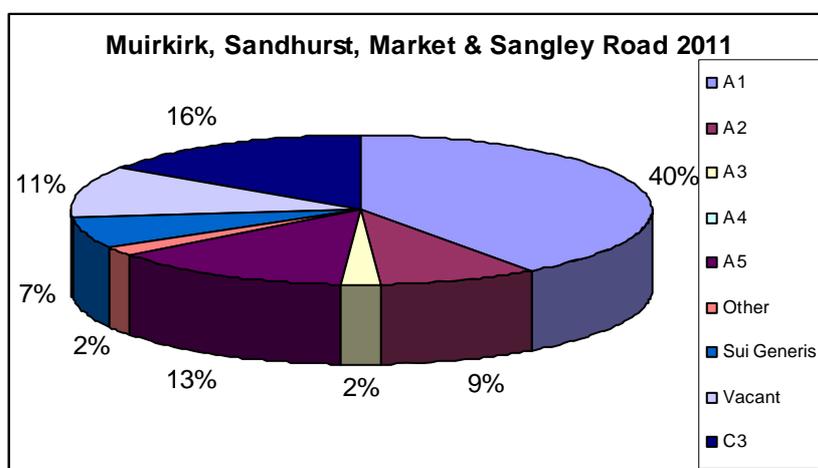
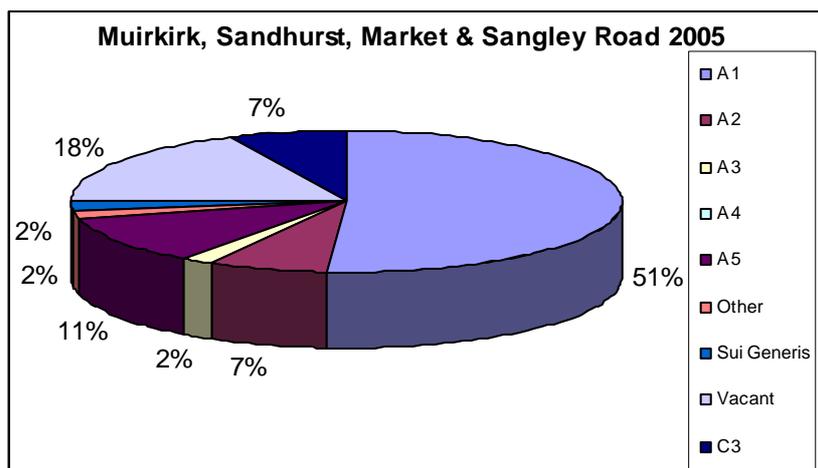
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	9	21%
Comparison	2	4%
Service	8	19%
Catering	7	16%
Residential	7	16%
Other	5	12%
Vacant	5	12%
Total	43	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
2	Muirkirk Road	Sea Breeze Fish Bar	Takeaway	Sea Breeze Fish Bar	Takeaway	A5
4	Muirkirk Road	Oriental Garden	Takeaway	Oriental Garden	Takeaway	A5
6/8	Muirkirk Road	Nisa's Today's	Grocer	Nisa's Today's	Grocer	A1
10	Muirkirk Road	Bellingers	Triple Trader	Residential	Residential	C3
12	Muirkirk Road	Vacant	Vacant	Vacant	Vacant	Vacant
14	Muirkirk Road	Washington	Electrical Contractor	Washington	Electrical Contractor	A1
16	Muirkirk Road	A.W.Thatcher	Greengrocer	Residential	Residential	C3
18	Muirkirk Road	Security Consultants	Office	Security Consultants	Office	A1
20	Muirkirk Road	Vacant	Vacant	Residential	Residential	C3
22	Muirkirk Road	Discount Tropical Food	General Store	Vacant	Vacant	Vacant
24	Muirkirk Road	Vacant	Vacant	Vacant	Vacant	Vacant
26	Muirkirk Road	Ladbrokes	Bookmakers	Ladbrokes	Bookmakers	A2
28	Muirkirk Road	John Wroke+Sons	Butcher	John Wroke+Sons	Butcher	A1
30/2	Muirkirk Road	Residential	Residential	Residential	Residential	C3
34	Muirkirk Road	Combination Boiler Specialist	Heating System Repairs	Combination Boiler Specialist	Heating System Repairs	A1
5	Muirkirk Road	Residential	Residential	Residential	Residential	C3
7	Muirkirk Road	Residential	Residential	Residential	Residential	C3
9	Muirkirk Road	Funeral Flowers	Florist	Roofing Building contractors	Specialists	B1
12	Sandhurst Road	Sandhurst	General Store/Off License	Sandhurst	General Store/Off License	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
10	Sandhurst Road	Sandhurst	General Store/Off License	Sandhurst	General Store/Off License	A1
8	Sandhurst Road	Hairtrix	Hairdresser	Hairtrix	Hairdresser	A1
6	Sandhurst Road	P & J mews (Bellingers)	Triple Trader	P & J mews (Bellingers)	Triple Trader	A1
4	Sandhurst Road	Brothers Café	Café	Brothers Café	Café	A3
2	Sandhurst Road	Ladbrokes	Bookmaker	Ladbrokes	Bookmaker	A2
7	Sandhurst Market	Vacant	Vacant	Better Betting	Bookmaker	A2
6	Sandhurst Market	Jubilee Cleaners	Dry Cleaners	Jubilee Cleaners	Dry Cleaners	A1
5	Sandhurst Market	Morley's Fried Chicken	Takeaway	Morley's Fried Chicken	Takeaway	A5
4	Sandhurst Market	Vacant	Vacant	African Cuisine	Takeaway	A5
3	Sandhurst Market	Sandhurst Supplies	Hardware Shop	Lily Supermarket	General Store	A1
2	Sandhurst Market	Leonard's	TV/Video Sale/Repair	Leonard's	TV/Video Sale/Repair	A1
1	Sandhurst Market	Vacant	Vacant	Vacant	Vacant	
314	Sangley Road	Cultingham Ltd	Chemist	Cultingham Ltd	Chemist	A1
304-12	Sangley Road	Honda Gilbert's Car Centre	Car Sales	Honda Gilbert's Car Centre	Car Sales	S/G
306-312	Sangley Road	Welcome	General Store	Cooperative	General Store	A1
302	Sangley Road	Cuttin it Fine	Hairdresser	Cuttin it Fine	Hairdresser	A1
300	Sangley Road	Lewisham Victim Support	Office	Lewisham Victim Support	Office	B1
298	Sangley Road	Food+Wine	General Store	Food+Wine	General Store	A1
296	Sangley Road	Vacant	Vacant	Vacant	Vacant	
294	Sangley Road	Laundrette	Laundrette	Laundrette	Laundrette	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>292</b>	<i>Sangley Road</i>	David Atkin +Co	Letting Agent	David Atkin +Co	Letting Agent	A2
<b>290</b>	<i>Sangley Road</i>	Imagetalkers	Photographic Studios	Imagetalkers	Photographic Studios	A1
<b>286/8</b>	<i>Sangley Road</i>	Londis	Triple Trader	Londis	Triple Trader	A1
<b>284</b>	<i>Sangley Road</i>	Curry Cottage	Takeaway	Curry Cottage	Takeaway	A5
<b>282</b>	<i>Sangley Road</i>	John's Fish and Kebab House	Takeaway	John's Fish and Kebab House	Takeaway	A5
<b>280</b>	<i>Sangley Road</i>	Vacant	Vacant	Residential	Residential	C3



**2005 Uses**

Use Class	No. of Units	% of total
A1	22	51%
A2	3	7%
A3	1	2%
A4	0	0%
A5	5	11%
Other	1	2%
Sui Generis	1	2%
Vacant	8	18%
C3	3	7%
<b>Total</b>	<b>44</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	18	40%
A2	4	9%
A3	1	2%
A4	0	0%
A5	6	13%
Other	1	2%
Sui Generis	3	7%
Vacant	5	11%
C3	7	16%
<b>Total</b>	<b>45</b>	<b>100%</b>

Of the four streets which make up this parade there are 45 units with the shops (A1 use class) amounting to 45% of the total. The majority of floor space is convenience with service in second place. There has been a reduction in vacant units since 2005 from eight to five in 2011. However an additional four residential units have been established in the parade, seeing a total of 7 residential units in the parade in 2011. Near Muirkirk Road there are playing fields and two doctors surgeries. Near Sandhurst Road and Sandhurst Market there is a library and a church. Finally near Sangley Road there is a nursery, a catholic primary school and a church.

# BROWNHILL ROAD

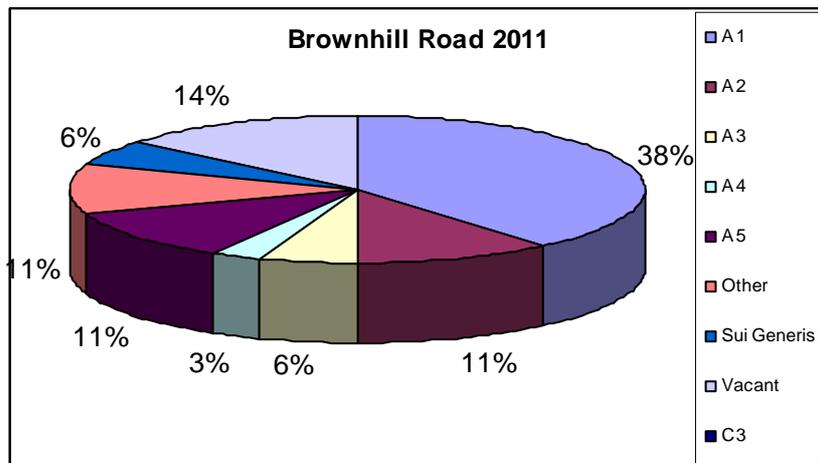
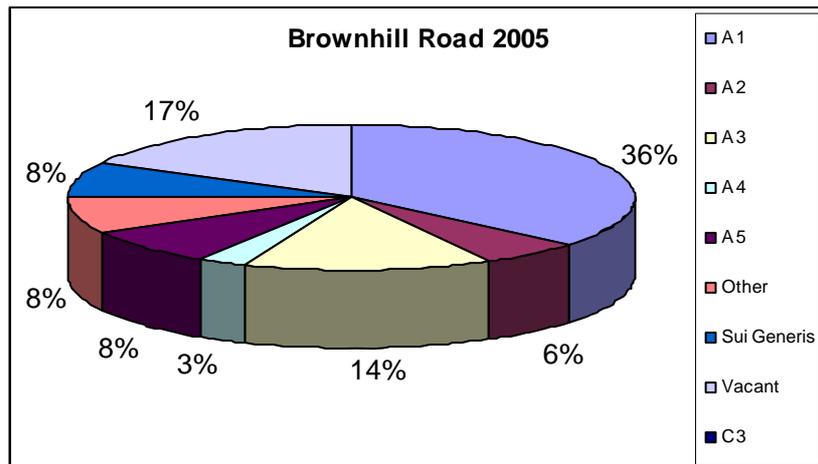
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	14%
Comparison	6	16%
Service	3	8%
Catering	7	19%
Residential	0	0%
Other	11	30%
Vacant	5	14%
<b>Total</b>	<b>36</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
261	Brownhill Road	Vacant	Vacant	Dab's Food & Wine	Triple Trader	A1
263	Brownhill Road	Luxe Supermarket	General Store	Heavenly Instincts	Beauty products	A1
265	Brownhill Road	Charcoal Grill	Takeaway	First Fruits Tutor School	Training Centre	D1
267	Brownhill Road	Pizza on Demand	Takeaway	Pizza on Demand	Takeaway	A5
269	Brownhill Road	Kung Fu Kitchen	Takeaway	Kung Fu Kitchen	Takeaway	A5
271	Brownhill Road	Vacant	Vacant	Vacant	Vacant	Vacant
273	Brownhill Road	Food+Wine	Grocer/Off Licence	Food+Wine	Grocer/Off Licence	A1
275	Brownhill Road	Monsoon	Restaurant	Monsoon	Restaurant	A3
277	Brownhill Road	Vacant	Vacant	Brownhill Dry Cleaners	Dry cleaner	A1
234/6	Brownhill Road	Erens Auto Electrics	Auto Electrics	Erens Auto Electrics	Auto Electrics	A1
238	Brownhill Road	Plandea Ltd	Pawnbrokers	Plandea Ltd	Pawnbrokers	A2
240/2	Brownhill Road	London Cleaning Supplies Ltd	Cleaning Supplies	London Cleaning Supplies Ltd	Cleaning Supplies	A1

<b>244</b>	<i>Brownhill Road</i>	Hither Green Conservative Club	Club	Vacant	Vacant	Vacant
<b>222</b>	<i>Brownhill Road</i>	Survey Express Services	Survey Equipment Hire	Accountants	Accountant	A2
<b>224</b>	<i>Brownhill Road</i>	Frank You Discount Tyres	Tyre Sales	Frank You Discount Tyres	Tyre Sales	A1
<b>226/8</b>	<i>Brownhill Road</i>			Maus	Solicitors	B1
<b>226</b>	<i>Brownhill Road</i>	Biz Bar	Bar	Biz Bar	Bar	A4
<b>228</b>	<i>Brownhill Road</i>	Fission Global (UK) Group	Property Repair Services	Fission Global (UK) Group	Property Repair Services	A2
<b>172</b>	<i>Brownhill Road</i>	M.A.	General/Off Licence	M.A.	General/Off Licence	A1
<b>174</b>	<i>Brownhill Road</i>	Mangetout	Takeaway	Yellow Duck	Takeaway	A5
<b>176</b>	<i>Brownhill Road</i>	Streamline	Water Hygiene Services	Streamline	Water Hygiene Services	A1
<b>178</b>	<i>Brownhill Road</i>	Turbo Touch	Car Part Sales	Turbo Touch	Car Part Sales	A1
<b>180/2</b>	<i>Brownhill Road</i>	The Mane Attraction	Hair Dresser	Valencia Hill	Retail	A1
<b>184</b>	<i>Brownhill Road</i>	Konnectafone	Mobile Phone Shop	Vacant	Vacant	Vacant
<b>86</b>	<i>Brownhill Road</i>	Stabright	Dry Cleaner	Stabright	Dry Cleaner	A1
<b>88</b>	<i>Brownhill Road</i>	Kismat Thai & Indian	Takeaway	Mogul	Takeaway	A5
<b>90</b>	<i>Brownhill Road</i>	Dennis	Triple Trader	Dennis	Triple Trader	A1
<b>92</b>	<i>Brownhill Road</i>	Brownhill Café	Café	Infusion Cafe	Café	A3
<b>103</b>	<i>Brownhill Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>105</b>	<i>Brownhill Road</i>	G.R.Humber	House Clearance	B&E Hardman	House Clearance	B1
<b>107</b>	<i>Brownhill Road</i>	Ron Compton	Motorcycle Sales	G.R Humber Furniture	Furniture Sales	S/G
<b>109</b>	<i>Brownhill Road</i>	Bargain Cars	Car Sales	Dina Style	Hairdressers	A1
<b>111</b>	<i>Brownhill Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant

115	Brownhill Road	Vacant	Vacant	South London Estates	Letting agent	A2
66	Brownhill Road	Lewisham Community Development Partnership	Community Service	Nathan Solicitors	Legal Service	B1
68	Brownhill Road	Lewisham Community Development Partnership	Community Service	Chrisalis Refurbishment Ltd	Office	B1
207	Brownhill Road	Texaco	Petrol Station/General Shop	Texaco	Petrol Station/General Shop	S/G





**2005 Uses**

Use Class	No. of Units	% of total
A1	13	36%
A2	2	6%
A3	5	14%
A4	1	3%
A5	3	8%
Other	2	8%
Sui Generis	3	8%
Vacant	6	17%
C3	0	0%
<b>Total</b>	<b>36</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	14	39%
A2	4	11%
A3	2	6%
A4	1	3%
A5	4	11%
Other	4	11%
Sui Generis	2	6%
Vacant	5	14%
C3	0	0%
<b>Total</b>	<b>36</b>	<b>100%</b>

There are 36 units in this survey where the predominant use type is A1 with 39%. Since 2005 one vacant unit has been filled resulting in 5 vacancies in the parade. From Brownhill Road you can catch the 160 or the 202 buses.

## LALEHAM ROAD & RINGSTEAD ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	20%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	2	40%
Other	1	20%
Vacant	1	20%
<b>Total</b>	<b>5</b>	<b>100%</b>

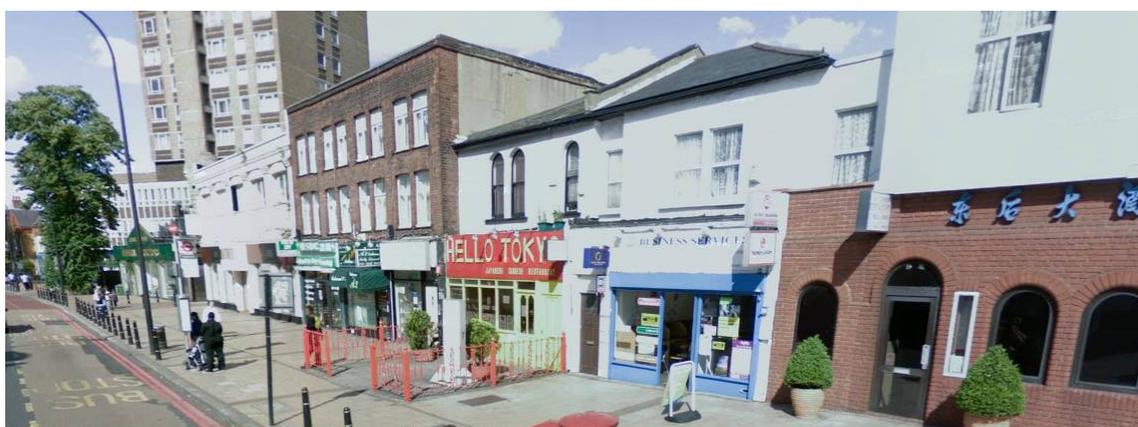
No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
73	Laleham Road	Residential	Residential	Residential	Residential	C3
75	Laleham Road	Cute Curl	Hairdresser	Vacant	Vacant	Vacant
77	Laleham Road	Vacant	Vacant	Freight shipping	Office	B1
79	Laleham Road	Residential	Residential	Residential	Residential	C3
107	Ringstead Road	Laleham Grocers	Off Licence	Laleham Grocers	Off Licence	A1



This parade has 4 adjacent units non of which are in retail use. Two units are in residential use, one is an office and the fourth has become vacant since the 2005 survey was undertaken. The fifth unit, across the junction remains in retail use as an off licence. Ringstead Road is situated near Mountsfield Park and playing field.

# RUSHEY GREEN

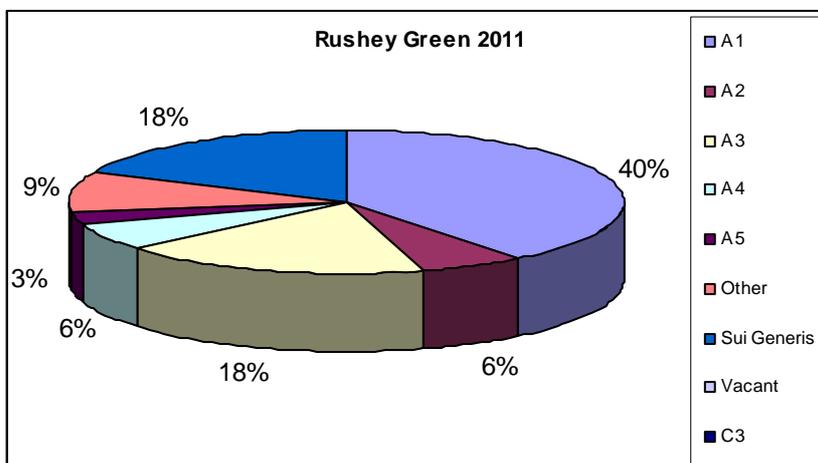
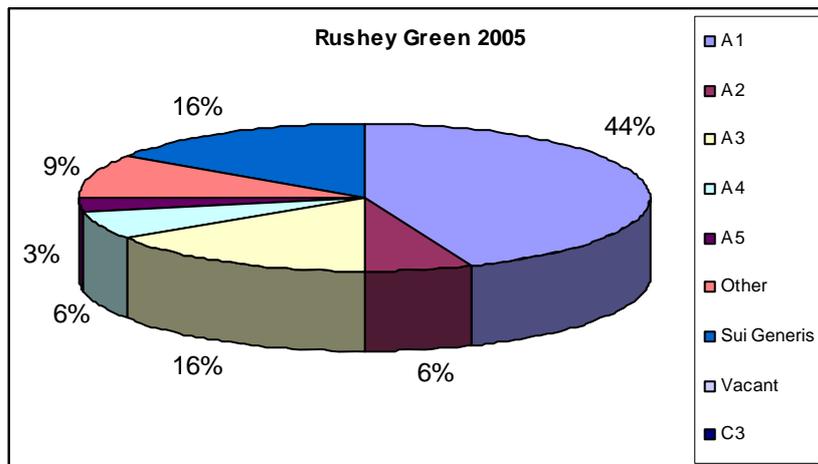
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	3%
Comparison	8	24%
Service	8	24%
Catering	9	27%
Residential	0	0%
Other	7	22%
Vacant	0	0%
<b>Total</b>	<b>33</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	Rushey Green	The George	Public House	The George	Public House	A4
21/3	Rushey Green	Swaddling	Prams/Toys Shop	Swaddling	Prams/Toys Shop	A1
25	Rushey Green	Funeral Care	Undertakers	Funeral Care	Undertakers	A1
2a	Rushey Green	Crossroads Caring for Carers	Community Service	Crossroads Caring for Carers	Community Service	D2
2-6	Rushey Green	Topps Tiles	Hardware	Topps Tiles	Hardware	A1
8-10	Rushey Green	Rushmores	Car Sales	Rushmores	Car Sales	S/G
12	Rushey Green	Jade Nails Studio	Beauty Salon	Jade Nails Studio	Beauty Salon	S/G

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>14</b>	<i>Rushey Green</i>	JAC	Laundrette	JAC	Laundrette	S/G
<b>16</b>	<i>Rushey Green</i>	Mandarin House	Takeaway	Mandarin House	Takeaway	A5
<b>18</b>	<i>Rushey Green</i>	Nes's Café	Café	Nes's Café	Café	A3
<b>20/2</b>	<i>Rushey Green</i>	Eric Lindsay	Musical Instrument Shop	Eric Lindsay	Musical Instrument Shop	A1
<b>24</b>	<i>Rushey Green</i>	Catford Dry Cleaners	Dry Cleaners	Catford Dry Cleaners	Dry Cleaners	A1
<b>26</b>	<i>Rushey Green</i>	Rushey Green Dental Practice	Dental Practice	Rushey Green Dental Practice	Dental Practice	D1
<b>28 / 28a</b>	<i>Rushey Green</i>	Lewisham Cars Ltd	24 our Mini Cab/Chauffeur	Lewisham Cars Ltd	24 hour Mini Cab/Chauffeur	S/G
<b>40</b>	<i>Rushey Green</i>	Watling Tyres	Tyre Sale+Service	Watling Tyres	Tyre Sale+Service	S/G
<b>42 - 52</b>	<i>Rushey Green</i>	Aldi	Supermarket	Aldi	Supermarket	A1
<b>54</b>	<i>Rushey Green</i>	Rush Clothing and Lingerie	Clothing Store	Rush Clothing and Lingerie	Clothing Store	A1
<b>58</b>	<i>Rushey Green</i>	Harvey+Thomson	Pawnbroker	Harvey+Thomson	Pawnbroker	A2
<b>60</b>	<i>Rushey Green</i>	Shop 60	Clothes Shop	Shop 60	Clothes Shop	A1
<b>62-6</b>	<i>Rushey Green</i>	Job Centre	Job Centre	Job Centre	Job Centre	A2
<b>68</b>	<i>Rushey Green</i>	The Plough+Harrow	Public House	The Plough+Harrow	Public House	A4
<b>70/2</b>	<i>Rushey Green</i>	Dourofs	Carpet Shop	Dourofs	Carpet Shop	A1
<b>43</b>	<i>Rushey Green</i>	Quality Hand Car Wash	Car Wash	Quality Hand Car Wash	Car Wash	S/G
<b>45</b>	<i>Rushey Green</i>	Lewisham Housing	Community Service	Lewisham Housing	Community Service	D2
<b>47</b>	<i>Rushey Green</i>	The Funeral Centre	Undertakers	The Funeral Centre	Undertakers	A1

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
75	Rushey Green	BMJ Power	Power Tool Sales	Mattucci	Restaurant	A3
77	Rushey Green	HSDC	Dry Cleaners	HSDC	Dry Cleaners	A1
77A	Rushey Green	A2	Restaurant	A2	Restaurant	A3
79	Rushey Green	NRPC Bookshop	Book Store	NRPC Bookshop	Book Store	A1
81	Rushey Green	Hello Tokyo	Restaurant	Hello Tokyo	Restaurant	A3
83	Rushey Green	Noble Business Services	Computer/Internet Café	Noble Business Services	Computer/Internet Café	A1
85/85 A	Rushey Green	Eastern Queen	Restaurant	Eastern Queen	Restaurant	A3
85B	Rushey Green	Copperfield Café	Café	Copperfield Café	Café	A3



**2005 Uses**

Use Class	No. of Units	% of total
A1	14	44%
A2	2	6%
A3	5	16%
A4	2	6%
A5	1	3%
Other	3	9%
Sui Generis	5	16%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>32</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	13	39%
A2	2	6%
A3	6	18%
A4	2	6%
A5	1	3%
Other	3	9%
Sui Generis	6	18%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>33</b>	<b>100%</b>

There are 33 units in this survey of Rushey Green with the predominant use class being A1 at 39%. There are no vacancies within the parade. Rushey Green is situated near a day nursery. From Rushey Green you can get either the 47, 54, 75, 136, 185, 199, 208, N36, N47 or the N75 buses.

# STANSTEAD ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	0	0%
Service	1	0%
Catering	0	0%
Residential	5	83%
Other	1	17%
Vacant	0	0%
<b>Total</b>	<b>6</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (05):
226	Stanstead Road	Vacant	Vacant	Residential	Residential	C3
228	Stanstead Road	Residential	Residential	Residential	Residential	C3
230	Stanstead Road	Residential	Residential	Residential	Residential	C3
232	Stanstead Road	Residential	Residential	Residential	Residential	C3
234/6	Stanstead Road	Residential	Residential	Residential	Residential	C3
238	Stanstead Road	Stanstead Tyres/Motors	Garage Services	Stanstead Tyres/Motors	Garage Services	S/G

There are 6 units in this survey five of which have been converted to residential use. Since the 2005 survey an additional unit has been converted. One unit remains in non-residential use as a garage. This end of Stanstead Road is near a club and two surgeries. From Stanstead Road you can get the 122 or 185 buses and you can catch a train from Catford bridge station.

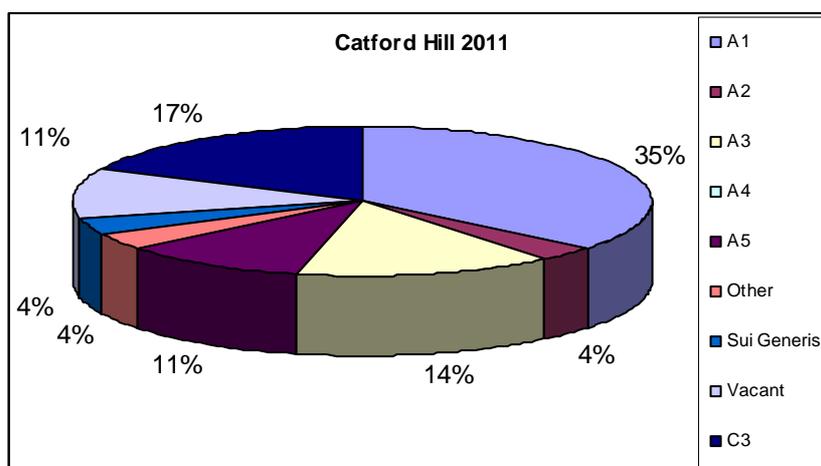
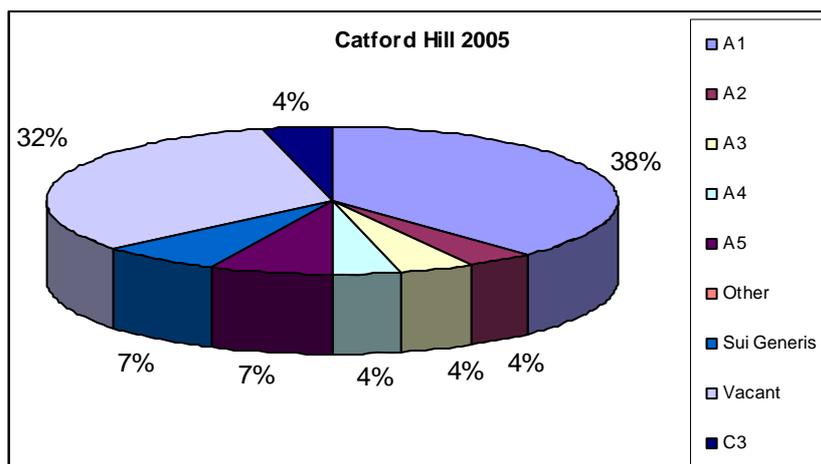
## CATFORD HILL (North)

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	7%
Comparison	5	18%
Service	3	11%
Catering	7	25%
Residential	5	18%
Other	3	11%
Vacant	3	11%
<b>Total</b>	<b>28</b>	<b>100%</b>



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (05):</b>
<b>Unit 1b</b>	<i>Catford Hill</i>	Paul Simon	Curtain Superstore	Paul Simon	Curtain Superstore	A1
<b>Unit 1b</b>	<i>Catford Hill</i>	Benson's for Beds	Bed Store	Benson's for Beds	Bed Store	A1
<b>1b</b>	<i>Catford Hill</i>	Harford's	Hardware Store	Harford's	Hardware Store	A1
<b>4/6</b>	<i>Catford Hill</i>	Seven Stars Food & Wine	Off License	Seven Stars Food & Wine	Off License	A1
<b>8</b>	<i>Catford Hill</i>	Vacant	Vacant	Residential	Residential	C3
<b>10</b>	<i>Catford Hill</i>	Vacant	Vacant	Residential	Residential	C3
<b>12</b>	<i>Catford Hill</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>14</b>	<i>Catford Hill</i>	Residential	Residential	Residential	Residential	C3
<b>16</b>	<i>Catford Hill</i>	Vacant	Vacant	Rizkun Mehan	Restaurant	A3
<b>20</b>	<i>Catford Hill</i>	The Place House Tavern	Public House	LCC solicitors	Office	B1
<b>22</b>	<i>Catford Hill</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>24</b>	<i>Catford Hill</i>	Catford Financial Services	Accountants Office	Vacant	Vacant	Vacant
<b>24A</b>	<i>Catford Hill</i>	El Berala General Store	Off license/General Store	El Berala General Store	Off license/General Store	A1
<b>26A</b>	<i>Catford Hill</i>	Hot for You	Takeaway	Pizza 2 Night	Takeaway	A5
<b>26B</b>	<i>Catford Hill</i>	Neo Uno	Hairdresser	Neo Uno	Hairdresser	A1
<b>28</b>	<i>Catford Hill</i>	Vacant	Vacant	Residential	Residential	C3
<b>28A</b>	<i>Catford Hill</i>	Vacant	Vacant	Residential	Residential	C3

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (05):</b>
<b>30/2</b>	<i>Catford Hill</i>	Catford Car Sales	Car Sales	Yum Yum	Take away	A5
<b>32A</b>	<i>Catford Hill</i>	Vacant	Vacant	Uni home sales letting	Real estate	A2
<b>34</b>	<i>Catford Hill</i>	Kent McLean	Insurance Office	Taste of Heaven	Restaurant	A3
<b>36</b>	<i>Catford Hill</i>	Dynasty	Takeaway	Dynasty	Takeaway	A5
<b>11/3</b>	<i>Catford Hill</i>	Majestic	Off Licence	DIY trade	Hardware Store	A1
<b>15</b>	<i>Catford Hill</i>	Vacant	Vacant	Turkish Kitchen	Restaurant	A3
<b>17</b>	<i>Catford Hill</i>	Persian Restaurant	Restaurant	Thai Garden	Restaurant	A3
<b>19</b>	<i>Catford Hill</i>	Marion	Hairdresser	Nineteen	Hairdresser	A1
<b>21</b>	<i>Catford Hill</i>	CTV	TV/Video Sale/Repair	CTV	TV/Video Sale/Repair	A1
<b>23/5</b>	<i>Catford Hill</i>	Compton Cycles	Cycle shop	Compton Cycles	Cycle shop	A1
<b>27</b>	<i>Catford Hill</i>	Catford Hill Motor Company	Repairs & Sales	Catford Hill Motor Company	Repairs & Sales	S/G



#### 2005 Uses

Use Class	No. of Units	% of total
A1	11	38%
A2	1	4%
A3	1	4%
A4	1	4%
A5	2	7%
Other	0	0%
Sui Generis	2	7%
Vacant	9	32%
C3	1	4%
<b>Total</b>	<b>28</b>	<b>100%</b>

#### 2011 Uses

Use Class	No. of Units	% of total
A1	10	36%
A2	1	4%
A3	4	14%
A4	0	0%
A5	3	11%
Other	1	4%
Sui Generis	1	4%
Vacant	3	11%
C3	5	18%
<b>Total</b>	<b>28</b>	<b>100%</b>

There 28 units in total with ten of these being use class A1. There number of vacant units has reduced from nine in 2005 to three in 2011. However reduction in vacancies does not necessarily indicate a healthy parade as four of the vacancies were filled by residential conversions, which have increased from only one in 2005 to five in 2011.

Catford Hill is situated near a garage, St Dunstons College and Catford Bridge Station. From Catford Hill you can catch the 75, 124, 181, 171, 185, 202 or the 284 buses and is near Catford Bridge station.

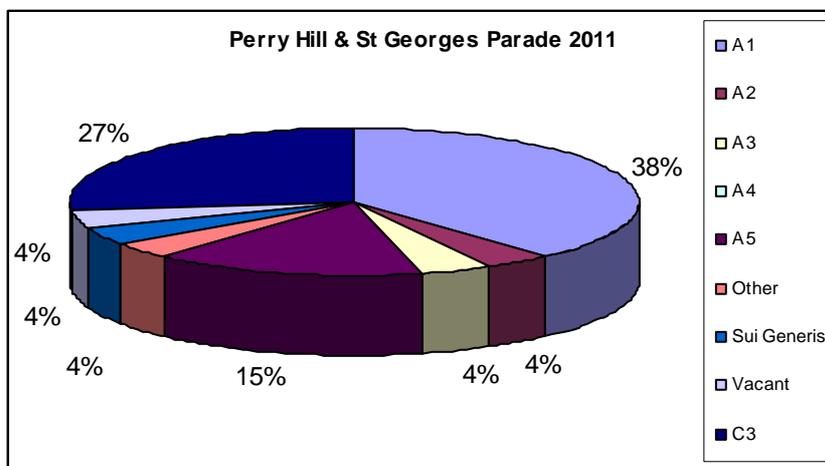
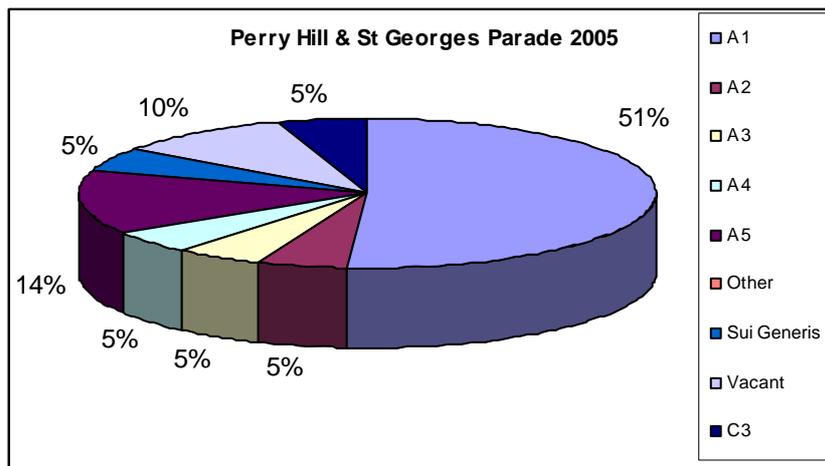
## PERRY HILL & St. GEORGES PARADE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	19%
Comparison	2	8%
Service	4	15%
Catering	5	19%
Residential	7	27%
Other	2	8%
Vacant	1	4%
Total	26	100%



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
39	Perry Hill	F.A.Boston	Butchers Shop	Residential	Residential	C3
41	Perry Hill	Residential	Residential	Residential	Residential	C3
43	Perry Hill	<a href="http://www.hobbiesplus.co.uk">www.hobbiesplus.co.uk</a>	Hobbies/Craft Shop	Residential	Residential	C3
45	Perry Hill	Vacant	Vacant	Residential	Residential	C3
47	Perry Hill	M.E.Sparkes	Chemist	Galaxy Letting	Real Estate	A1
49	Perry Hill	Shing Tong	Takeaway	New World	Takeaway	A5
51	Perry Hill	J & M General Stores	Grocer/Off Licence	J & M General Stores	Grocer/Off Licence	A1
53	Perry Hill	Victor Chandler	Betting Office	Coral	Betting Office	A2
55	Perry Hill	Rutland Arms	Public House	Vacant	Vacant	Vacant
57	Perry Hill	Hong Kong House	Takeaway	Cherry House	Takeaway	A5
4	Perry Hill	St. George's	Charity Shop	St. George's	Charity Shop	A1
6	Perry Hill	Hairwaves	Hairdresser	Hairwaves	Hairdresser	A1
8	Perry Hill	Zones	Cleaning Service	Zones	Cleaning Service	A1
10	Perry Hill	Perry's Fish Bar	Takeaway	Perry's Fish Bar	Takeaway	A5
16	Perry Hill	FBA Services Ltd	White Goods Hire/Service	Residential	Residential	C3
18	Perry Hill	FBA Services Ltd	White Goods Hire/Service	Residential	Residential	C3
1	St. Georges Parade	No Name	Laundrette	No Name	Laundrette	S/G
2	St. Georges Parade	Sema's Café	Café	Sema's Café	Café	A3
3	St. Georges Parade	Starshine	Dry Cleaners	Starshine	Dry Cleaners	A1

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
4	St. Georges Parade	Candy Box	Triple Trader	Candy Box	Triple Trader	A1
5	St. Georges Parade	Vacant	Vacant	Morleys	Take Away	A5
6	St. Georges Parade	YAAAL	Grocer/Off Licence	YAAAL	Grocer/Off Licence	A1
7	St. Georges Parade	-	-	Woolstone Pharmacy	Chemist	A1
8	St. Georges Parade	-	-	Residential	Residential	C3
9	St. Georges Parade	-	-	Adroit Glass & Glazing	Office	B1
9a	St. Georges Parade	-	-	NAS Pharmacy	Chemist	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	11	51%
A2	1	5%
A3	1	5%
A4	1	5%
A5	3	14%
Other	0	0%
Sui Generis	1	5%
Vacant	2	10%
C3	1	5%
<b>Total</b>	<b>21</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	10	38%
A2	1	4%
A3	1	4%
A4	0	0%
A5	4	15%
Other	1	4%
Sui Generis	1	4%
Vacant	1	4%
C3	7	27%
<b>Total</b>	<b>26</b>	<b>100%</b>

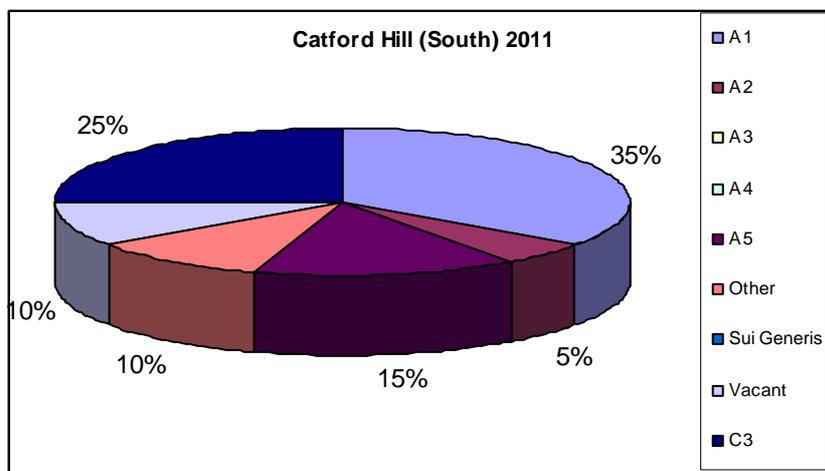
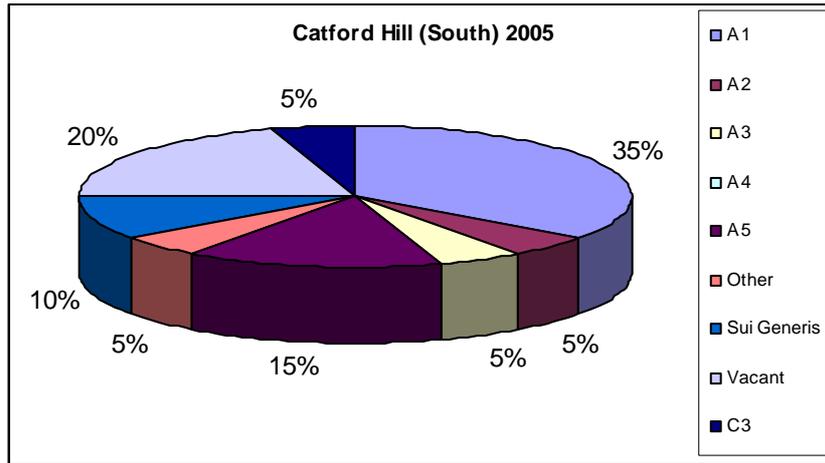
There are 26 units within the Perry Hill and St Georges Parade. Since 2005 six units have been converted to residential use and there are now seven residential units in the parade. In 2005 there were two vacant units both of which have now been filled, one by a residential use and the other by a take-away shop. The one new vacancy in the parade is as a result of the Rutland Arms closing. There are now no pubs in the parade. Within Walking distance of the Perry Hill and St Georges Parade is a church, bowling green and tennis court. On Perry Hill you can get either the 181 or 202 bus.

## CATFORD HILL (South)

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	5%
Comparison	3	15%
Service	3	15%
Catering	3	15%
Residential	5	25%
Other	3	15%
Vacant	2	10%
Total	20	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
79	Catford Hill	Chas's	Grocer/Off Licence	Chas's	Grocer/Off Licence	A1
81	Catford Hill	Foo Tin Choi	Takeaway	Fortune House	Takeaway	A5
83	Catford Hill	Kobra Computers	Computer sales and repair	C.E.O Enterprise sevice	Services	A1
85	Catford Hill	Titlas (UK) Ltd	Antique Shop	Vacant	Vacant	Vacant
87	Catford Hill	B.S.Bemre	Plumbing Supplies	B.S.Bemre	Plumbing Supplies	A1
89	Catford Hill	Vacant	Vacant	Residential	Residential	C3
91	Catford Hill	Oriental Chef	Takeaway	Oriental Chef	Takeaway	A5
93	Catford Hill	John Tolley	Antique Shop	John Tolley	Antique Shop	A1
111	Catford Hill	Vacant	Vacant	Residential	Residential	C3
113	Catford Hill	Catford Framing	Picture Framing	Catford Framing	Picture Framing	A1
115	Catford Hill	1st for Choise	Dry Cleaners	1 <sup>st</sup> Choice Barbers	Dry Cleaners	A1
117	Catford Hill	Sollutions	Estate Agents	Kingscourt Solicitors	Legal service	A2
119	Catford Hill	Curry Link	Takeaway	First Choice Jerk	Takeaway	A5
121	Catford Hill	Vacant	Vacant	Vacant	Vacant	Vacant
125	Catford Hill	Gemini Cars	Mini Cabs	Health care agency	Heath	D1
127	Catford Hill	Stop Gap	Restaurant	AZ & O'z	Beauty Salon	A1
129	Catford Hill	Kingswood Lodge	Hostel Reception	Residential	Residential	C3
131	Catford Hill	DR Furnishings	House Clearance	DR Furnishings	House Clearance	B1
133	Catford Hill	Residential	Residential	Residential	Residential	C3
135	Catford Hill	Vacant	Vacant	Residential	Residential	C3



**2005 Uses**

Use Class	No. of Units	% of total
A1	7	35%
A2	1	5%
A3	1	5%
A4	0	0%
A5	3	15%
Other	1	5%
Sui Generis	2	10%
Vacant	4	20%
C3	1	5%
<b>Total</b>	<b>20</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	7	35%
A2	1	5%
A3	0	0%
A4	0	0%
A5	3	15%
Other	2	10%
Sui Generis	0	0%
Vacant	2	10%
C3	5	25%
<b>Total</b>	<b>20</b>	<b>100%</b>

There are 20 units in this survey, seven units of which are A1. In 1997 there were 11 vacant units, the 2005 survey showed a reduction to 4 vacancies and this has reduced further to 2 vacant units in 2011. While a reduction in vacancies can indicate a healthy local parade, it is also important to note that since the 2005 survey the number of residential units has increased from 1 to 5, resulting in a loss of units available for retail uses.

Catford Hill is situated near Kings Church and a sports ground. From Catford Hill you can catch the 75, 124, 181, 171, 185, 202 or the 284 buses

## SOUTHEND LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	50%
Comparison	1	50%
Service	0	0%
Catering	0	0%
Residential	0	0%
Vacant	0	0%
<b>Total</b>	<b>2</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (05):
3	Southend Lane	Deans	Bookmakers	Pampering Pets	Pet shop	A1
5	Southend Lane	Grapevine News	Triple Trader	Grapevine News	Triple Trader	A1

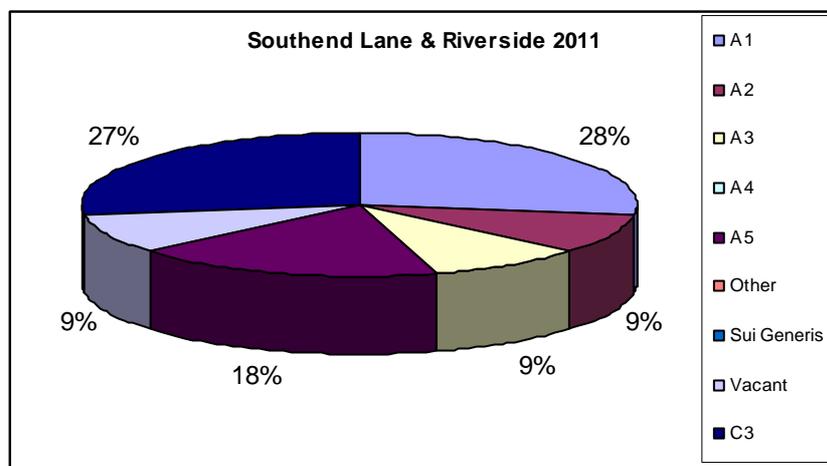
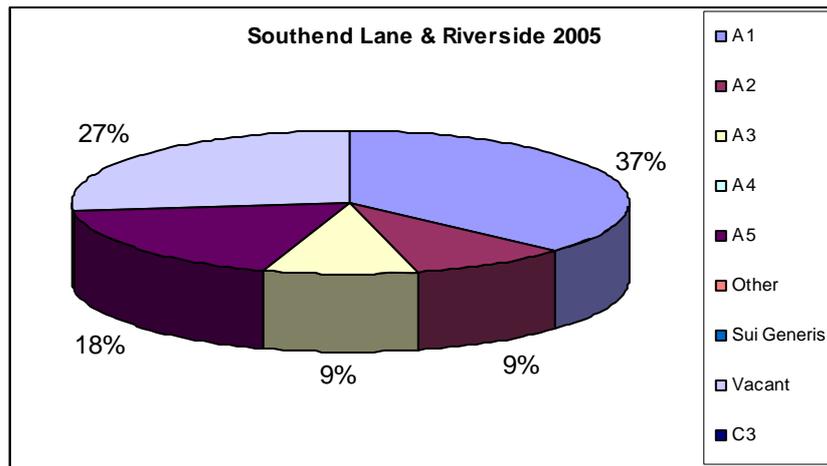
There are only two units in the Southend Lane shopping parade. The shopping parade is situated near a church, tennis court and a health centre. On Southend Lane you can catch the 181 or 138 buses and near Southend Lane on Bromley Road you can catch the 136, 208, N36 or N47 buses.

# SOUTHEND LANE & RIVERSIDE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	27%
Comparison	0	0%
Service	1	9%
Catering	3	27%
Residential	3	27%
Vacant	1	9%
Total	11	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>289-291</b>	<i>Southend Lane</i>	Furniture Express	Furniture	Vacant	Vacant	Vacant
<b>293</b>	<i>Southend Lane</i>	Mayfield	Grocer Off license	Mayfield	Grocer Off license	A1
<b>295</b>	<i>Southend Lane</i>	Aytem's Restaurant	Cafe	Aytem's Restaurant	Cafe	A3
<b>297</b>	<i>Southend Lane</i>	K Johnson	Bookmakers	K Johnson	Bookmakers	A2
<b>299</b>	<i>Southend Lane</i>	Golden Food	Takeaway	Golden Food	Takeaway	A5
<b>301</b>	<i>Southend Lane</i>	Londis	Grocer Off license	Premier	Grocer Off license	A1
<b>303</b>	<i>Southend Lane</i>	Raz's Kebab & Chicken	Takeaway	Maxim Chicken	Takeaway	A5
<b>305</b>	<i>Southend Lane</i>	Vacant being demolished	Vacant being demolished	Residential	Residential	C3
<b>307 - 309</b>	<i>Southend Lane</i>	Vacant being demolished	Vacant being demolished	Residential	Residential	C3
<b>311-315</b>	<i>Southend Lane</i>	Vacant being demolished	Vacant being demolished	Residential	Residential	C3
<b>01-10</b>	<i>Riverside</i>	Motorland Auto Traders	Grocer Off license	Motorland Auto Traders	Grocer Off license	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	4	37%
A2	1	9%
A3	1	9%
A4	0	0%
A5	2	18%
Other	0	0%
Sui Generis	0	0%
Vacant	3	27%
C3	0	0%
<b>Total</b>	<b>11</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	3	27%
A2	1	9%
A3	1	9%
A4	0	0%
A5	2	18%
Other	0	0%
Sui Generis	0	0%
Vacant	1	9%
C3	3	27%
<b>Total</b>	<b>11</b>	<b>100%</b>

The parade has a total of 11 units with 7 remaining in commercial use. Since 2005 numbers 305 – 315 Southend Lane have been demolished and a new residential development has been completed. This accounts for the reduction in vacancies and the increase in residential units in the parade. Near Southend Lane and Riverside there is Southend Park with a playground and paddling pool. From Southend Lane you can catch the 181 buses.

# DUNFIELD ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	40%
Comparison	0	0%
Service	0	0%
Catering	2	40%
Residential	0	0%
Vacant	1	20%
Total	5	100%

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
23	Dunfield Road	Aboo Newsagents	Newsagents	Aboo Newsagents	Newsagents	A1
19/21	Dunfield Road	Londis	Grocer	Londis	Grocer	A1
7	Dunfield Road	Golden Plaice	Takeaway	Golden Plaice	Takeaway	A5
5	Dunfield Road	Just Hair	Hairdresser	Vacant	Vacant	Vacant
3	Dunfield Road	Steven Mears	Undertakers	Dunfield S bar	Cafe	A3



This is a small parade of five units with only one vacancy. Dunfield Road is situated near Watergate School. Near Dunfield Road on Southend Lane you can catch the 138 or the 181 buses.

## SYDENHAM ROAD

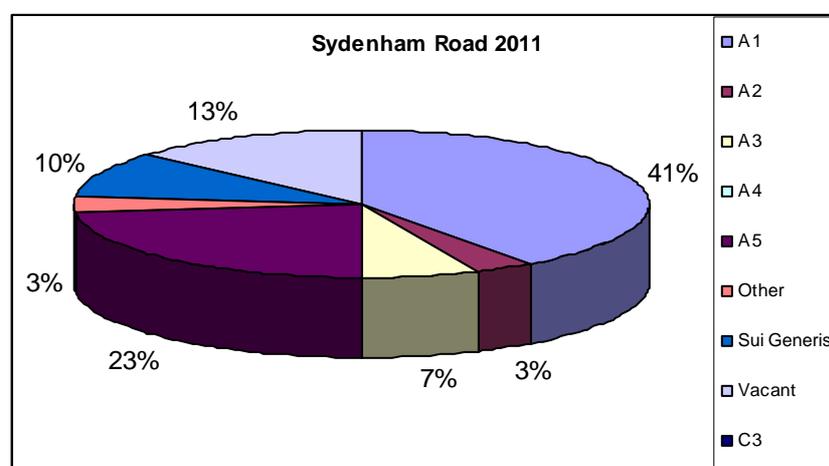
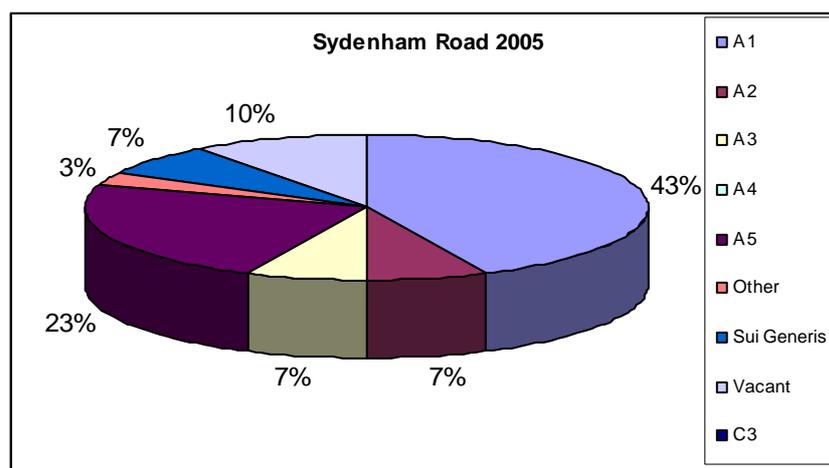
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	6	20%
Comparison	4	13%
Service	6	20%
Catering	9	30%
Residential	0	0%
Other	1	3%
Vacant	4	13%
<b>Total</b>	<b>30</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
271	Sydenham Road	Canton Express	Takeaway	Canton Express	Takeaway	A5
283	Sydenham Road	Sydenham Food and Wine	Grocer/Off Licence	Sydenham Food and Wine	Grocer/Off Licence	A1
285	Sydenham Road	Vacant	Vacant	Vacant	Vacant	Vacant

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>287</b>	<i>Sydenham Road</i>	The Paint Shop	Paint Sales	The Paint Shop	Paint Sales	A1
<b>289</b>	<i>Sydenham Road</i>	Dallas Chicken & Ribs	Takeaway	Dallas Chicken & Ribs	Takeaway	A5
<b>291</b>	<i>Sydenham Road</i>	Furniture Shop	Upholstery, Restoration	Vacant	Vacant	Vacant
<b>293</b>	<i>Sydenham Road</i>	Cummin Up	Takeaway	Island Surprise	Takeaway	A5
<b>295</b>	<i>Sydenham Road</i>	Wing Lee	Takeaway	Wing Lee	Takeaway	A5
<b>297</b>	<i>Sydenham Road</i>	Vacant	Vacant	MM Fried chicken	Take away	A5
<b>299</b>	<i>Sydenham Road</i>	Sumon Tandoori	Takeaway	Barakah	Takeaway	A5
<b>301</b>	<i>Sydenham Road</i>	Sydenham Tyres	Tyre Sales	Sydenham Tyres	Tyre Sales	A1
<b>303</b>	<i>Sydenham Road</i>	Bob Porecha	Motor Cycle Parts	Bob Porecha	Motor Cycle Parts	A1
<b>305</b>	<i>Sydenham Road</i>	Insurance Services	Insurance Office	Sydenham Café	Cafe	A3
<b>307</b>	<i>Sydenham Road</i>	A & R Convenience Store	Grocer/Off Licence Triple Trader	A & R Convenience Store	Grocer/Off Licence Triple Trader	A1
<b>309</b>	<i>Sydenham Road</i>	Vacant	Vacant	Orin-nism	Hairdressers	A1
<b>311</b>	<i>Sydenham Road</i>	Tattoo Studio	Tattoo Studio	Tattoo Studio	Tattoo Studio	S/G
<b>313</b>	<i>Sydenham Road</i>	Akeem/B & T	Bakers/Video Tapes	Akeem/B & T	Bakers/Video Tapes	A1
<b>315</b>	<i>Sydenham Road</i>	Millennium Tandoori	Takeaway	Millennium Tandoori	Takeaway	A5
<b>317</b>	<i>Sydenham Road</i>	Suds-sational	Laundrette	Suds-sational	Laundrette	SG
<b>319</b>	<i>Sydenham Road</i>	Roys Cafe	Café	Vacant	Vacant	Vacant
<b>335</b>	<i>Sydenham Road</i>	Lees Café	Café	Lees Café	Café	A3
<b>337</b>	<i>Sydenham Road</i>	Ayes Supermarket	Food Store	Ayes Supermarket	Food Store	A1
<b>339</b>	<i>Sydenham Road</i>	Johns Hair Fashion	Hair Dresser	Johns Hair Fashion	Hair Dresser	A1

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
341	Sydenham Road	No Name	Butcher	Vacant	Vacant	Vacant
343 - 47	Sydenham Road	MDS Merchants	Plumbing Equipment	Wine Merchants	Wine Shop	A1
349	Sydenham Road	MDS Bathrooms	Plumbing	MDS Bathrooms	Plumbing	A1
357	Sydenham Road	E. Coomes	Betting Shop	E. Coomes	Betting Shop	A2
359	Sydenham Road	Happy Little Bunnies	Day Nursery	Happy Little Bunnies	Day Nursery	D1
361	Sydenham Road	Natural Body Care	Beauty Salon	Natural Body Care	Beauty Salon	S/G
363	Sydenham Road	A. Wise	Chemist	A. Wise	Chemist	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	13	43%
A2	2	7%
A3	2	7%
A4	0	0%
A5	7	23%
Other	1	3%
Sui Generis	2	7%
Vacant	3	10%
C3	0	0%
<b>Total</b>	<b>30</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	12	40%
A2	1	3%
A3	2	7%
A4	0	0%
A5	7	23%
Other	1	3%
Sui Generis	3	10%
Vacant	4	13%
C3	0	0%
<b>Total</b>	<b>30</b>	<b>100%</b>

There are 30 units in this parade and 40% of these are retail shops (A1 use class). Restaurants, cafes and take-aways occupy around 30% of the units (A3-A5 use class) and this has remained constant since the 2005 survey. There are four vacant units and no residential conversions within the parade. Sydenham Road is situated near a surgery, three banks, a residence for elderly people, Sydenham Station, two playgrounds, three garages, two churches, a day centre, Our Lady and St Philip Neri RC School, Haseltine Primary School, a library, a park and a health centre. On Sydenham Road you can get either the 194, 202, 356, 405, the 75 or the N75 buses.

# WELLS PARK PARADE & WELLS PARK ROAD

## Local Shopping Parade

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	3	75%
Vacant	1	25%
<b>Total</b>	<b>4</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
3	Wells Park Parade	Residential	Residential	Residential	Residential	C3
4	Wells Park Parade	Residential	Residential	Residential	Residential	C3
7	Wells Park Parade	Vacant	Vacant	Vacant	Vacant	Vacant
8	Wells Park Road	Residential	Residential	Residential	Residential	C3



Four units have been recorded within this survey of Wells Park Parade and Road. The parade has failed with no retail uses remaining however there is one vacant unit. The uses have remained unchanged since 2005.

# KENT HOUSE ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	2	50%
Vacant	2	50%
<b>Total</b>	<b>4</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	Kent House Road	Residential	Residential	Residential	Residential	C3
3	Kent House Road	Canway Healthcare College	Agency	Vacant	Vacant	Vacant
5	Kent House Road	Vacant	Vacant	Vacant	Vacant	Vacant
7	Kent House Road	Kent House Café	Cafe	Residential	Residential	C3



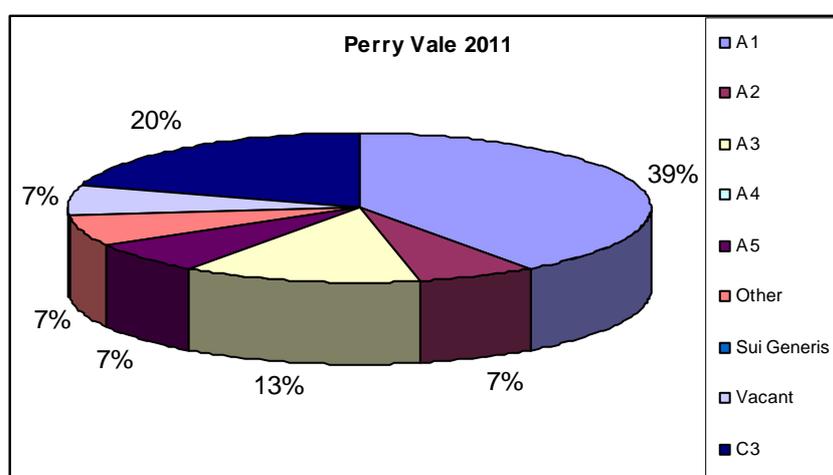
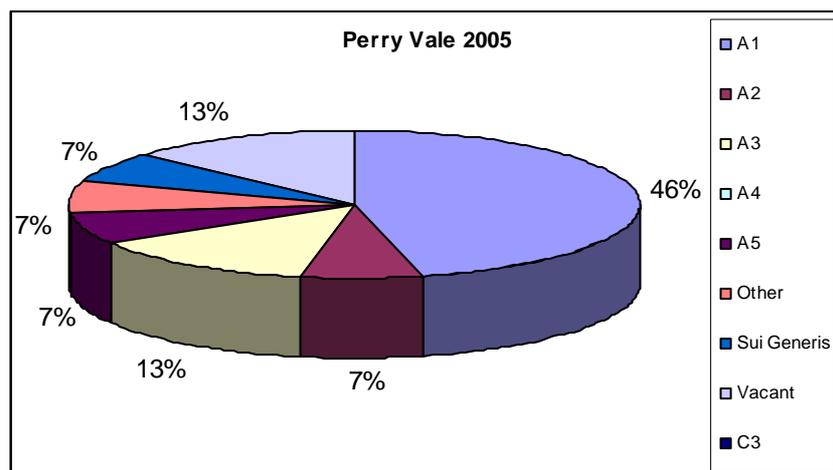
There are 4 units within this survey of Kent House Road, two of these are vacant and two have been converted to residential use. In 2005 the parade was showing signs of decline however two commercial units remained. Kent House Road is situated near our lady and St Philip Neri School. From Kent House Road you can catch the 356 and just off Kent House Road on Sydenham Road you can catch the 194, 202 and the 450 buses.

# PERRY VALE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	13%
Comparison	1	7%
Service	5	33%
Catering	3	20%
Residential	3	20%
Vacant	1	7%
Total	15	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>174</b>	<i>Perry Vale</i>	Perry Cleaners	Dry Cleaners	Perry Cleaners	Dry Cleaners	A1
<b>176</b>	<i>Perry Vale</i>	Sabah Fish Bar & Kebabs	Takeaway	Sabah Fish Bar & Kebabs	Takeaway	A5
<b>178</b>	<i>Perry Vale</i>	Unwins	Off Licence	Hannells Wine store	Off Licence	A1
<b>180</b>	<i>Perry Vale</i>	Quercus	Furniture, Interiors	Vacant	Vacant	Vacant
<b>182</b>	<i>Perry Vale</i>	Jai Shree Krishna	Triple Trader	Londis	Triple Trader	A1
<b>197B</b>	<i>Perry Vale</i>	Ravenswood	Interior Designers	Ravenswood	Interior Designers	B1
<b>197&amp; 195A</b>	<i>Perry Vale</i>	William Hill	Bookmaker	William Hill	Bookmaker	A2
<b>193E/F</b>	<i>Perry Vale</i>	Perry Vale Bakery	Bakers/Sandwich Bar	Perry Vale Bakery	Bakers/Sandwich Bar	A3
<b>193G</b>	<i>Perry Vale</i>	IBO's	Barbers	IBO's	Barbers	A1
<b>193H</b>	<i>Perry Vale</i>	Big Breakfast Café	Café	Big Breakfast Café	Café	A3
<b>193I</b>	<i>Perry Vale</i>	Glass	Nail Studio	Glass	Nail Studio	A1
<b>191A</b>	<i>Perry Vale</i>	Hairhectik	Hairdresser	Hairhectik	Hairdresser	A1
<b>191C</b>	<i>Perry Vale</i>	Vacant	Vacant	Residential	Residential	C3
<b>191B</b>	<i>Perry Vale</i>	Vacant	Vacant	Residential	Residential	C3
<b>191</b>	<i>Perry Vale</i>	Car/Van Hire	S/G	Residential	Residential	C3



**2005 Uses**

Use Class	No. of Units	% of total
A1	7	46%
A2	1	7%
A3	2	13%
A4	0	0%
A5	1	7%
Other	1	7%
Sui Generis	1	7%
Vacant	2	13%
C3	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	6	40%
A2	1	7%
A3	2	13%
A4	0	0%
A5	1	7%
Other	1	7%
Sui Generis	0	0%
Vacant	1	7%
C3	3	20%
<b>Total</b>	<b>15</b>	<b>100%</b>

In this survey of Perry Vale there are 15 units, 6 of these are A1. The survey data shows a decrease in the number of vacant units from two in 2005 to one in 2011. However, closer inspection of the survey data shows that since 2005 the two vacant units have both now been converted to residential accommodation. The closing of a furniture shop resulted in the one vacancy recorded in the 2011 survey. As a result of the vacancies and residential uses there are now only 11 units occupied by commercial uses, compared to 13 in 2005. Perry Vale is near a careers centre, warehouse, Forest Hill Station, a garage, playground, Christ Church, Church of England Primary School and a church.

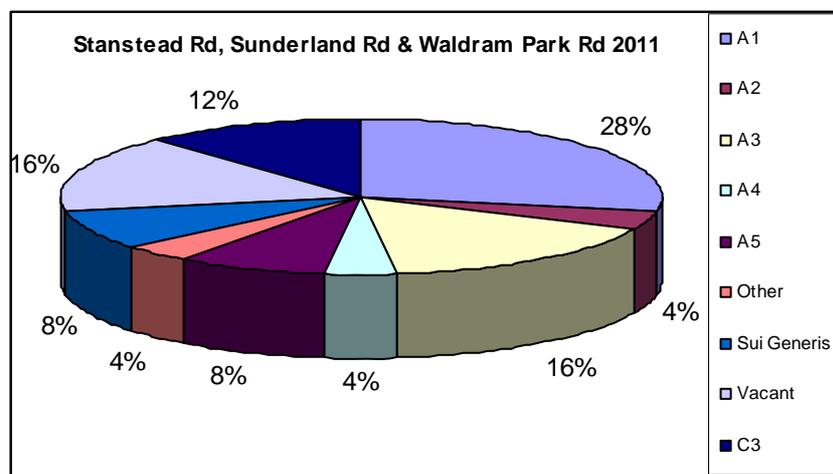
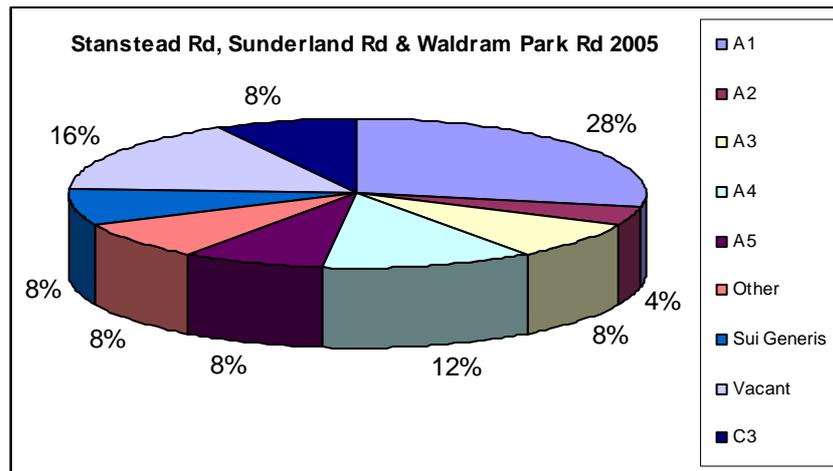
# STANSTEAD ROAD, SUNDERLAND ROAD & WALDRAM PARK ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	8%
Comparison	3	12%
Service	3	12%
Catering	7	28%
Residential	3	12%
Other	3	12%
Vacant	4	16%
<b>Total</b>	<b>25</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
147	Stanstead Road	No Name	Wine Merchant	Wine Merchant	Wine Merchant	A1
145	Stanstead Road	Golden City	Takeaway	Golden City	Takeaway	A5
143	Stanstead Road	Winsome	Hair & Beauty Salon	Winsome	Hair & Beauty Salon	A1
141	Stanstead Road	2000 Dry Cleaners	Dry Cleaners	2000 Dry Cleaners	Dry Cleaners	A1
137/9	Stanstead Road	Milan	Grocer	Milan	Grocer	A1
133/5	Stanstead Road	Dewanium Tandoori	Restaurant	Dewanium Tandoori	Restaurant	A3

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
131	Stanstead Road	Mammas Pizza	Takeaway	Mammas Pizza	Takeaway	A5
129	Stanstead Road	No Name	2 <sup>nd</sup> Hand Furniture/Antiques	Vacant	Vacant	Vacant
127	Stanstead Road	Plumb Centre	Plumbing Supplies	Plumb Centre	Plumbing Supplies	A1
97-105	Stanstead Road	Shannon's	Garden Centre	Self Storage	Storage	S/G
112	Stanstead Road	The Railway Telegraph	Public House	The Railway Telegraph	Public House	A4
120	Stanstead Road	Antiques	Antique Shop	Antiques	Antique Shop	A1
1	Sunderland Road	4th Floor Russel Samuels & Co	Accountants	4 <sup>th</sup> Floor Russel Samuels & Co	Accountants	A2
3-9	Sunderland Road	vacant	vacant	Topps Tiles	Tile Shop	A1
2	Sunderland Road	Sunderland Café	Café	Rae cafe	Café	A3
4	Sunderland Road	Residential	Residential	Residential	Residential	C3
6	Sunderland Road	Residential	Residential	Residential	Residential	C3
8	Sunderland Road	vacant	vacant	Residential	Residential	C3
10	Sunderland Road	Millennium Communications	Mobile Phones	Jagiello Delikatey	Deli/Cafe	A3
14	Sunderland Road	Complementary Health	Shopfront to Clinic	Next move	Freight service	B1
16/8	Sunderland Road	Elachi	Restaurant	Elachi	Restaurant	A3
55	Waldram Park Road	Miss Nails	Nail Salon	Miss Nails	Nail Salon	S/G
57	Waldram Park Road	vacant	vacant	Vacant	Vacant	Vacant
59	Waldram Park Road	vacant	vacant	Vacant	Vacant	Vacant
61	Waldram Park Road	Readman, Toyn & Shaw	Solicitor's	Vacant	Vacant	Vacant



**2005 Uses**

Use Class	No. of Units	% of total
A1	7	28%
A2	1	4%
A3	2	8%
A4	3	12%
A5	2	8%
Other	2	8%
Sui Generis	2	8%
Vacant	4	16%
C3	2	8%
<b>Total</b>	<b>25</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	7	28%
A2	1	4%
A3	4	16%
A4	1	4%
A5	2	8%
Other	1	4%
Sui Generis	2	8%
Vacant	4	16%
C3	3	12%
<b>Total</b>	<b>25</b>	<b>100%</b>

There are 25 units in this survey, with the predominant use class being A1 with 28% of the total. Since 2005 the vacancy rate has remained the same at four units and one additional residential conversion has occurred, bringing the 2011 total to 3 units. Near to Stanstead Road, Sunderland Road and Waldram Park Road and there is a Sunday school, Forest Hill Methodist Church, a fire station, youth centre and Dalmain Primary School with a playground. Around Sunderland Road there is Christ Church and Perrymount Primary School. From Stanstead Road you can get the 122 or 185 buses and catch a train from Catford Bridge Station.

# SHIPMAN PARADE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	14%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	6	86%
Vacant	0	0%
<b>Total</b>	<b>7</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>27</b>	<i>Shipman Road</i>	Siddons News	Triple Trader/Grocer	Siddons News	Triple Trader/Grocer	A1
<b>1</b>	<i>Shipman Parade</i>	Residential	Residential	Residential	Residential	C3
<b>2</b>	<i>Shipman Parade</i>	Residential	Residential	Residential	Residential	C3
<b>3</b>	<i>Shipman Parade</i>	Residential	Residential	Residential	Residential	C3
<b>4</b>	<i>Shipman Parade</i>	Residential	Residential	Residential	Residential	C3
<b>5/6</b>	<i>Shipman Parade</i>	Residential	Residential	Residential	Residential	C3
<b>7-10</b>	<i>Shipman Parade</i>	Residential	Residential	Residential	Residential	C3



All of the units in this parade are residential except for 1 convenience store. This remains unchanged since 2005. Shipman Parade is near some tennis courts, the central church sports club, a bowling green and Perrymount Primary School.

# BROCKLEY RISE & STANSTEAD ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	20%
Comparison	2	13%
Service	4	27%
Catering	0	0%
Residential	0	0%
Vacant	6	40%
Total	15	100%



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1-3	Brockley Rise	Vacant	Vacant	Vacant	Vacant	Vacant
1/3	Brockley Rise	Vacant	Vacant	Vacant	Vacant	Vacant
5	Brockley Rise	Vacant	Vacant	Vacant	Vacant	Vacant
7	Brockley Rise	Vacant	Vacant	Brockley Newsagents	Newsagents	A1
9	Brockley Rise	Talents	Musical Instruments Shop	Talents	Musical Instruments Shop	A1
11	Brockley Rise	No Name	Computer Shop	Vacant	Vacant	Vacant
13	Brockley Rise	The Rise Laundrette	Laundrette	Santram	Laundrette	S/G
15	Brockley Rise	Vacant	Vacant	Vacant	Vacant	Vacant
17	Brockley Rise	Turbo	Dry Cleaners	Turbo Dry Cleaners	Dry Cleaners	A1
19/21	Brockley Rise	William Hill	Bookmakers	William Hill	Bookmakers	A2
23	Brockley Rise	Royal Fish Bar	Takeaway	Vacant	Vacant	Vacant
25	Brockley Rise	Vacant	Vacant	Whistles Hair Salon	Hairdresser	A1
195	Stanstead Road	Vacant	Vacant	Sterling Motorcycle's	Motorcycle showroom	S/G
197	Stanstead Road	Rickman's	Chemist	Rickman's	Chemist	A1
199	Stanstead Road	P.O.	P.O./Triple Trader	Stanstead Road Post Office	P.O./Triple Trader	A1

There are 15 units in this parade six of which (40%) are vacant. This is an increase of two vacant units since 2005. Of the remaining units, six are in A1 retail uses. Near the parade there is a community centre, St Saviours Church, Dalmain Primary School and a play ground. From the Brockley Rise and Standstead Road Parade you can get either the 122, 185 or 171 buses.

# STANSTEAD ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	1	33%
Service	0	0%
Catering	0	0%
Residential	0	0%
Vacant	2	66%
<b>Total</b>	<b>3</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>30</b>	<i>Stanstead Road</i>	Catford Car Sales	Car Sales	Catford Car Sales	Car Sales	S/G
<b>392/4</b>	<i>Stanstead Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>396</b>	<i>Stanstead Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant

Three units have been recorded in this survey of Stanstead Road. There is no convenience use in this parade and it is a failure. From Stanstead Road you can get the 122 or 185 buses and you can catch a train from Catford Station.

## DARTMOUTH ROAD & KIRKDALE

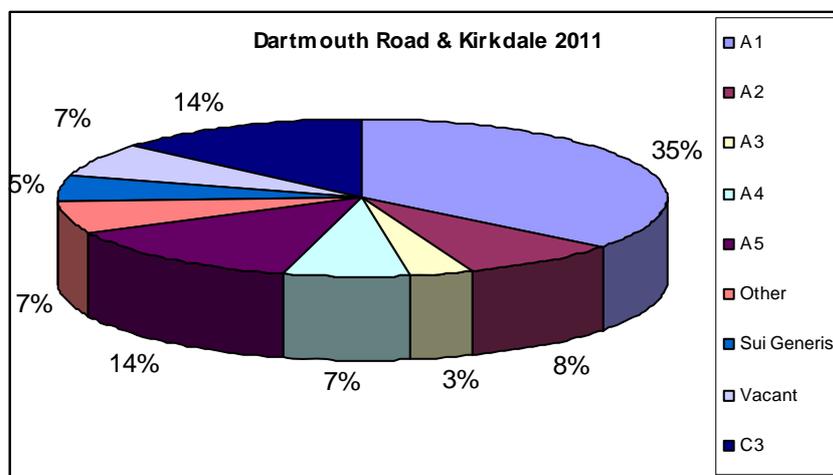
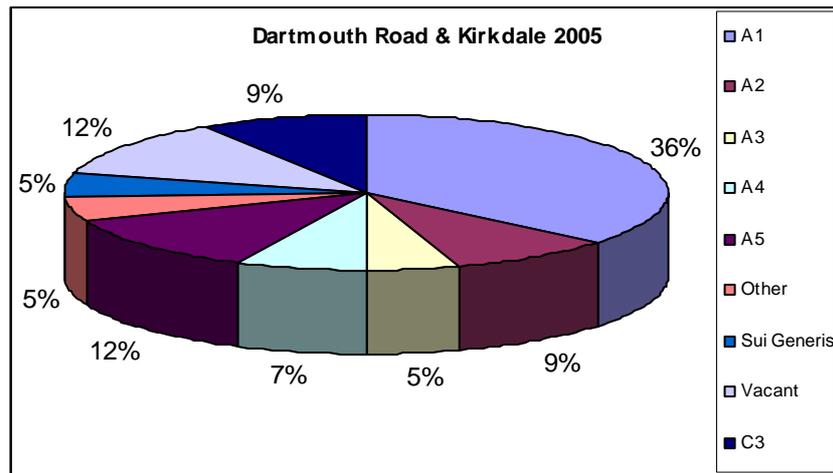
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	6	10%
Comparison	7	12%
Service	9	15%
Catering	14	24%
Residential	8	14%
Other	11	18%
Vacant	4	7%
Total	59	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
189	Dartmouth Road	The Bricklayers Arms	Public House	The Bricklayers Arms	Public House	A4
215	Dartmouth Road	Dartmouth Service Station	Car Service/Sales	Dartmouth Service Station	Car Service/Sales	S/G
144/6	Dartmouth Road	Century Motor	Car Sales	Century Motor	Car Sales	S/G
223	Dartmouth Road	Mr Pizza	Takeaway	Mr Pizza	Takeaway	A5
227	Dartmouth Road	Chrissie's Catering	Baker & Snack Bar	Chicken Express	Takeaway	A5
229	Dartmouth Road	Lin Hong Garden	Takeaway	Lin Hong Garden	Takeaway	A5
233	Dartmouth Road	Residential	Residential	Residential	Residential	C3
235	Dartmouth Road	Vacant	Vacant	Roofing + building	Construction specialists	B1
245-9	Dartmouth Road	Vacant	Vacant	Residential	Residential	C3
251	Dartmouth Road	Faces	Health+Beauty Studio	Vacant	Vacant	Vacant
170	Dartmouth Road	Old Cellar	Grocer/Off Licence	En Vogue	Beauty	A1
172	Dartmouth Road	Kebabs+Burgers	Takeaway	Kebabs+Burgers	Takeaway	A5
176	Dartmouth Road	Balti King Tandoori	Restaurant/ Takeaway	Balti King Tandoori	Restaurant/ Takeaway	A5
178	Dartmouth Road	Residential	Residential	Residential	Residential	C3
180	Dartmouth Road	Vacant	Vacant	Residential	Residential	C3
184	Dartmouth Road	Vacant	Vacant	Residential	Residential	C3
186	Dartmouth Road	Residential	Residential	Residential	Residential	C3
188	Dartmouth Road	Classique	Hair Studio	Classique	Hair Studio	A1
190	Dartmouth Road	Haircut 3000	Barber Shop	Haircut 3000	Barber Shop	A1
92	Kirkdale	Vacant	Vacant	Vacant	Vacant	Vacant
94	Kirkdale	Over the Top	Sunbeds/Hair Studio	Dufont Faes	Property developers	A2
96	Kirkdale	Identity	Estate Agent	Efo internet	Internet cafe	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
98	Kirkdale	Behind the Boxes	Antique Shop	Behind the Boxes	Antique Shop	A1
100	Kirkdale	No Name	Office	No Name	Office	B1
102-8	Kirkdale	Costcutter	Foodmarket	Costcutter	Foodmarket	A1
110	Kirkdale	The Woodman	Public House	The Woodman	Public House	A4
112	Kirkdale	The Piano Store	Piano Shop	The Piano Store	Piano Shop	A1
97	Kirkdale	Vacant	Vacant	Sparkles	Beauty	A1
99	Kirkdale	Rubi Estates	Estate Agent	Vacant	Vacant	Vacant
101	Kirkdale	His Grace	Grocery/Services	Vacant	Vacant	Vacant
103	Kirkdale	Makinson Mortgage & Finance	Mortgage Brokers	Makinson Mortgage & Finance	Mortgage Brokers	A2
105	Kirkdale	SE26	Cheap Shop - Hair Products etc	Building & electrical	Office	B1
107	Kirkdale	Londis	Grocer/Off Licence	Londis	Grocer/Off Licence	A1
109	Kirkdale	Wooster & Stock	Estate Agent	Wooster & Stock	Estate Agent	A2
111	Kirkdale	Newsagents	Post Office and Triple Trader	Wooster & Stock	Estate Agent	A2
113	Kirkdale	Residential	Residential	Residential	Residential	C3
115-9	Kirkdale	Residential	Residential	Residential	Residential	C3
121/3	Kirkdale	121A Boss Chicken	Takeaway	Rose Chick	Takeaway	A5
121 B	Kirkdale	Caribbean Queen	Takeaway	121B Caribbean Queen	Takeaway	A5
125-31	Kirkdale	The Windmill	Public House	The Windmill	Public House	A4
133	Kirkdale	Live Lan	Internet/Computer Shop	Live Lan	Internet/Computer Shop	A1
135	Kirkdale	Shiv	Laundrette	Shiv	Laundrette	S/G
137	Kirkdale	PMS Printers	Printers Shop	JH Skincare Clinic	Beauty	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>120/2</b>	<i>Kirkdale</i>	Coral	Bookmakers	Coral	Bookmakers	A2
<b>124/6</b>	<i>Kirkdale</i>	That's Amore	Restaurant	That's Amore	Restaurant	A3
<b>132</b>	<i>Kirkdale</i>	130/132 No Name	Doors and Second Hand Furniture	Doorz	Doors and Second Hand Furniture	A1
<b>134</b>	<i>Kirkdale</i>	No Name	Doors and Second Hand Furniture	Costume hire	Retail	A1
<b>136</b>	<i>Kirkdale</i>	Perfucare	Chemist	Perfucare	Chemist	A1
<b>138</b>	<i>Kirkdale</i>	KB Seafoods	Office/Wholesaler	Labonne Bakery	Bakery	A1
<b>142/4</b>	<i>Kirkdale</i>	Avalon	Antique Fires, Beds	Avalon	Antique Fires, Beds	A1
<b>146</b>	<i>Kirkdale</i>	Vacant	Vacant	Alhambra	Retail	A1
<b>148</b>	<i>Kirkdale</i>	The Fox+Hounds	Public House	The Fox+Hounds	Public House	A4
<b>149</b>	<i>Kirkdale</i>	Café Jasmine	Café	Café Jasmine	Café	A3
<b>151</b>	<i>Kirkdale</i>	Premire Travel	Travel Agent	Premire Travel	Travel Agent	A2
<b>155</b>	<i>Kirkdale</i>	Kirkdale Express	Dry Cleaners	Kirkdale Express	Dry Cleaners	A1
<b>157</b>	<i>Kirkdale</i>	Kentmen's Fish+Chips	Takeaway	Kentmen's Fish+Chips	Takeaway	A5
<b>159</b>	<i>Kirkdale</i>	Ram Convenience Store	Grocer/ Triple Trader	Ram Convenience Store	Grocer/ Triple Trader	A1
<b>161</b>	<i>Kirkdale</i>	No Name	Club	No Name	Club	D2
<b>163</b>	<i>Kirkdale</i>	Barber Shop	Barber	Barber Shop	Barber	A1
<b>139</b>	<i>Kirkdale</i>	-	-	Tesco Express	Supermarket	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	21	36%
A2	5	9%
A3	3	5%
A4	4	7%
A5	7	12%
Other	3	5%
Sui Generis	3	5%
Vacant	7	12%
C3	5	9%
<b>Total</b>	<b>58</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	21	36%
A2	5	8%
A3	2	3%
A4	4	7%
A5	8	14%
Other	4	7%
Sui Generis	3	5%
Vacant	4	7%
C3	8	14%
<b>Total</b>	<b>59</b>	<b>100%</b>

The Dartmouth Road & Kirkdale Parades are host to 58 units. A1 retail units are the most common use class with 21 units. The number of vacant units has reduced from seven in 2005 to four in 2011, however the three of these vacancies have been converted to residential accommodation. Dartmouth Road is situated close to a garage, police station, Sydenham School, tennis courts, baths, a library and health centre. Dartmouth Road is close to Forest Hill Train Station.

## BROCKLEY ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	8	21%
Comparison	4	10%
Service	10	25%
Catering	8	21%
Residential	0	0%
Other	7	18%
Vacant	2	5%
<b>Total</b>	<b>39</b>	<b>100%</b>

The Brockley Road parade is located on the Western part of the London Borough of Lewisham. It is identified in the Core Strategy as a “Local Shopping Parade”.

There are a total of 39 units in the parade with four comparison, ten service, eight convenience, eight catering units and seven ‘other’ non-retail uses such as offices. There are two vacant units compared to four in the 2005 survey. This local parades provide a range of good services to the local community.

### LEISURE CIVIC & COMMUNITY FACILITIES

There are three takeaways, three cafes and two restaurants in the Brockley Road Parade. There is also a post office nearby.

Nearby there is a police station, two schools and a church. Crofton Park Library is within a five minute walk.

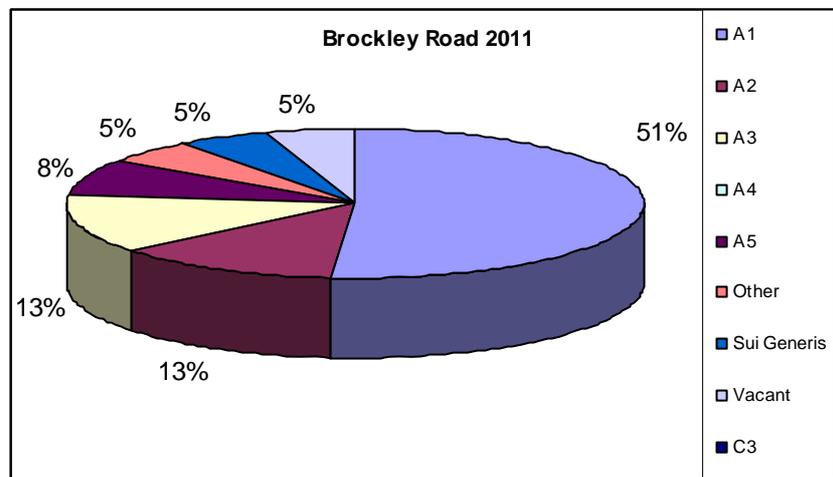
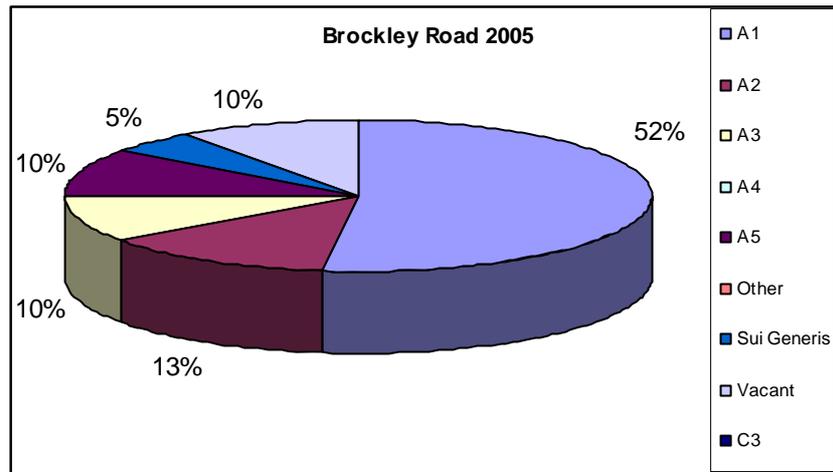
### TRANSPORT

Transport for London has calculated the PTAL score for Brockley Road to be at Level 2. The Brockley Parade is within 5 minutes walk between both Brockley Station and Crofton Park Station which are both 10 minutes into Central London. Four bus stops the 171, 172, P4 and the 122 service this parade.

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
246	<i>Brockley Road</i>	Esso	Petrol Station/Shop	Esso	Petrol Station/Shop	S/G
248	<i>Brockley Road</i>	Shabbir+Co.	Chartered Accountant	Shabbir+Co.	Chartered Accountant	A2
250	<i>Brockley Road</i>	Ashik	Dry Cleaners	Ashik	Dry Cleaners	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
252	Brockley Road	Crowley Memorials	Memorial stones	Master Windows	Construction specialists	B1
254	Brockley Road	Atomic level	Barbers	Atomic level	Barbers	A1
256	Brockley Road	Cracker Jack	Off Licence	Cracker Jack	Off Licence	A1
258	Brockley Road	vacant	vacant	Rhythm Caribbean	Restaurant	A3
260	Brockley Road	Bamboo garden	Takeaway	Bamboo garden	Takeaway	A5
260A	Brockley Road	Meridian	Letting Agent	Meridian	Letting Agent	A2
262	Brockley Road	Co-op funeralcare	Undertaker	Co-op funeralcare	Undertaker	A1
294	Brockley Road	William Dunphy	Undertaker	William Dunphy	Undertaker	A1
296	Brockley Road	Marian House	Bookshop	Vacant	Vacant	Vacant
298	Brockley Road	Discount appliances	Whiteware goods	Vacant	Vacant	Vacant
300	Brockley Road	vacant	vacant	Funeral Shop	Funeral services	A1
302	Brockley Road	Brockley Super Food store	Grocer	Brockley Super Food store	Grocer	A1
304	Brockley Road	Zek's Café	Café	Zek's Café	Café	A3
306	Brockley Road	Discount Appliances	New 2nd Hand White Goods	D +W	Discount appliances shop	A1
308	Brockley Road	John Humphreys	Bookmakers	Coral	Bookmakers	A2
281	Brockley Road	Car Wash Centre	Car Service/Snack Shop	Car Wash Centre	Car Service/Snack Shop	S/G
285/7	Brockley Road	S A Amin	Chemist	S A Amin	Chemist	A1
289	Brockley Road	Reflections	Hairdressers	Reflections	Hairdressers	A1
291	Brockley Road	Gogi's Wines	Off Licence	Gogi's Wines	Off Licence	A1
293	Brockley Road	Just Thai Thai	Restaurant	No name	Restaurant	A3
295	Brockley Road	Sids Bathrooms	Bathroom sales	Community Employment	Office	B1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>299/7</b>	<i>Brockley Road</i>	Bairstow Eves	Estate Agent	Sid's Heating & Plumbing Supplies	Builder Supplies	A1
<b>301</b>	<i>Brockley Road</i>	Sid's Heating & Plumbing Supplies	Builder Supplies	Sid's Heating & Plumbing Supplies	Builder Supplies	A1
<b>303</b>	<i>Brockley Road</i>	Dominic's pizza	Takeaway	Dominic's pizza	Takeaway	A5
<b>305/7</b>	<i>Brockley Road</i>	Spar	Off Licence	Best one	Off Licence	A1
<b>309</b>	<i>Brockley Road</i>	Turners Domestic	Hardware Shop	Turners Domestic	Hardware Shop	A1
<b>311</b>	<i>Brockley Road</i>	Sewells	Triple Trader	Mini Supermarket	Triple Trader	A1
<b>313</b>	<i>Brockley Road</i>	Morleys	Takeaway	Morleys	Takeaway	A5
<b>315</b>	<i>Brockley Road</i>	Oak Estates	Letting Agents	Cannon Kellar	Letting Agents	A2
<b>315A</b>	<i>Brockley Road</i>	vacant	vacant	Heat	Hairdressers	A1
<b>317</b>	<i>Brockley Road</i>	Silver Sea	Takeaway	Brockley's Rock	Off Licence	A1
<b>319</b>	<i>Brockley Road</i>	Top Chef	Café	Top Chef	Café	A3
<b>321</b>	<i>Brockley Road</i>	vacant	vacant	The Money Shop	Off Licence	A1
<b>323</b>	<i>Brockley Road</i>	Sylvia	Florist	Sylvia	Florist	A1
<b>325</b>	<i>Brockley Road</i>	Moonbow Jakes	Café	Brockely Mess	Café	A3
<b>327</b>	<i>Brockley Road</i>	Starbuck	Upholsterers	Starbuck	Upholsterers	A1
<b>329/3 1</b>	<i>Brockley Road</i>	Homeview	Video Hire	Portland Brookes	Bookmakers	A2



**2005 Uses**

Use Class	No. of Units	% of total
A1	21	52%
A2	5	13%
A3	4	10%
A4	0	0%
A5	4	10%
Other	0	0%
Sui Generis	2	5%
Vacant	4	10%
C3	0	0%
<b>Total</b>	<b>40</b>	<b>100%</b>

**2011 Uses**

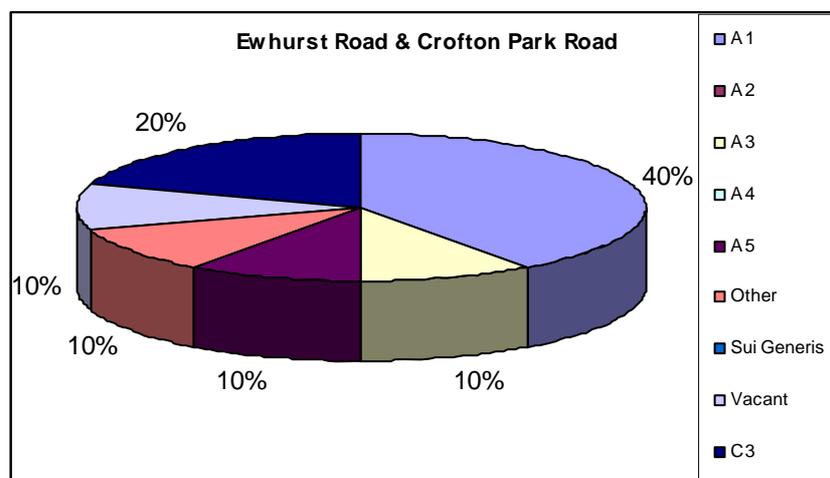
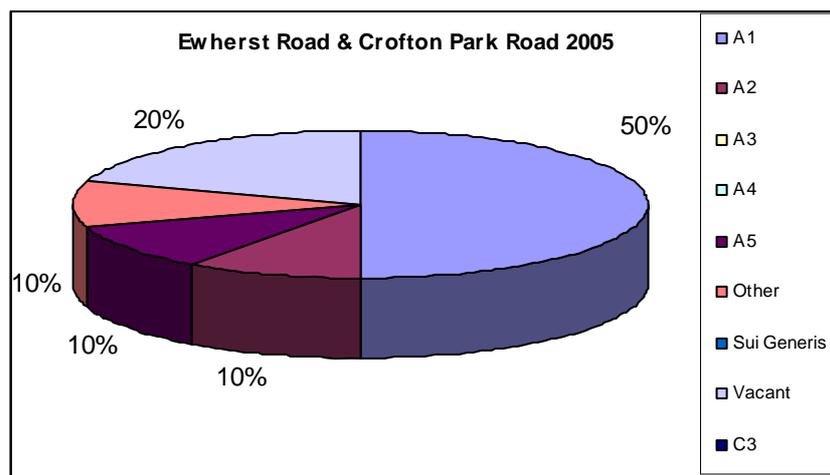
Use Class	No. of Units	% of total
A1	20	51%
A2	5	13%
A3	5	13%
A4	0	0%
A5	3	8%
Other	2	5%
Sui Generis	2	5%
Vacant	2	5%
C3	0	0%
<b>Total</b>	<b>39</b>	<b>100%</b>

# EWHURST ROAD & CROFTON PARK ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	4	40%
Comparison	0	0%
Service	0	0%
Catering	2	20%
Residential	2	20%
Other	1	10%
Vacant	1	10%
<b>Total</b>	<b>10</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
2C	Ewhurst Road	No Name	Hairdresser	Polish Store	Grocer/Off Licence	A1
2B	Ewhurst Road	Mace Foodstore	Grocer/Off Licence	Hungary Horace	Cafe	A3
2/2A	Ewhurst Road	Ewhurst News	Triple Trader	Ewhurst News	Triple Trader	A1
4	Ewhurst Road	Vacant	Vacant	Malcolm Martin	Chartered Surveyors	B1
6	Ewhurst Road	Best Food	Takeaways	China City	Takeaways	A5
8	Ewhurst Road	Cut Price	Off Licence/Grocer	Cut Price	Off Licence/Grocer	A1
10	Ewhurst Road	Sure Move	Estate Agents	Vacant	Vacant	Vacant
1	Ewhurst Road	Peter James	Butchers Shop	Peter James	Butchers Shop	A1
3	Ewhurst Road	Vacant	Vacant	Residential	Residential	C3
63	Crofton Park Road	Regular Cleaning Services	Cleaners Office/Store	Residential	Residential	C3



**2005 Uses**

Use Class	No. of Units	% of total
A1	5	50%
A2	1	10%
A3	0	0%
A4	0	0%
A5	1	10%
Other	1	10%
Sui Generis	0	0%
Vacant	2	20%
C3	0	0%
<b>Total</b>	<b>10</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	4	7%
A2	0	0%
A3	1	2%
A4	0	0%
A5	1	2%
Other	1	2%
Sui Generis	0	0%
Vacant	1	2%
C3	2	3%
<b>Total</b>	<b>10</b>	<b>100%</b>

Ten units have been recorded in this survey of Ewhurst and Crofton Park Road Parades with the predominant use class being A1 making up 5 units. The most common type of retail floor space is convenience at 4 which is healthy. The level of vacant units has reduced to one unit in 2010. Both Ewhurst and Crofton Park Road are close to Honor Oak Park. Near Crofton Park Road, Brockley Grove you can catch the 122, 171, 172, P4 and N171 buses.

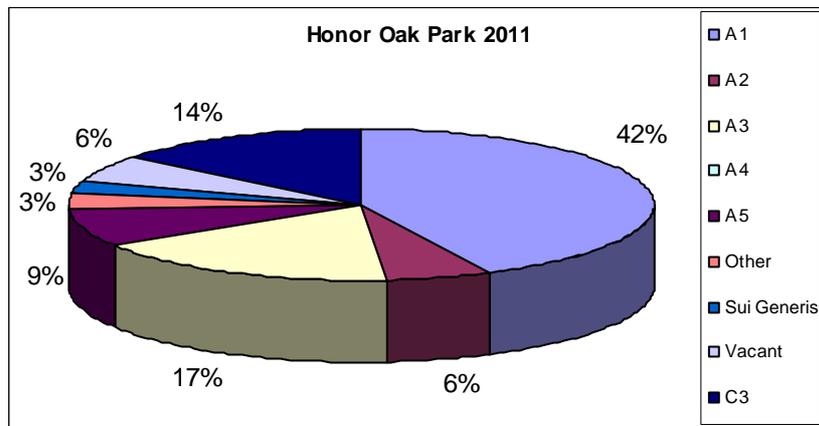
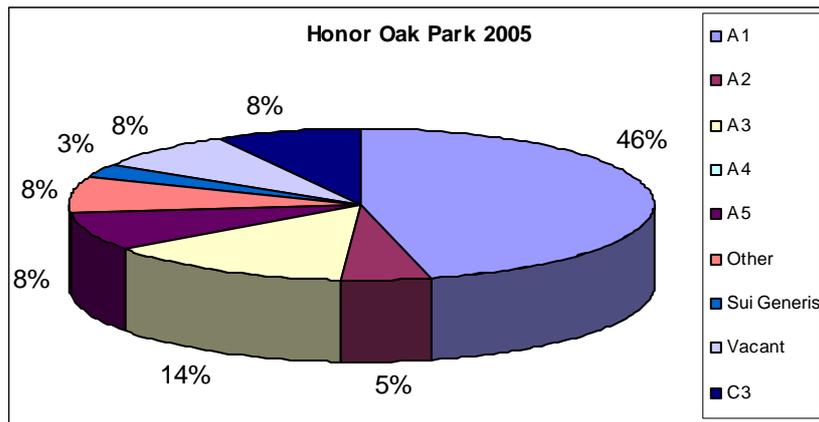
# HONOR OAK PARK

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	4	11%
Comparison	7	20%
Service	3	9%
Catering	10	29%
Residential	5	14%
Other	4	11%
Vacant	2	6%
Total	35	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
25	Honor Oak Park	Residential	Residential	Residential	Residential	C3
27	Honor Oak Park	Jene News	Triple Trader	Nilo News	Triple Trader	A1
29	Honor Oak Park	Vacant	Vacant	Residential	Residential	C3
31	Honor Oak Park	Vacant	Vacant	Residential	Residential	C3
33	Honor Oak Park	Residential	Residential	Residential	Residential	C3
35	Honor Oak Park	Willmott's	Estate Agent	Willmott's	Estate Agent	A2
37	Honor Oak Park	Visual Eyes	Video Hire	Try Tapas	Bar/Restaurant	A3
39	Honor Oak Park	The Red Room	Bar/Restaurant	Try Tapas	Bar/Restaurant	A3
41	Honor Oak Park	The Oak Food Store	Grocer/Off Licence	The Oak Food Store	Grocer/Off Licence	A1
43	Honor Oak Park	Gas Coal Fires	Gas Coal Fire Sales	Neroli	Cafe	A1
45	Honor Oak Park	Jumping Bean	Gift Shop	Jumping Bean	Gift Shop	A1
47	Honor Oak Park	Nicks	Hairdresser	Pickwick	Gift Shop	A1
49	Honor Oak Park	I.D.	Furniture Interiors	Vacant	Vacant	Vacant
51	Honor Oak Park	Honor Oak Dental Laboratory	Dental Laboratory	Honor Oak Dental Laboratory	Dental Surgery	D1
53	Honor Oak Park	Peart Olsen Ltd	Facilities Design & Build	Constable & Toop	Funeral Director	A1
55	Honor Oak Park	James W. Constable	Funeral Director	Constable & Toop	Funeral Director	A1
57/9	Honor Oak Park	Vacant	Vacant	Vacant	Vacant	Vacant
59	Honor Oak Park	Honor Oak Tandoori	Restaurant	Honor Oak Tandoori	Restaurant	A3
61	Honor Oak Park	Sebastian Roche	Estate Agent	Sebastian Roche	Estate Agent	A2
63	Honor Oak Park	No Name	Pine Furniture Shop	The Whitewood Shop	Furniture Shop	A1

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
42	Honor Oak Park	Honor Oak Cleaners	Dry Cleaners	Honor Oak Cleaners	Dry Cleaners	A1
44	Honor Oak Park	Residential	Residential	Residential	Residential	C3
46	Honor Oak Park	Express Pizza	Takeaway	Express Pizza	Takeaway	A5
48	Honor Oak Park	The Oak Cafe	Cafe	The Oak Cafe	Cafe	A3
50	Honor Oak Park	U-Wannagotravel	Travel Agency	Honor oak Pets	Pet Shop	A1
52	Honor Oak Park	Honor Oak Gallery	Picture Gallery	Honor Oak Gallery	Picture Gallery	A1
54	Honor Oak Park	Golden Tiger	Takeaway	Golden Tiger	Takeaway	A5
56	Honor Oak Park	Traditional Fish & Chips	Takeaway	Traditional Fish & Chips	Takeaway	A5
58	Honor Oak Park	Barbaros	Hairdresser	Barbaros	Hairdresser	A1
60	Honor Oak Park	Gogi's	Off License	Gogi's	Off License	A1
62	Honor Oak Park	Honor Oak Cars	MiniCab Office	Linkway Cars	MiniCab Office	S/G
64	Honor Oak Park	Into the Fuschia	Florists	Honor Oak Florist	Florists	A1
66	Honor Oak Park	Honor Oak Supermarket	Grocer/Off Licence	Honor Oak Supermarket	Grocer/Off Licence	A1
68	Honor Oak Park	Equal	Bar/Restaurant	Stonebar	Bar/Restaurant	A3
70	Honor Oak Park	Equal	Bar/Restaurant	Stonebar	Bar/Restaurant	A3
72	Honor Oak Park	Mediterranean Delicatessen	Grocery	Hopscotch	Café / Bar	A3
74	Honor Oak Park	Chadbon+Gregory	Printers	Vaidas Bicycles	Bicycle Shop	A1
76	Honor Oak Park	The Old Bank	Restaurant	The Italian med	Restaurant	A3
78	Honor Oak Park	The Old Bank	Restaurant	The Italian med	Restaurant	A3



**2005 Uses**

Use Class	No. of Units	% of total
A1	17	46%
A2	2	5%
A3	5	14%
A4	0	0%
A5	3	8%
Other	3	8%
Sui Generis	1	3%
Vacant	3	8%
C3	3	8%
<b>Total</b>	<b>37</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	15	43%
A2	2	6%
A3	6	17%
A4	0	0%
A5	3	9%
Other	1	3%
Sui Generis	1	3%
Vacant	2	6%
C3	5	14%
<b>Total</b>	<b>35</b>	<b>100%</b>

Honor Oak Park currently has 35 units with the majority being A1 with 15 units. While the local parade has seen a reduction in vacant units from three in 2005 to two in 2011, two of the vacant units in 2005 were converted to residential accommodation. These conversions resulted in an increase in residential units from three in 2005 to five in 2011. The Honor Oak Park Parade is situated beside Honor Oak Park station which is a ten minute journey to central London. You can catch the P4 or P12 buses from Honor Oak Park

# HONOR OAK ROAD & BROCKLEY RISE

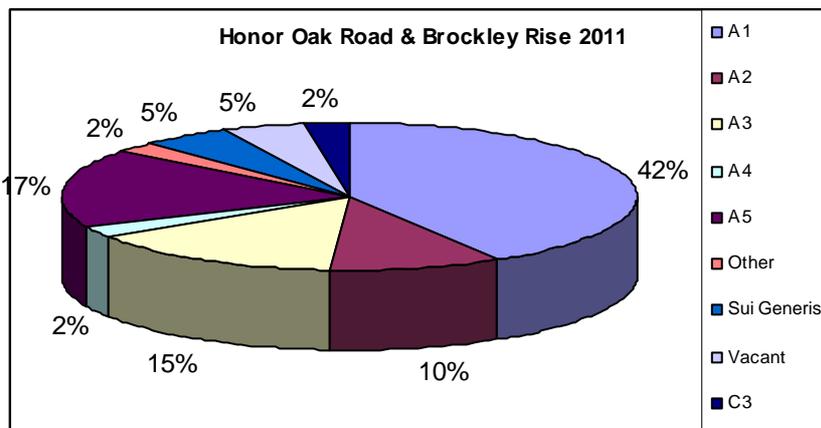
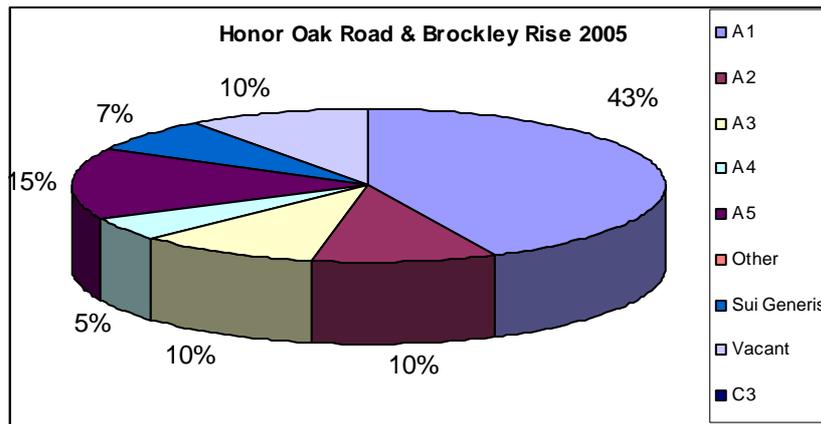
Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	12%
Comparison	5	12%
Service	8	20%
Catering	14	35%
Residential	1	3%
Other	5	12%
Vacant	2	5%
<b>Total</b>	<b>40</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	Honor Oak Road	Mc Larens	Café/bar and grill	Mc Larens	Café/bar and grill	A3
1A	Honor Oak Road	The Barber Shop	barbers	The Barber Shop	Barbers	A1
3	Honor Oak Road	Brockley	Grocer/off licence	Brockley	Grocer/off licence	A1
5	Honor Oak Road	Goldstar	2nd hand office furniture	Goldstar	2nd hand office furniture	A1

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
56	Brockley Rise	The Chandos	pub	The Chandos	Public house	A4
58	Brockley Rise	Forest Gold	Estate Agent	Forest Gold	Estate Agent	A2
60	Brockley Rise	Premier Concard Express	triple trader	Premier Concard Express	Triple Trader	A1
62	Brockley Rise	Premier Concard Express	triple trader	Premier Concard Express	Triple Trader	A1
64	Brockley Rise	The Big Plate Café	café	The Big Plate Café	Café	A3
66	Brockley Rise	Casa Tequila	bar restaurant	Le Querce	Bar / Restaurant	A3
68	Brockley Rise	Casa Tequila	bar restaurant	Le Querce	Bar / Restaurant	A3
70	Brockley Rise	Post Office	Post Office	Post Office	Post Office	A1
72	Brockley Rise	Caledonia	2nd Hand/Art Shop	Caledonia	2nd Hand/Art Shop	A1
74	Brockley Rise	Utopia	Nail Studio	The holly tree	Florists	A1
76	Brockley Rise	AC Electronics	TV & Video Sales/repair	AC Electronics	TV & Video Sales/repair	A1
78	Brockley Rise	The Rice & Spice	Take Away	The Rice & Spice	Take Away	A5
80	Brockley Rise	Dry Cleaners	Dry Cleaners	Dry Cleaners	Dry Cleaners	A1
82	Brockley Rise	Tai Wu	Restaurant	Tai Wu	Restaurant	A3
84	Brockley Rise	Turkey/North Cyprus	Travel Agent	Vacant	Vacant	Vacant
86	Brockley Rise	Vacant	Vacant	Honor Estates	Real Estate	A2
88	Brockley Rise	Wilson Fish+Chips	Takeaway	Wilson Fish+Chips	Takeaway	A5
90	Brockley Rise	Tailor Made	Estate Agent	American nail design	Beauty	A1
92	Brockley Rise	Sun Do	Takeaway	Sun Do	Takeaway	A5
94/6	Brockley Rise	Brockley Supermarket	Supermarket	Brockley Supermarket	Supermarket	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
98	Brockley Rise	Vacant	Vacant	Selcon Building	Construction specialists	B1
100	Brockley Rise	Super Pizza	Take away	Super Pizza	Take away	A5
102	Brockley Rise	KPM	Solicitor	KPM	Solicitor	A2
104	Brockley Rise	Wash+Dry	Laundrette	Wash+Dry	Laundrette	S/G
106	Brockley Rise	Fosters	Triple Trader	Fosters	Triple Trader	A1
108	Brockley Rise	No Name	Grocer	Caribbean	Takeaway	A5
110	Brockley Rise	Attraction	Hairdresser	Attraction	Hairdresser	A1
112	Brockley Rise	Vacant	Vacant	Residential	Residential	C3
119	Brockley Rise	Babur Brasserie	Restaurant	Babur Brasserie	Restaurant	A3
121	Brockley Rise	Bartlett	Flooring Shop	Bartlett	Flooring Shop	A1
123	Brockley Rise	Morley	Takeaway	Morley	Takeaway	A5
125	Brockley Rise	Bubbes	Grocer/off licence	Bubbes	Grocer/off licence	A1
127	Brockley Rise	Warehouse Carpets Direct	Carpets and Flooring	Warehouse Carpets Direct	Carpets and Flooring	A1
131	Brockley Rise	Ma's Ktichen	Café	Tony Cafe	Café	A3
133	Brockley Rise	The Kebab House	Takeaway	The Kebab House	Takeaway	A5
135	Brockley Rise	Vacant	Vacant	Vacant	Vacant	Vacant
137/9	Brockley Rise	William Hill	Bookmakers	William Hill	Bookmakers	A2
129	Brockley Rise	Hand Wash Car	Hand Car Wash	Hand Car Wash	Hand Car Wash	S/G



**2005 Uses**

Use Class	No. of Units	% of total
A1	17	43%
A2	4	10%
A3	4	10%
A4	2	5%
A5	6	15%
Other	0	0%
Sui Generis	3	7%
Vacant	4	10%
C3	0	0%
<b>Total</b>	<b>40</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	17	41%
A2	4	10%
A3	6	15%
A4	1	2%
A5	7	17%
Other	1	2%
Sui Generis	2	5%
Vacant	2	5%
C3	1	2%
<b>Total</b>	<b>41</b>	<b>100%</b>

In this survey of Honor Oak Road and Brockley Rise there are 40 units. 17 of these units are A1 which puts it in the majority. The most frequent type of retail floor space is catering with 14 units, these are occupied by seven take away shops, three cafes, three restaurants and one bar. The number of vacant units has been reduced by two since 2005 however one of these units has been filled by a residential use. Near Honor Oak Road there is the Fairlawn Primary School, St. Francesca Cadrini R.C. Primary School, Honor Oak Park Station, the Christian Fellowship Center, a convent and a park. From Brockley Rise you can get the 122, 171, 172, P4 and N171 bus.

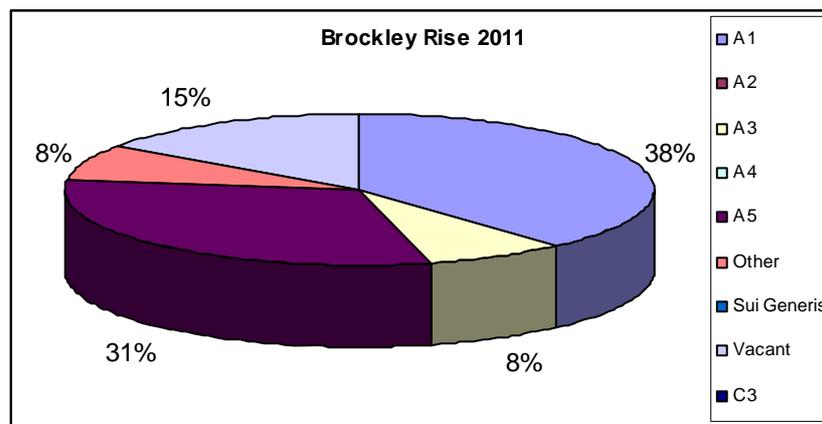
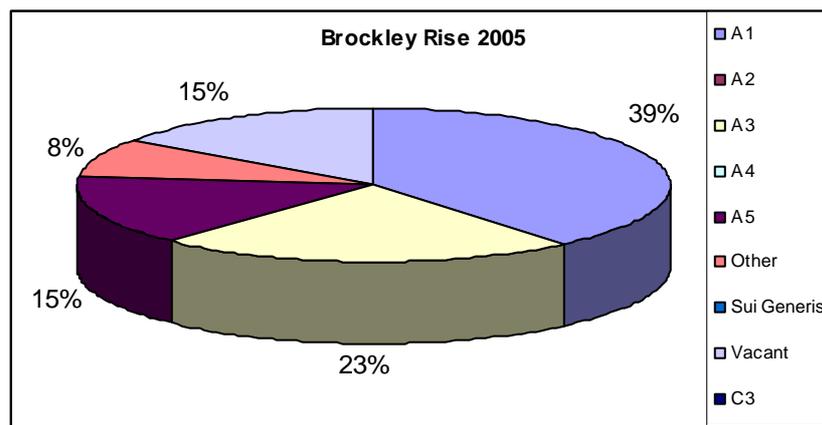
# BROCKLEY RISE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	15%
Comparison	1	8%
Service	2	15%
Catering	5	39%
Residential	0	0%
Other	1	8%
Vacant	2	15%
<b>Total</b>	<b>13</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
35	Brockley Rise	Café Diamond	Café	Special Grill	Cafe	A3
37	Brockley Rise	Meze Bar/Restaurant	Bar/Restaurant	Vacant	Vacant	Vacant
37A	Brockley Rise	Vacant	Vacant	Vacant	Vacant	Vacant
39	Brockley Rise	Butt	Car Accessories	Butt	Car Accessories	A1

41	Brockley Rise	Bertie Rooster Fried Chicken	Takeaway	Bertie Rooster Fried Chicken	Takeaway	A5
43	Brockley Rise	Unique	hairdresser	Unique	Hairdresser	A1
45	Brockley Rise	The London Snooker Centre	Snooker Centre	Breeze lettings	Real Estate	A2
47	Brockley Rise	Mega Bites	Sandwich Bar	MMM fried chicken	Takeaway	A5
49	Brockley Rise	S+Q	Triple Trader	S+Q	Triple Trader	A1
51	Brockley Rise	Hydra	Dry Cleaners	Hydra	Dry Cleaners	A1
53	Brockley Rise	Delilah	Grocer	Delilah	Grocer	A1
55	Brockley Rise	Vacant	Vacant	Megabites	Takeaway	A5
57	Brockley Rise	Charcoal Grill	Takeaway	Charcoal Grill	Takeaway	A5



**2005 Uses**

Use Class	No. of Units	% of total
A1	5	39%
A2	0	0%
A3	3	23%
A4	0	0%
A5	2	15%
Other	1	8%
Sui Generis	0	0%
Vacant	2	15%
C3	0	0%
Total	13	100%

**2011 Uses**

Use Class	No. of Units	% of total
A1	5	38%
A2	0	0%
A3	1	8%
A4	0	0%
A5	4	31%
Other	1	8%
Sui Generis	0	0%
Vacant	2	15%
C3	0	0%
Total	13	100%

In this survey there are 13 units with use class A1 being the most common. There are 2 convenience units and catering occupies 6. The number of vacant units stayed the same since 2005. Near Brockley Rise Parade there is the St William of York Church and Primary School and a wildlife garden. From Brockley Rise you can catch the p4, 171,172, 122 and the N171 buses.

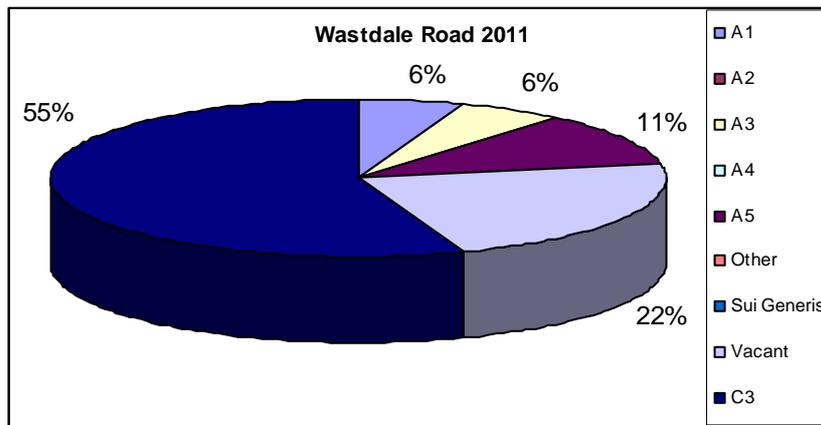
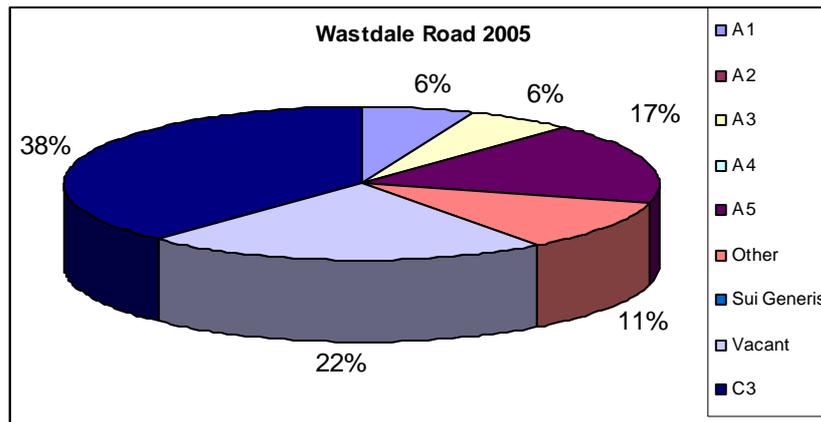
# WASTDALE ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	0	0%
Service	1	6%
Catering	3	17%
Residential	10	56%
Vacant	4	22%
Total	18	100%



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	Wastdale Road	No Name	Junk shop/Storage	Residential	Residential	C3
3	Wastdale Road	Dewaniam Tandoori	Takeaway	Dewaniam Tandoori	Takeaway	A5
5	Wastdale Road	M&M	Drycleaners	M&M	Drycleaners	A1
7	Wastdale Road	Residential	Residential	Residential	Residential	C3

<b>9</b>	<i>Wastdale Road</i>	Ince's Café	Café	Ince's Café	Café	A3
<b>11</b>	<i>Wastdale Road</i>	India The Art of Cooking	Takeaway	India The Art of Cooking	Takeaway	A5
<b>13</b>	<i>Wastdale Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>15</b>	<i>Wastdale Road</i>	Residential	Residential	Vacant	Vacant	Vacant
<b>17</b>	<i>Wastdale Road</i>	Park House	Residential	Residential	Residential	C3
<b>19-29</b>	<i>Wastdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>31</b>	<i>Wastdale Road</i>	Think Visual Communications	Consultancy/ Office	Residential	Residential	C3
<b>33</b>	<i>Wastdale Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>35</b>	<i>Wastdale Road</i>	Fine Wok	Takeaway	Residential	Residential	C3
<b>37</b>	<i>Wastdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>39</b>	<i>Wastdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>41</b>	<i>Wastdale Road</i>	Vacant	Vacant	Residential	Residential	C3
<b>43</b>	<i>Wastdale Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>45</b>	<i>Wastdale Road</i>	Prospect House	Residential	Prospect House	Residential	C3



**2005 Uses**

Use Class	No. of Units	% of total
A1	1	6%
A2	0	0%
A3	1	6%
A4	0	0%
A5	3	17%
Other	2	11%
Sui Generis	0	0%
Vacant	4	22%
C3	7	38%
<b>Total</b>	<b>18</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	1	6%
A2	0	0%
A3	1	6%
A4	0	0%
A5	2	11%
Other	0	0%
Sui Generis	0	0%
Vacant	4	22%
C3	10	56%
<b>Total</b>	<b>18</b>	<b>100%</b>

The majority of the units in this parade are residential (56%). There no convenience shops to meet the day to day needs of local residents units in this parade and the parade is diminishing. While vacancies have stayed the same since 2005 (at 4 units), the number of units converted to residential uses has increased by three units, to a total of ten. Wastdale Road is situated near a fire station and park. Near to Wastdale Road you can get the 122 or 185 buses.

## LOAMPIT HILL & TYRWHITT ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	20%
Comparison	0	0%
Service	1	20%
Catering	1	20%
Residential	0	0%
Vacant	2	40%
<b>Total</b>	<b>5</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
55	Loampit Hill	Happy Valley Trading	Alterations & Repair	Happy Valley Trading	Alterations & Repair	A1
57	Loampit Hill	Northwoods	Chemist	Vacant	Vacant	Vacant
59-61	Loampit Hill	Londis	Grocer	Londis	Grocer	A1
63	Loampit Hill	Vacant	Vacant	Vacant	Vacant	Vacant
2/4	Tyrwhitt Road	The Talbot	Public House	The Talbot	Public House	A4

There are 5 units in this survey 2 of which have a use class of A1. The number of vacant units has increased from one to two since 2005. Tyrwhitt Road and Loampit Hill are situated near a car park. From Loampit Hill you can catch either the 208, 225, 261, 321, 436, 21, 47, 75, 89, 108, 136, 178 or the 185 buses.

# BROOKBANK ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	50%
Comparison	0	0%
Service	2	50%
Catering	0	0%
Residential	0	0%
Vacant	0	0%
Total	4	100%

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
155	Brookbank Road	Brookbank Dry Cleaners	Dry Cleaners	Professional Dry Cleaners	Dry Cleaners	A1
157	Brookbank Road	Brooks News	Triple Trader	Brooks News	Triple Trader	A1
159	Brookbank Road	Westinghouse	Laundrette	Westinghouse	Laundrette	S/G
161	Brookbank Road	Brookbank Food+Wine	Grocer/Off Licence	Brookbank Food+Wine	Grocer/Off Licence	A1



Four units have been recorded in this survey and A1 is the predominant use class with 3 units. Convenience and service both have 2 units each of the total number of units and there are no comparison, catering, residential or vacant properties. Near Brookbank Road is a bowling green and Hilly Fields Park.

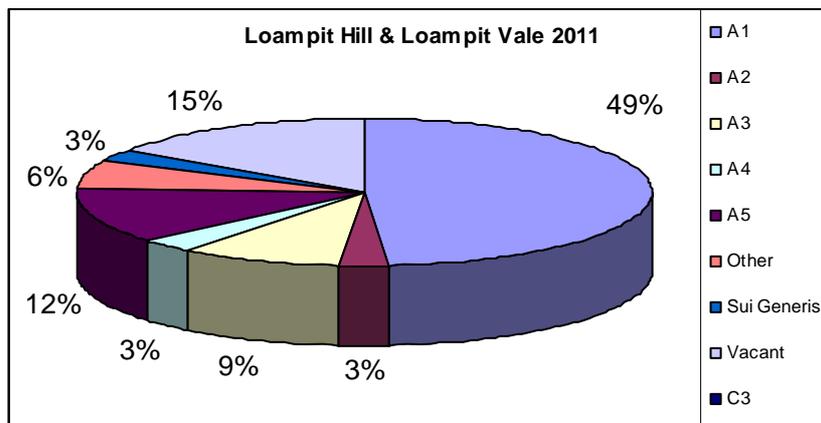
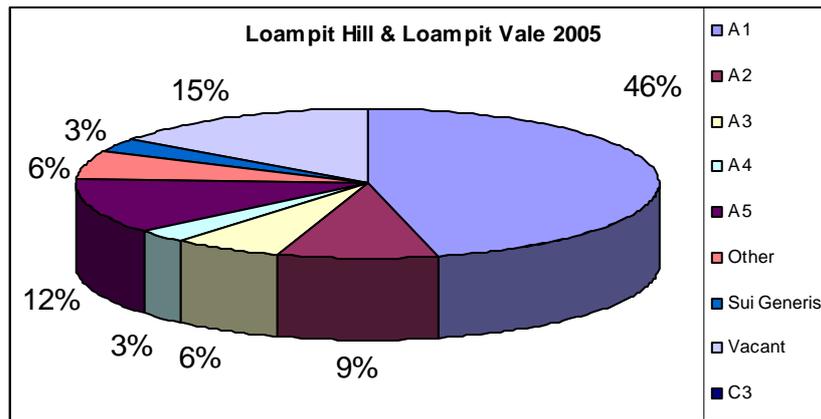
# LOAMPIT HILL & LOAMPIT VALE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	15%
Comparison	3	9%
Service	9	27%
Catering	8	24%
Residential	0	0%
Other	3	9%
Vacant	5	15%
<b>Total</b>	<b>33</b>	<b>100%</b>



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
2	Loampit Hill	Vacant	Vacant	Vinishe	Restaurant	A3
4	Loampit Hill	Steph's Beauty Flair	Beauty Salon	Steph's Beauty Flair	Beauty Salon	A1
6	Loampit Hill	Morleys	Takeaway	Morleys	Takeaway	A5
8	Loampit Hill	Royal	Driving Tutor	Royal	Driving Tutor	B1
10	Loampit Hill	Excel Care	Insurance	AJ Food	Off Licence	A1
12	Loampit Hill	Utopia	Hairdresser	Utopia	Hairdresser	A1
14	Loampit Hill	A+J Video + Audio	Video Hire	A+J Video + Audio	Video Hire	A1
16	Loampit Hill	Angels Fish Bar	Takeaway	Chicken Palace	Takeaway	A5
18	Loampit Hill	Palace	Takeaway	Palace	Takeaway	A5
20	Loampit Hill	Harvey's+Marvis	Hardware Shop	Harvey's+Marvis	Hardware Shop	A1
22	Loampit Hill	Aukan	Off Licence	Express Food and Wine	Off Licence	A1
24	Loampit Hill	Everest Curry King	Café	Everest Curry King	Café	A3
26	Loampit Hill	Mutem Salon	Hairdresser	Mutem Salon	Hairdresser	A1
28	Loampit Hill	David Mitchell	Picture Frames	David Mitchell	Picture Frames	A1
30	Loampit Hill	Latua	Grocer/Convenience Store	Bestfood	Grocer/Convenience Store	A1
32	Loampit Hill	Rasies Salon	Hairdresser	Rasies Salon	Hairdresser	A1
34	Loampit Hill	South East	Off Licence	South East	Off Licence	A1
36	Loampit Hill	Katpakah	Grocer/Green grocer	Katpakah	Grocer/Green grocer	A1
11	Loampit Hill	NEW DEVELOPMENT	Restaurant	NEW DEVELOPMENT	Restaurant	A3
120	Loampit Vale	The Rising Sun	Public House	The Rising Sun	Public House	A4

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>122</b>	<i>Loampit Vale</i>	Mauarasie Clothes & Jewellery	Clothing store	Vacant	Vacant	Vacant
<b>124</b>	<i>Loampit Vale</i>	Snappers Paradise	Takeaway	Quick bite	Takeaway	A5
<b>126</b>	<i>Loampit Vale</i>	E.Coomes	Bookmakers	E.Coomes	Bookmakers	A2
<b>128</b>	<i>Loampit Vale</i>	Kirvs Textile	Clothing store	Kirvs Textile	Clothing store	A1
<b>97/9</b>	<i>Loampit Vale</i>	Tesco	Petrol Station/Shop	Tesco	Petrol Station/Shop	S/G
<b>101</b>	<i>Loampit Vale</i>	Vale MiniCabs	MiniCab Office	Vale MiniCabs	MiniCab Office	B1
<b>103</b>	<i>Loampit Vale</i>	Mark Sarive	Tailor	Unisex	Hairdressers	A1
<b>105</b>	<i>Loampit Vale</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>107</b>	<i>Loampit Vale</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>109</b>	<i>Loampit Vale</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>111</b>	<i>Loampit Vale</i>	Eurotravel & Tours	Travel Agent	Eurotravel & Tours	Travel Agent	A1
<b>113</b>	<i>Loampit Vale</i>	UPSLink	Letting Agent	Vacant	Vacant	Vacant
<b>115</b>	<i>Loampit Vale</i>	Vacant	Vacant	Charles Misiro	Hairdressers	A1



#### 2005 Uses

Use Class	No. of Units	% of total
A1	15	46%
A2	3	9%
A3	2	6%
A4	1	3%
A5	4	12%
Other	2	6%
Sui Generis	1	3%
Vacant	5	15%
C3	0	0%
<b>Total</b>	<b>33</b>	<b>100%</b>

#### 2011 Uses

Use Class	No. of Units	% of total
A1	16	48%
A2	1	3%
A3	3	9%
A4	1	3%
A5	4	12%
Other	2	6%
Sui Generis	1	3%
Vacant	5	15%
C3	0	0%
<b>Total</b>	<b>33</b>	<b>100%</b>

There are a total of 33 units within the Loampit Hill and Loampit Vale Parade. The majority use class is A1 at 48%. The number of vacant properties has remained the same since 2005 at 5. There are no residential units. Both are situated near Lewisham station. From Loampit Hill and Loampit Vale you can catch either the 21, 136, 321, 436, N21 or N36 bus.

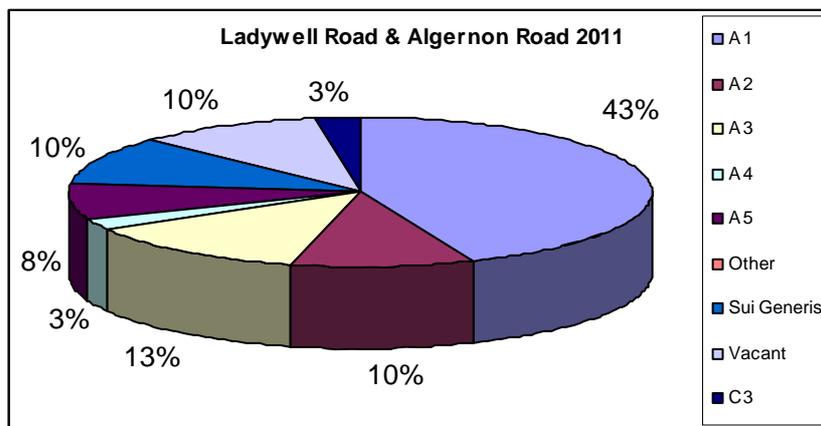
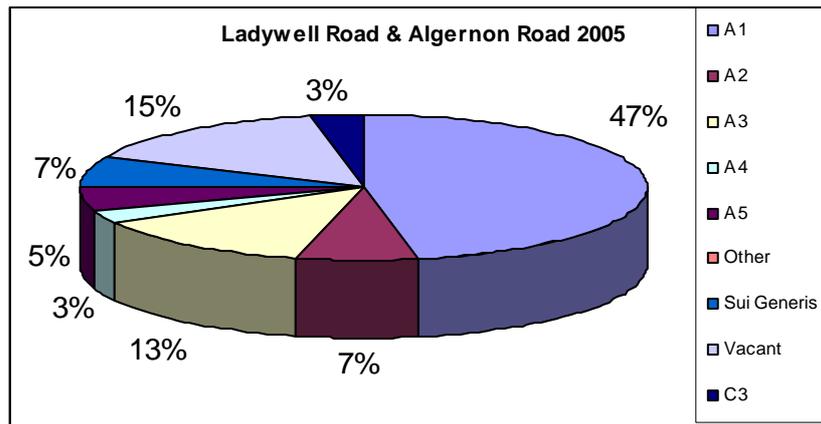
# LADYWELL ROAD & ALGERNON ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	6	15%
Comparison	4	10%
Service	11	28%
Catering	9	23%
Residential	1	3%
Other	4	10%
Vacant	4	10%
Total	39	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
38	Ladywell Road	Masons Bar	Restaurant	Masons Bar	Restaurant	A3
40	Ladywell Road	Vacant	Vacant	Vacant	Vacant	Vacant
42	Ladywell Road	Top to Toe	Hair/Beauty Salon	Geddes	Hair/Beauty Salon	A1
44	Ladywell Road	Sebastian Roche	Estate Agents	Sebastian Roche	Estate Agents	A2
46	Ladywell Road	Vacant	Vacant	Vacant	Vacant	Vacant
48	Ladywell Road	International Mini Mart	Grocer	Café Oscars	Grocer	A1
50	Ladywell Road	Ladywell DIY	DIY Shop	Ladywell DIY	DIY Shop	A1
52	Ladywell Road	Village Fish Bar	Takeaway	Village Fish Bar	Takeaway	A5
54	Ladywell Road	Ladywell Food and Wine	Grocer	Ladywell Food and Wine	Grocer	A1
78	Ladywell Road	Vacant	Vacant	Vacant	Vacant	Vacant
80	Ladywell Road	Ladywell Tavern	Public House	Ladywell Tavern	Public House	A4
111	Ladywell Road	Ladywell Supermarket	Grocer	Ladywell Supermarket	Grocer	A1
109	Ladywell Road	Ladywell Kebab+Steak	Restaurant	Ladywell Kebab+Steak	Restaurant	A3
107	Ladywell Road	Fenerbahce	Launderette	Fenerbahce	Launderette	S/G
105	Ladywell Road	Vacant	Vacant	Vacant	Vacant	Vacant
103	Ladywell Road	Yoei	Triple Trader	Yoei	Triple Trader	A1
101	Ladywell Road	Homeland Inc	Mobile phones/Internet	Barbers	Hairdressers	A1
93	Ladywell Road	Vacant	Vacant	Ladywell Handcar wash	Car wash	S/G
91	Ladywell Road	DDY	Beauty Salon	DDY	Beauty Salon	S/G
89	Ladywell Road	Creative	Craft materials	En gedi	Craft materials	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
85	Ladywell Road	Mai Hong	Chinese Takeaway	Mai Hong	Chinese Takeaway	A5
83	Ladywell Road	Shelter4U	Lettings	Home2U	Lettings	A2
81	Ladywell Road	Ladywell Tandoori	Restaurant	Ladywell Tandoori	Restaurant	A3
79	Ladywell Road	Ladywell Pharmacy	Chemist	Internet Café	Shop	A1
77	Ladywell Road	Vacant	Vacant	DNA	Solicitors	A1
75	Ladywell Road	Junction Express	Dry Cleaner	Junction Express	Dry Cleaner	A1
73	Ladywell Road	Xpressions	Hairdresser/Sunbeds	Xpressions	Hairdresser/Sunbeds	A1
251	Algernon Road	Minigrill Cafe	Café	Minigrill Cafe	Café	A3
253	Algernon Road	Post Office	Post Office/Triple Trader	Post Office	Post Office/Triple Trader	A1
255	Algernon Road	The Rose Corner	Florist	The Rose Corner	Florist	A1
257	Algernon Road	Village Barbers	Barbers	Village Barbers	Barbers	A1
259	Algernon Road	Rumbles	Bakers	Rumbles	Bakers	A1
71	Ladywell Road	Life	Restaurant	El's Kitchen	Deli	A3
228/30	Algernon Road	Coral	Bookmakers	Coral	Bookmakers	A2
226	Algernon Road	Village News	Triple Trader	Village News	Triple Trader	A1
224	Algernon Road	No Name	Tattoo Shop	No Name	Tattoo Shop	S/G
222	Algernon Road	The Local	Off License	Chicken Shop	Takeaway	A5
220	Algernon Road	Residential	Residential	Residential	Residential	C3
218	Algernon Road	Naturally Yours	Florist	No name	Craft shop	A1



#### 2005 Uses

Use Class	No. of Units	% of total
A1	18	47%
A2	3	7%
A3	5	13%
A4	1	3%
A5	2	5%
Other	0	0%
Sui Generis	3	7%
Vacant	6	15%
C3	1	3%
<b>Total</b>	<b>38</b>	<b>100%</b>

#### 2011 Uses

Use Class	No. of Units	% of total
A1	17	44%
A2	4	10%
A3	5	13%
A4	1	3%
A5	3	8%
Other	0	0%
Sui Generis	4	10%
Vacant	4	10%
C3	1	3%
<b>Total</b>	<b>39</b>	<b>100%</b>

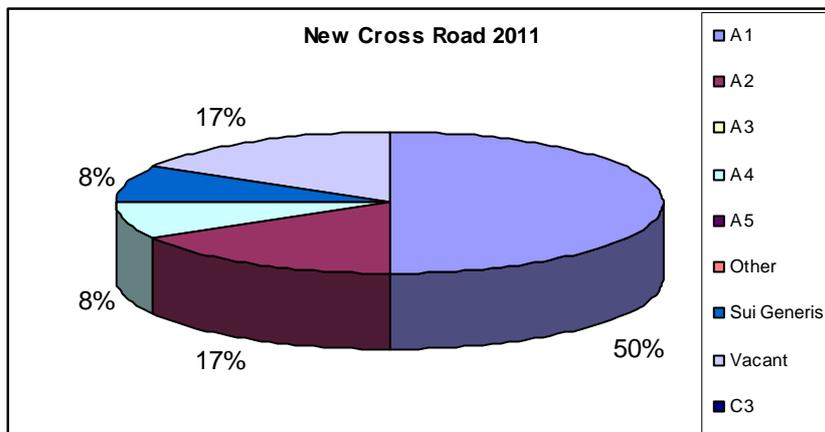
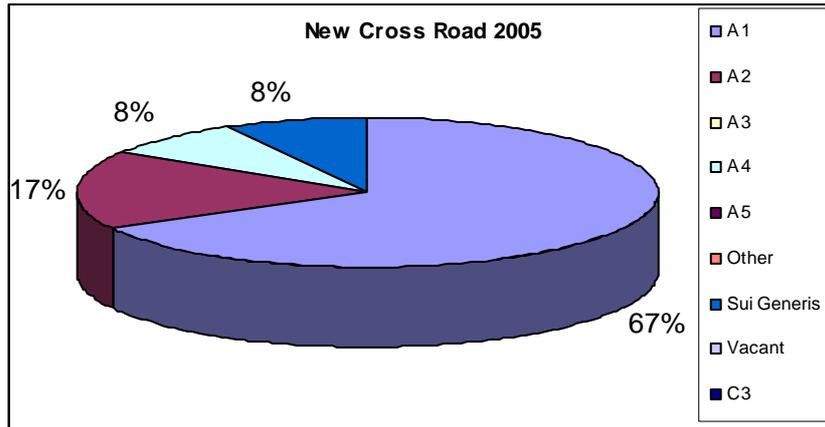
There are 39 units within the Ladywell and Algernon Road Parade. The majority use class is A1 with 17 units. The most common type of retail floor space is occupied by service units (28%) and catering (23%). The number of vacant units has reduced from 6 in 2005 to 4 in 2011. There has been no change in residential units. Near Ladywell and Algernon Road is Ladywell Station, a leisure centre, police station, a mortuary, Surgery and St Mary's Church. On Ladywell Road you can get either the 122, P4 or 284 buses.

## NEW CROSS ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	2	17%
Comparison	1	8%
Service	2	17%
Catering	2	17%
Residential	0	0%
Other	3	25%
Vacant	2	17%
Total	12	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>256</b>	<i>New Cross Road</i>	Peter James	Estate Agent	Peter James	Estate Agent	A1
<b>258</b>	<i>New Cross Road</i>	La Boulangerie	Sandwich Bar	La Boulangerie	Sandwich Bar	A1
<b>260</b>	<i>New Cross Road</i>	Fair Deal /Cosy Cabin	Travel Agent/Sandwich Bar	Vacant	Vacant	Vacant
<b>262</b>	<i>New Cross Road</i>	Cinda's	Hairdresser	Cinda's	Hairdresser	A1
<b>264</b>	<i>New Cross Road</i>	Rk News	Triple Trader	Rk News	Triple Trader	A1
<b>266</b>	<i>New Cross Road</i>	Tuxedo's	Dry Cleaners	Tuxedo's	Dry Cleaners	A1
<b>268</b>	<i>New Cross Road</i>	Wine Cellar	Off Licence	Wine Cellar	Off Licence	A1
<b>272</b>	<i>New Cross Road</i>	HobGoblin	Public House	HobGoblin	Public House	A4
<b>253A</b>	<i>New Cross Road</i>	Letts	Property Management	Vacant	Vacant	Vacant
<b>255A</b>	<i>New Cross Road</i>	Lolly Dup	Beauty Salon	Excel Centre	Tuition centre	S/G
<b>257</b>	<i>New Cross Road</i>	Reside	Estate Agent	Reside	Estate Agent	A2
<b>259/61</b>	<i>New Cross Road</i>	No Name	2nd Hand Goods	No Name	2nd Hand Goods	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	8	67%
A2	2	17%
A3	0	0%
A4	1	8%
A5	0	0%
Other	0	0%
Sui Generis	1	8%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>12</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	6	50%
A2	2	17%
A3	0	0%
A4	1	8%
A5	0	0%
Other	0	0%
Sui Generis	1	8%
Vacant	2	17%
C3	0	0%
<b>Total</b>	<b>12</b>	<b>100%</b>

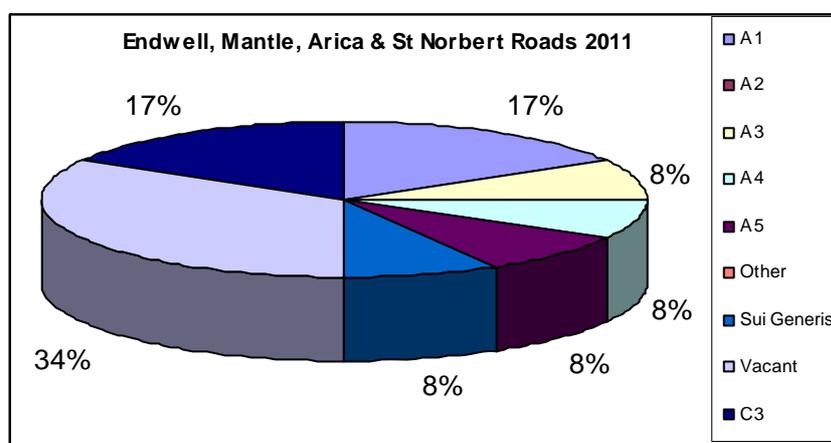
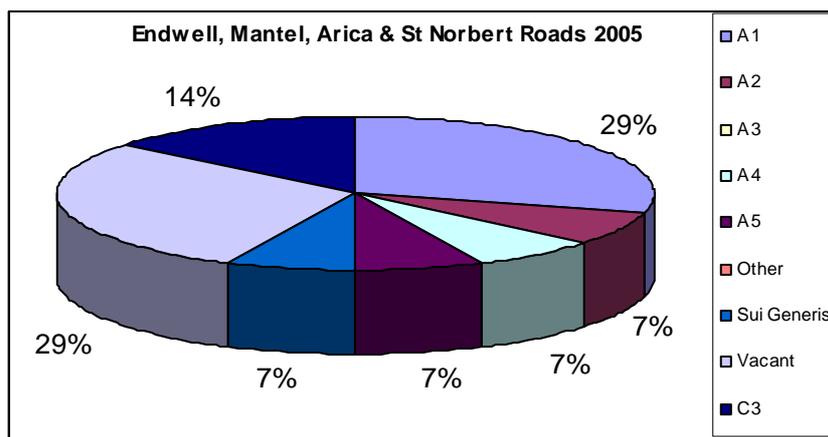
This survey has 12 units with half of the units in A1 use. Vacancies have increased from no vacant units in 2005 to two in 2011. There continue to be no residential units in this parade. The parade is situated near New Cross Gate Station, St James Hatcham Church of England Primary School and Day Centre. From New Cross Road you can catch either the 453, 177, 53, N53, N89 or the 225 buses.

## ENDWELL ROAD, MANTLE ROAD, ARICA ROAD & St. NORBERT ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	8%
Comparison	0	0%
Service	1	8%
Catering	3	25%
Residential	2	17%
Other	1	8%
Vacant	4	33%
<b>Total</b>	<b>12</b>	<b>100%</b>



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>84</b>	<i>Endwell Road</i>	No Name	Laundrette	No Name	Laundrette	S/G
<b>93</b>	<i>Endwell Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>95</b>	<i>Endwell Road</i>	DVD Net Café	Internet Café	DVD Net Café	Internet Café	A1
<b>97</b>	<i>Endwell Road</i>	Vacant	Vacant	Vacant	Vacant	
<b>99</b>	<i>Endwell Road</i>	Residential	Residential	Residential	Residential	C3
<b>101/3</b>	<i>Endwell Road</i>	Quick Stop Shopping	General Store/Off Licence	Quick Stop Shopping	General Store/Off Licence	A1
<b>102</b>	<i>Endwell Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>104</b>	<i>Endwell Road</i>	Vacant	Vacant	Vacant	Vacant	Vacant
<b>1</b>	<i>Mantle Road</i>	The Maypole	Public House	The Maypole	Public House	A4
<b>209/11</b>	<i>Mantle Road</i>	Nisa Todays	Supermarket	Broco Food Market	Café	A3
<b>209/11</b>	<i>Mantle Road</i>	Classic	Dry Cleaners	Broco Food Market	Café	A3
<b>209/11</b>	<i>Mantle Road</i>	William Hill	Bookmakers	Broco Food Market	Cafe	A3
<b>1</b>	<i>Arica Road</i>	Residential	Residential	Residential	Residential	C3
<b>7</b>	<i>St. Norbert Road</i>	Yone Xiane	Takeaway	Yone Xiane	Takeaway	A5



**2005 Uses**

Use Class	No. of Units	% of total
A1	4	29%
A2	1	7%
A3	0	0%
A4	1	7%
A5	1	7%
Other	0	0%
Sui Generis	1	7%
Vacant	4	29%
C3	2	14%
<b>Total</b>	<b>14</b>	<b>100%</b>

**2011 Uses**

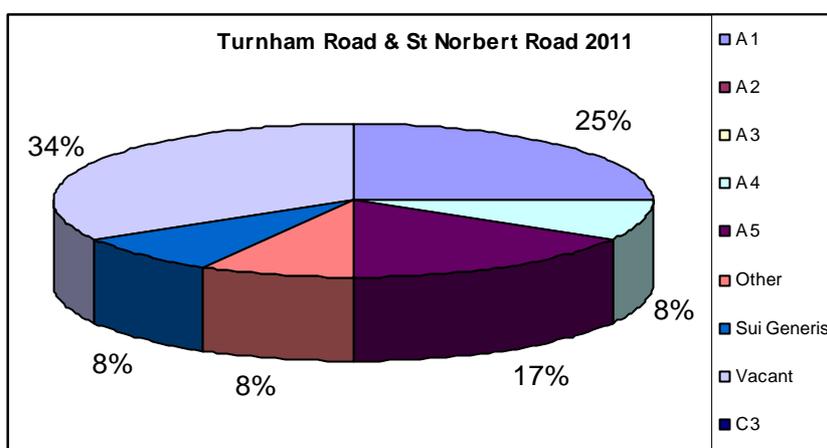
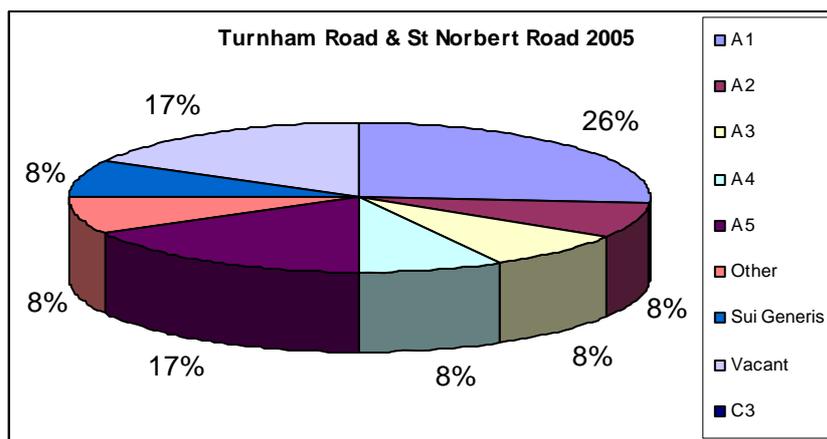
Use Class	No. of Units	% of total
A1	2	17%
A2	0	0%
A3	1	8%
A4	1	8%
A5	1	8%
Other	0	0%
Sui Generis	1	8%
Vacant	4	33%
C3	2	17%
<b>Total</b>	<b>12</b>	<b>100%</b>

There are 12 units within this survey of Endwell, Mantle, Arica and St. Norbert Roads. Since 2005 three units have combined to form one larger shop and therefore the total number of units in the parade has reduced from 14 to 12. Vacancies have remained unchanged since 2005, as have the number of residential conversions. All four roads are near Brockley Station and John Stainer Junior School. From Endwell Road you can catch the 484 bus and you can get a train at Brockley Station.

## TURNHAM ROAD & St. NORBERT ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	8%
Comparison	1	8%
Service	1	8%
Catering	3	25%
Residential	0	0%
Other	2	17%
Vacant	4	33%
<b>Total</b>	<b>12</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	Turnham Road	Senol Fish Bar	Takeaway	Senol Fish Bar	Takeaway	A5
2	Turnham Road	Vacant	Vacant	Ub Bu	Clothes Shop	A1
3	Turnham Road	Beauty Palace	Beauty Salon	Vacant	Vacant	Vacant
4	Turnham Road	Ray Wrays	Café	Vacant	Vacant	Vacant
5	Turnham Road	Ebony	Green group	Vacant	Vacant	Vacant
6/7	Turnham Road	J.H.Singh Newsagent	Triple Trader	J.H.Singh Newsagent	Triple Trader	A1
8	Turnham Road	Vacant	Vacant	Vacant	Vacant	Vacant
48	St.Norbert Road	Principles Jazz Bar	Public House	Principles Jazz Bar	Public House	A4
50	St.Norbert Road	T&K Servicing	Mechanical Repairs	T&K Servicing	Mechanical Repairs	S/G
52	St.Norbert Road	Ley Loy	Takeaway	Ley Loy	Takeaway	A5
54	St.Norbert Road	Wash+Dry	Laundrette	Wash+Dry	Laundrette	A1
56	St.Norbert Road	Council Office	Neighbourhood Office	Council Office	Neighbourhood Office	D1



**2005 Uses**

Use Class	No. of Units	% of total
A1	3	26%
A2	1	8%
A3	1	8%
A4	1	8%
A5	2	17%
Other	1	8%
Sui Generis	1	8%
Vacant	2	17%
C3	0	0%
<b>Total</b>	<b>12</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	3	25%
A2	0	0%
A3	0	0%
A4	1	8%
A5	2	17%
Other	1	8%
Sui Generis	1	8%
Vacant	4	33%
C3	0	0%
<b>Total</b>	<b>12</b>	<b>100%</b>

Twelve units have been recorded in this survey of Turnham and St. Norbert Road parades with the predominant use class being A1. The number of vacant units has increased from 2 in 2005 to 4 in 2011. Near Turnham Road can be found an adventure playground, community centre, Honour Oak Park, a games court, welfare centre, health centre, Turnham Primary School, Chelwood Nursery School and a club. Near St. Norbert Road there is a day centre, games court, play ground, Allotment Gardens and John Stainer Junior School. The 343, 484 and the N343 bus.

## OLD KENT ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	50%
Comparison	1	17%
Service	0	0%
Catering	1	17%
Residential	0	0%
Vacant	1	17%
<b>Total</b>	<b>6</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
899	Old Kent Road	Dave's	Cafe	Dave's	Cafe	A3
901	Old Kent Road	TGF Pizza	Café	Vacant	Vacant	Vacant
903	Old Kent Road	Fox Trap Club	Club	Bridge Supermarket	Off Licence	A1
905	Old Kent Road	Direct Link Refrigeration	Electrical Goods	Exclusive	Electrical Goods	A1
907	Old Kent Road	Vivacity Clothes Shop	Clothing	George's	Triple Trader	A1
911-915	Old Kent Road	Tary's Cash+Carry	Off Licence	Cheers	Off Licence	A1

There are six units in this survey and four of them are occupied by A1 uses. In 2005 the parade was fully occupied but since then one unit has become vacant. There are no residential uses. There are three convenience retail uses in the parade which may provide for the day to day needs of local residents. This part of Old Kent Road is near a surgery, ambulance station and Brimington Park. From Old Kent Road you can catch either the 21, 53, 172, 432, N21, N53 or the N453 buses.

# MONSON ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	50%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	1	50%
Vacant	0	0%
<b>Total</b>	<b>2</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>41</b>	Monson Road	Duke of Albany	Public House	Residential	Residential	C3
<b>69</b>	Monson Road	Buckingham	General Store	Buckingham	General Store	A1

Only two units have been recorded in this parade and since 2005 a pub has been converted into residential accommodation. The remaining unit is a general store. Around Monson Road is Eckington Gardens, Monson primary school and a playground.

# WOODPECKER ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	38%
Comparison	0	0%
Service	1	13%
Catering	2	25%
Residential	0	0%
Vacant	2	25%
<b>Total</b>	<b>8</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
106	Woodpecker Road	Jemma House	Takeaway	Friendlylies	Takeaway	A5
108	Woodpecker Road	Kismay Fruit and Veg	Greengrocer	Kismay Fruit and Veg	Greengrocer	A1
110	Woodpecker Road	Vacant	Vacant	Vacant	Vacant	Vacant
112	Woodpecker Road	No Name	Triple Trader	No Name	Triple Trader	A1
114/6	Woodpecker Road	Londis	Grocer	Londis	Grocer	A1
118	Woodpecker Road	Horizon	Dry Cleaner	Horizon	Dry Cleaner	A1
120	Woodpecker Road	Vacant	Vacant	Vacant	Vacant	Vacant
144	Woodpecker Road	Spanish Steps	Public House	Spanish Steps	Public House	A4



There are eight units in this parade and the prevailing use class is A1. There is a good variety of convenience stores for such a small parade. Vacancies have remained the same since 2005. Woodpecker Road is situated near a day centre, St Michael Church and Community Centre, Calvary Baptist Church, New Cross Congregational Church and a playground.

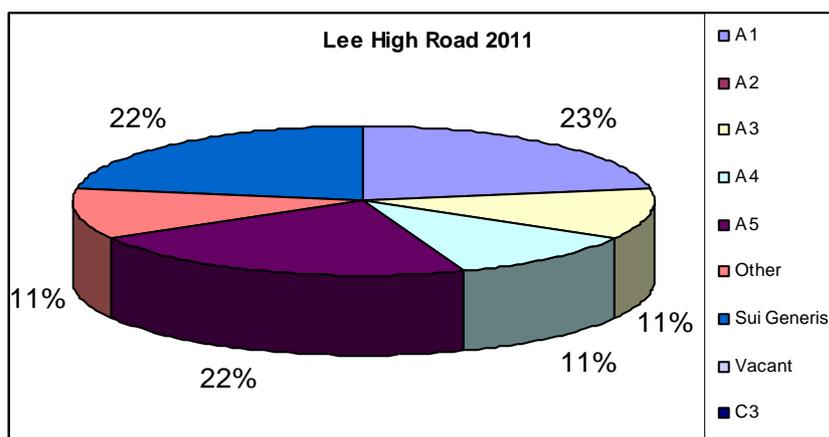
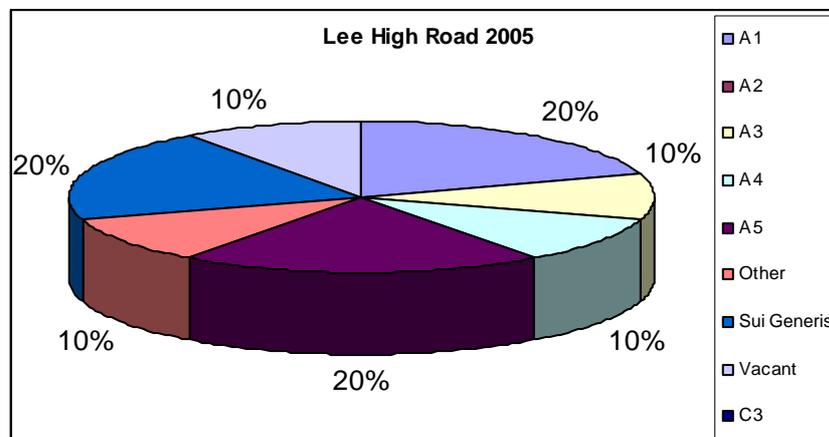
## LEE HIGH ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	11%
Comparison	0	0%
Service	1	11%
Catering	4	44%
Residential	0	0%
Other	3	33%
Vacant	0	0%
<b>Total</b>	<b>9</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
132	Lee High Road	Enterprise	Car Rental	Enterprise	Car Rental	S/G
134	Lee High Road	The Daryeeling	Restaurant	The Daryeeling	Restaurant	A3
136	Lee High Road	Pacific Pizza	Takeaway	Pacific Pizza	Takeaway	A5
136A	Lee High Road	High Road Dry Cleaner	Dry Cleaner	High Road Dry Cleaner	Dry Cleaner	A1
152A	Lee High Road	Penfolds	Car Services	Penfolds	Car Services	B2
154-156	Lee High Road	Londis	Grocer	Londis	Grocer	A1
158	Lee High Road	Vacant	Vacant	Londis	Grocer	A1

<b>160</b>	Lee High Road	Lotus Garden	Takeaway	Lotus Garden	Takeaway	A5
<b>162</b>	Lee High Road	Rose of Lee	Public House	Dirty South Bar	Public House	A4
<b>170-4</b>	Lee High Road	Alamo Rental	Car Rental	Europa Car	Car Rental	S/G



#### 2005 Uses

Use Class	No. of Units	% of total
A1	2	20%
A2	0	0%
A3	1	10%
A4	1	10%
A5	2	20%
Other	1	10%
Sui Generis	2	20%
Vacant	1	10%
C3	0	0%
<b>Total</b>	<b>10</b>	<b>100%</b>

#### 2011 Uses

Use Class	No. of Units	% of total
A1	2	22%
A2	0	0%
A3	1	11%
A4	1	11%
A5	2	22%
Other	1	11%
Sui Generis	2	22%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>9</b>	<b>100%</b>

There are 9 units within this survey of the Lee High Road Parade. Since 2005 one shop (Londis) has expanded into an adjacent vacant unit which has resulted in no vacancies in 2011. The major type of retail floor space is catering with four units. There are no residential units. From Lee High Road you can catch either the 122, 261, 273, 278, 321 or N21 buses.

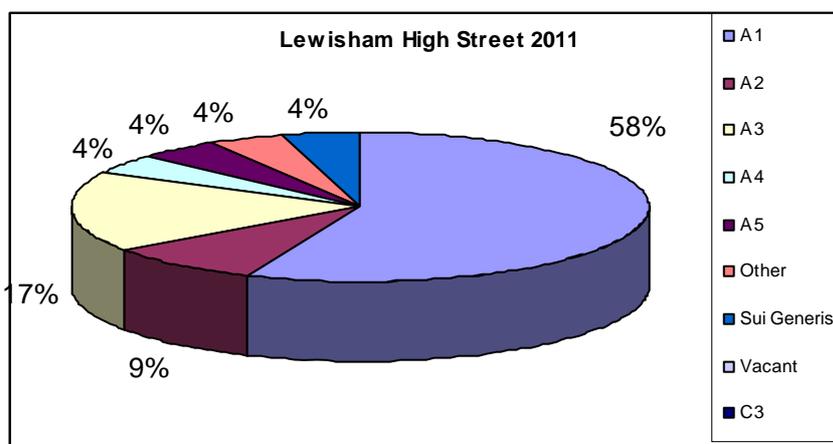
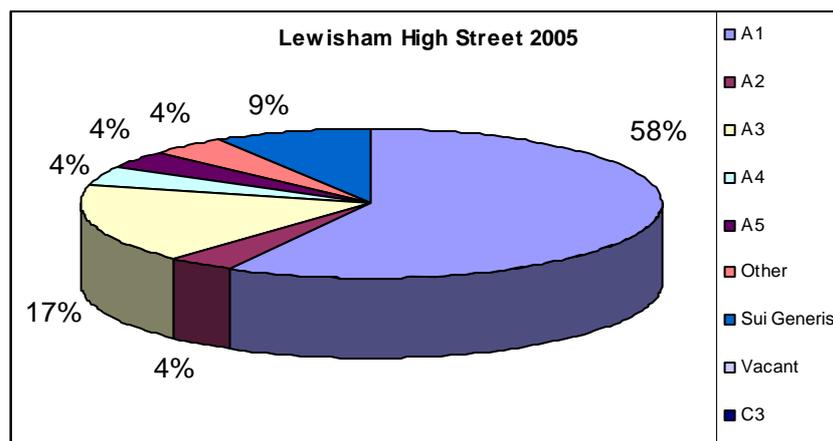
# LEWISHAM HIGH STREET

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	6	26%
Comparison	3	13%
Service	5	22%
Catering	6	26%
Residential	0	0%
Other	3	13%
Vacant	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
398	Lewisham High St	Kem's	Café	Kem's	Café	A3
400	Lewisham High St	Niji's Mini Market	Triple Trader	Niji's Mini Market	Triple Trader	A1
402	Lewisham High St	Francis Chappell	Undertakers	Francis Chappell	Undertakers	A1
404	Lewisham High St	George 7	Triple Trader	George 7	Triple Trader	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
406	Lewisham High St	Taste of Elecum	Restaurant	Accountants	Accountants	A2
361	Lewisham High St	Shell	Service Station	Shell	Service Station	S/G
363/5	Lewisham High St	Lewisham & Kent Islamic Centre	Community Centre	Lewisham & Kent Islamic Centre	Community Centre	D1
367	Lewisham High St	Hair Tonic Unisex Salon	Hairdresser	Hair Tonic Unisex Salon	Hairdresser	A1
369	Lewisham High St	E.Coomes	Bookmakers	E.Coomes	Bookmakers	A2
371	Lewisham High St	Funeral Directors	Undertakers	Funeral Directors	Undertakers	A1
373	Lewisham High St	Discoland	Sound+Light Systems	Discoland	Sound+Light Systems	A1
375	Lewisham High St	Hair Reward	Hairdresser	Hair Reward	Hairdresser	A1
377	Lewisham High St	Shillelagh's Bar	Bar	Temple Bar	Bar	A4
379	Lewisham High St	M&S Enterprises	Triple Trader	M&S Enterprises	Triple Trader	A1
381-7	Lewisham High St	United Car Sales	Car Sales	Cosmax	Food and Wine	A1
387	Lewisham High St	S.L. Pine	Furniture Maker	S.L. Pine	Furniture Maker	A1
389	Lewisham High St	Cummin Up	Café	Cummin Up	Café	A3
391	Lewisham High St	Kebabilicious Grills	Takeaway	Kebabilicious Grills	Takeaway	A5
393	Lewisham High St	Himalaya	Restaurant	Himalaya	Restaurant	A3
395	Lewisham High St	Eelam Shop	Off Licence	Eelam Shop	Off Licence	A1
397	Lewisham High St	Ivor Howells	Camera Shop	Ivor Howells	Camera Shop	A1
399	Lewisham High St	Eelam Shop	Grocer	Eelam Shop	Grocer	A1
401	Lewisham High St	Loft Shop	Windows Shop	The Point	Café	A3



#### 2005 Uses

Use Class	No. of Units	% of total
A1	13	58%
A2	1	4%
A3	4	17%
A4	1	4%
A5	1	4%
Other	1	4%
Sui Generis	2	9%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

#### 2011 Uses

Use Class	No. of Units	% of total
A1	13	57%
A2	2	9%
A3	4	17%
A4	1	4%
A5	1	4%
Other	1	4%
Sui Generis	1	4%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>23</b>	<b>100%</b>

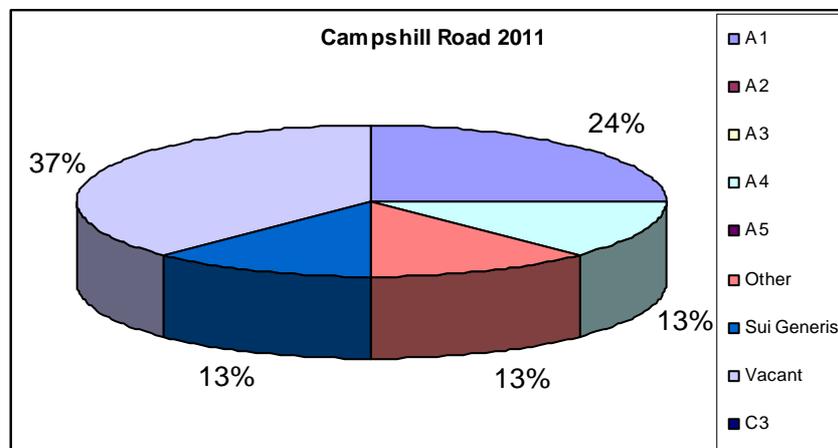
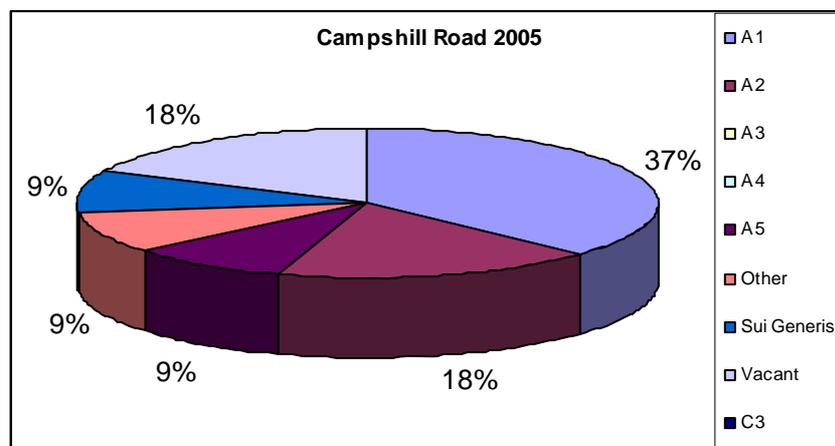
There are 23 units in this parade. Over half (57%) of the units are in A1 use. There are 6 convenience units and no vacancies or residential units. This parade offers a wide range of services and is in a healthy state of business. Lewisham High St is situated near a clinic, the Seventh Day Adventist Church, a surgery and is very near Lewisham Town Centre. On Lewisham High Street you can catch the 54, 47, 75, 89, 122, 136, 180, 225, 273, 284, 261, 273, 284, 321, 380, 436, 484, P4, 21 or 108 buses.

# CAMPSHILL ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	13%
Comparison	0	0%
Service	2	25%
Catering	1	13%
Residential	0	0%
Other	1	13%
Vacant	3	37%
Total	8	100%



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
38	Campshill Road	Broadway Group	Letting agents	Be Totally You	Education	D1
40	Campshill Road	Goldcrest Maintenance Services	Plumbing Service	Be Totally You	Education	D1
42	Campshill Road	Total Legal Services	Office	Be Totally You	Education	D1
44	Campshill Road	Turl Toplum Projesi	Polish/Turkish Social Services	Vacant	Vacant	Vacant
46	Campshill Road	Launderette	Launderette	Launderette	Launderette	S/G
48	Campshill Road	Final Touch Barber Shop	Hairdresser	Flava Touch	Hairdresser	A1
50	Campshill Road	Vacant	Vacant	Vacant	Vacant	Vacant
52	Campshill Road	Vacant	Vacant	Vacant	Vacant	Vacant
54-56	Campshill Road	Senu Food & Wine	Off license	Senu Food & Wine	Off license	A1
62	Campshill Road	Sir John Morden	Public House	Sir John Morden	Public House	A4



**2005 Uses**

Use Class	No. of Units	% of total
A1	4	37%
A2	2	18%
A3	0	0%
A4	0	0%
A5	1	9%
Other	1	9%
Sui Generis	1	9%
Vacant	2	18%
C3	0	0%
<b>Total</b>	<b>11</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	2	25%
A2	0	0%
A3	0	0%
A4	1	13%
A5	0	0%
Other	1	13%
Sui Generis	1	13%
Vacant	3	38%
C3	0	0%
<b>Total</b>	<b>8</b>	<b>100%</b>

The Campshill Road Shopping Parade has 8 units in total. Since the 2005 survey, three units have combined into one larger unit to accommodate a not-for-profit education organisation. There is one additional vacancy since 2005 resulting in a total of three vacant units. There are no residential units. Campshill Road is situated near a surgery, nursing home, St Mary's Church of England Primary School, a park with playground and paddling pool. Near Campshill Road you can get the 181 bus.

# RYECROFT ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	25%
Comparison	0	0%
Service	1	25%
Catering	1	25%
Residential	1	0%
Vacant	0	25%
Total	4	100%

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
5	Ryecroft Road	Vacant	Vacant	The Local	Off Licence / Grocer	A1
7	Ryecroft Road	Chans Chinese Takeaway	takeaway	Chans Chinese Takeaway	Takeaway	A5
9	Ryecroft Road	Elegance	Hairdresser	Elegance	Hairdresser	A1
11	Ryecroft Road	William Hill	Bookmakers	Residential	Residential	C3



Four units have been recorded in this survey of Ryecroft Road Parade. Since 2005 one vacancy has been filled however one unit has been converted to residential accommodation. This end of Ryecroft Road is near a park and fire station.

## ENNERSDALE ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	13%
Comparison	0	0%
Service	0	0%
Catering	1	13%
Residential	5	63%
Other	1	13%
Vacant	0	0%
<b>Total</b>	<b>8</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>42</b>	<i>Ennersdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>44</b>	<i>Ennersdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>46 /8</b>	<i>Ennersdale Road</i>	Hillman+Son	Builders Office	Hillman+Son	Builders Office	B1
<b>65</b>	<i>Ennersdale Road</i>	Busy Bee Café	Café	Café Green	Café	A3
<b>67 /9</b>	<i>Ennersdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>82</b>	<i>Ennersdale Road</i>	John Copus Sports	Sports Equipment Shop	Residential	Residential	C3
<b>84</b>	<i>Ennersdale Road</i>	Residential	Residential	Residential	Residential	C3
<b>86</b>	<i>Ennersdale Road</i>	Bottle+Basket	Off Licence/Grocer	Bottle+Basket	Off Licence/Grocer	A1

There are 8 units in this survey with 5 units (63%) of them being in residential use. Since 2005 one additional residential unit has been established. One convenience store remains (grocer) providing for the day-to-day needs of local residents. Ennersdale Road is near St Swithun's Church. Hither Green Station is near Ennersdale Road.

# HITHER GREEN LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	7%
Comparison	1	7%
Service	0	0%
Catering	5	36%
Residential	0	0%
Other	4	43%
Vacant	1	7%
Total	14	100%

The Hither Green Lane parade is located on the Eastern part of the London Borough of Lewisham. It is identified in the Core Strategy as a “Local Shopping Parade”.

There are a total of 1 comparison, 5 catering, 1 convenience retail uses and 6 other uses including offices and a taxi service. There is 1 vacant unit and no units in residential use. This is a reasonably sized parade.

## LEISURE, CIVIC & COMMUNITY FACILITIES

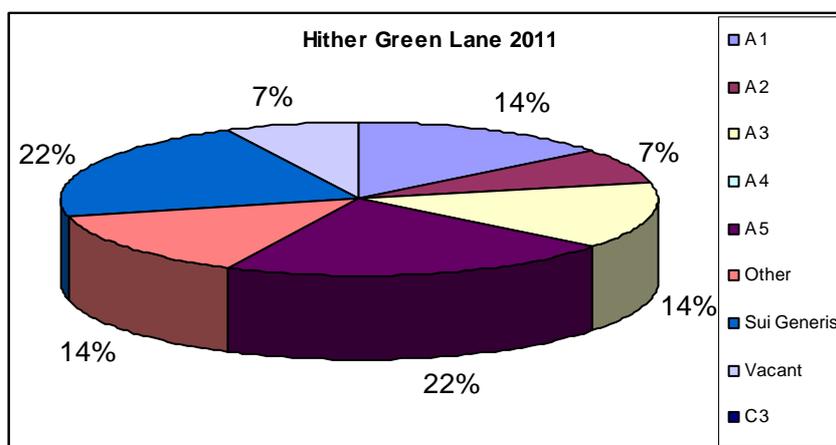
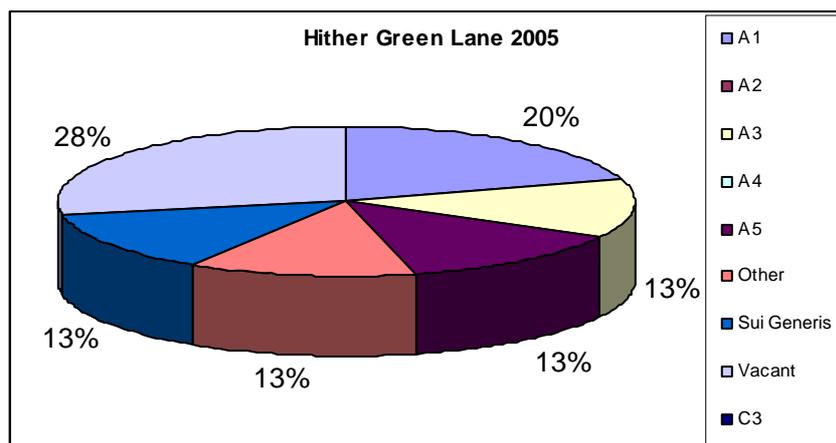
There are 2 takeaways, a restaurant and a café in Hither Green Lane. Nearby the local centre are a post office and a church.

## TRANSPORT

Transport for London has calculated the PTAL score for Hither Green Lane at between level 2 and 3.



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
246	Hither Green Lane	Hither Green Sales	Car Sales	Hither Green Sales	Car Sales	S/G
248	Hither Green Lane	Vacant	Vacant	No Name	Office	A2
250	Hither Green Lane	The Chillies Indian Takeaway	Takeaway	Deshi Spice	Takeaway	A5
252	Hither Green Lane	Yummy	Restaurant	Yummy	Restaurant	A3
254	Hither Green Lane	Sterling Motor Co.	Car Sales	Sterling Motor Co.	Car Sales	S/G
256	Hither Green Lane	Vacant	Vacant	Vacant	Vacant	Vacant
258	Hither Green Lane	Alladin	Off Licence	Alladin	Off Licence	A1
260	Hither Green Lane	Alladin	Off Licence	Alladin	Off Licence	A1
262	Hither Green Lane	Vacant	Vacant	Carrbie Cars	Taxi Service	SG
264	Hither Green Lane	Hither Green Tyres	Car Accessories	Hither Green Tyres	Car Accessories	A1
266	Hither Green Lane	Cool Breeze	Takeaway	Cool Breeze	Takeaway	A5
268	Hither Green Lane	H's	Cafe	H's	Cafe	A3
270	Hither Green Lane	No Name	Office	No Name	Office	B1
272	Hither Green Lane	Vacant	Vacant	Top Hut Pizza	Take Away	A5
274	Hither Green Lane	Tara Swimming Pools	Swimming Pool Dealers	Tara House Solicitors	Office	B1



**2005 Uses**

Use Class	No. of Units	% of total
A1	3	20%
A2	0	0%
A3	2	13%
A4	0	0%
A5	2	13%
Other	2	13%
Sui Generis	2	13%
Vacant	4	28%
C3	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	2	14%
A2	1	7%
A3	2	14%
A4	0	0%
A5	3	21%
Other	2	14%
Sui Generis	3	21%
Vacant	1	7%
C3	0	0%
<b>Total</b>	<b>14</b>	<b>100%</b>

There are 14 units within Hither Green Lane. This local parade has seen signs of a recovery since 2005 when there were four vacant units. Three of these have now been filled and the 2011 survey shows only one vacant unit. Overall this local parade seems to be well utilised by the local community. It is within walking distance of a church.

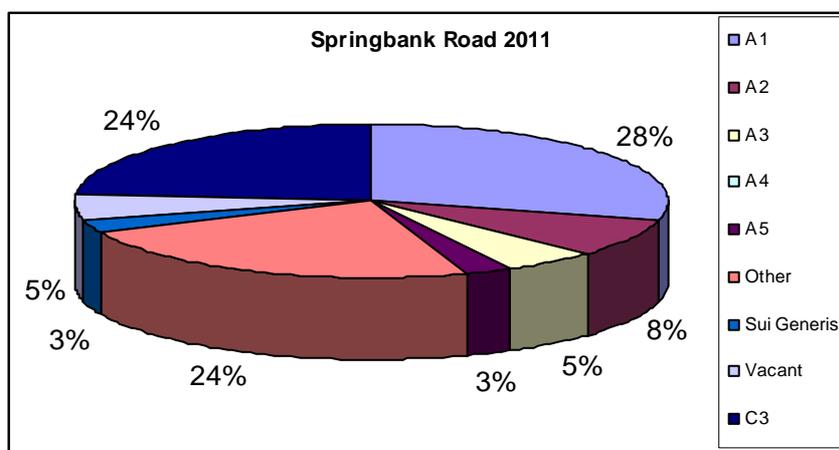
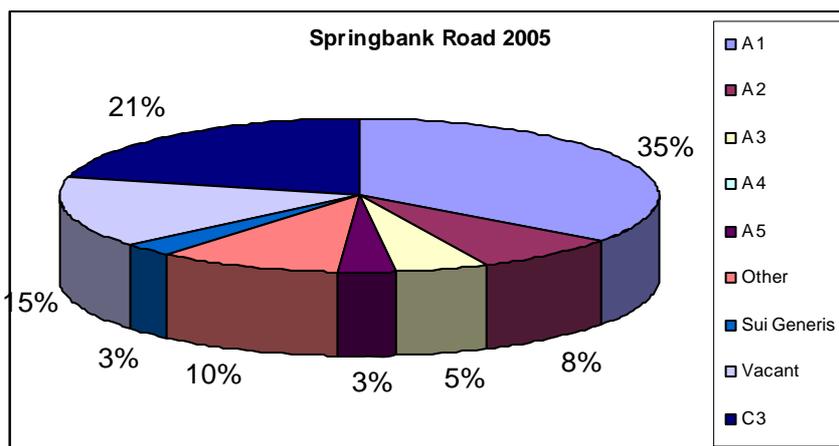
# SPRINGBANK ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	3	8%
Comparison	4	11%
Service	4	11%
Catering	3	8%
Residential	9	24%
Other	13	34%
Vacant	2	5%
Total	38	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
79	Springbank Road	Bengal Brasserie	Restaurant	Bengal Brasserie	Restaurant	A3
81	Springbank Road	John Realms Real Estate	Real Estate	John Realms Real Estate	Real Estate	A2
83	Springbank Road	Chatha's	P.O./Triple Trader	Post Office	P.O./Triple Trader	A1
85	Springbank Road	Benwood Electrical Co.	Electrical Contractors	Offices	Offices	A1
87	Springbank Road	Ideal Bakery	Bakery	Ideal Bakery	Bakery	A1
91	Springbank Road	Residential	Residential	Residential	Residential	C3
93	Springbank Road	A.1. Upholstery	Upholsterer	A.1. Upholstery	Upholsterer	A1
95	Springbank Road	Residential	Residential	Residential	Residential	C3
97	Springbank Road	Residential	Residential	Residential	Residential	C3
99	Springbank Road	Residential	Residential	Residential	Residential	C3
101	Springbank Road	Fig's Convenience Store	Convenience Store	Fig's Convenience Store	Convenience Store	A1
103	Springbank Road	Perry Scott Masonary	Masonary Workshop	Residential	Residential	C3
105	Springbank Road	Perry Scott	Memorials	Perry Scott	Memorials	A1
111A	Springbank Road	Residential	Residential	Residential	Residential	C3
113	Springbank Road	Making Waves	Hairdresser	Making Waves	Hairdresser	A1
115	Springbank Road	Residential	Residential	Residential	Residential	C3
117	Springbank Road	Karco Commercial Interiors	Office	Karco Commercial Interiors	Office	B1
119	Springbank Road	Antares Ltd	Office	Vacant	Vacant	Vacant
121	Springbank Road	Residential	Residential	Residential	Residential	C3
73	Springbank Road	D.R.Osborne	TV/Video Sale/Hire/Repair	D.R.Osborne	TV/Video Sale/Hire/Repair	A1

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
75	Springbank Road	Matahari Restaurant	Restaurant	Matahari Restaurant	Restaurant	A3
77	Springbank Road	Vacant	Vacant	Kay Enterprises UK Limited	Office	B1
46	Springbank Road	Residential	Residential	Residential	Residential	C3
56	Springbank Road	Bedrooms +Bathrooms	Hardware Store	Complete Kitchens	Hardware Store	A1
58	Springbank Road	Complete Kitchens	Hardware Store	Complete Kitchens	Hardware Store	A1
60	Springbank Road	Pizza Babylon	Takeaway	Pizza Babylon	Takeaway	A5
62	Springbank Road	Vacant	Vacant	La Casa Property Services	Real Estate	A2
64	Springbank Road	-	-	My Home	Letting Sales	A2
66/68	Springbank Road	Omega One Stop Window Shop	Window Sales	Recruitment & Training	Office	B1
72	Springbank Road	Paint World	DIY Shop	No Name	Shoe Shop	A1
74	Springbank Road	Time to Exhale	Hairdresser	The Hair & Beauty Station	Hairdresser	A1
76	Springbank Road	No Name	Office	No Name	Office	B1
78	Springbank Road	Ascot House	Office	Ascot House	Office	B1
80	Springbank Road	Polaris Electrical	Electrical Contractor	No name	Office	B1
82	Springbank Road	Vacant	Vacant	Vacant	Vacant	Vacant
84	Springbank Road	Vacant	Vacant	No name	Office	B1
86	Springbank Road	Sure Cars	MiniCab Office	Roseshade	Courier Service	S/G
88	Springbank Road	Vacant	Vacant	Heavencare investment Ltd	Office	B1
90	Springbank Road	Chase House	Office	Chase House	Office	B1



**2005 Uses**

Use Class	No. of Units	% of total
A1	14	35%
A2	3	8%
A3	2	5%
A4	0	0%
A5	1	3%
Other	4	10%
Sui Generis	1	3%
Vacant	6	15%
C3	8	21%
<b>Total</b>	<b>39</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	11	29%
A2	3	8%
A3	2	5%
A4	0	0%
A5	1	3%
Other	9	24%
Sui Generis	1	3%
Vacant	2	5%
C3	9	24%
<b>Total</b>	<b>38</b>	<b>100%</b>

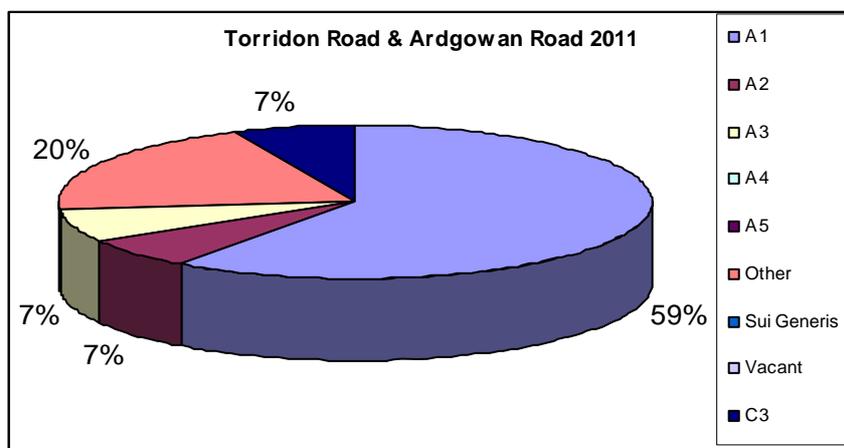
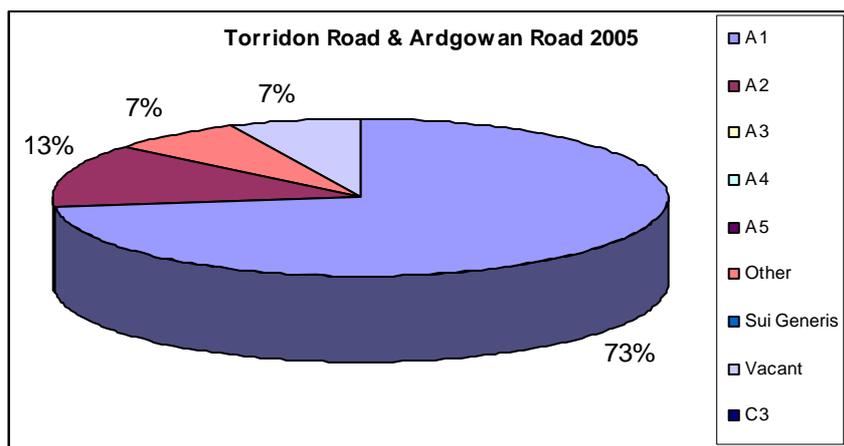
There are 38 units within the Springbank Road Shopping Parade. The prevailing use class is A1 with 11 units. Springbank Road is a very well maintained local parade, which is well supported by its local community. It has seen a reduction in its vacancy rate from 15% in 2005 to 5% in 2011. However since 2005 an additional unit has been converted to residential accommodation, resulting in a significant proportion (9 units or 24%) of the parade no longer available for retail purposes. Hither Green Station is near the Springbank Road Shopping Parade. The N171 bus is on Springbank Road

# TORRIDON ROAD & ARDGOWAN ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	5	33%
Comparison	0	0%
Service	4	27%
Catering	1	7%
Residential	1	7%
Other	4	27%
Vacant	0	0%
Total	15	100%



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>177</b>	Torridon Road	Goodness and Mercy Enterprises	Bric-a-Brac Second Hand Store	Caravello Coffee Shop	Cafe	A3
<b>179</b>	Torridon Road	Andertons	Accountants Office	Andertons	Accountants Office	A2
<b>181</b>	Torridon Road	Havva's	Hair Studio	Havva's	Hair Studio	A1
<b>183</b>	Torridon Road	A.G Care	Community Service	A.G Care	Community Service	D1
<b>185</b>	Torridon Road	Dispensing Chemist	Chemist	Lloyds Pharmacy	Chemist	A1
<b>187</b>	Torridon Road	Royal Dazzle	Dry Cleaners	Royal Dazzle	Dry Cleaners	A1
<b>189/91</b>	Torridon Road	Toridan Convenient Stores	Triple Trader	Post Office	Triple Trader	A1
<b>193/95</b>	Torridon Road	Saglio	Gas Boiler Sales/Repairs	Saglio	Gas Boiler Sales/Repairs	B1
<b>145/7</b>	Ardgowan Road	Your Local Cost Cutter	Grocer	Your Local Cost Cutter	Grocer	A1
<b>149</b>	Ardgowan Road	Vacant	Vacant	Residential	Residential	C3
<b>151</b>	Ardgowan Road	Cad Dot Services	Computer Consultancy/Office	Cad Dot Services	Computer Consultancy/Office	B1
<b>153</b>	Ardgowan Road	Veena News Food and Wine	Triple Trader	Veena News Food and Wine	Triple Trader	A1
<b>155</b>	Ardgowan Road	Laundrette	Laundrette	Laundrette	Laundrette	A1
<b>157</b>	Ardgowan Road	The Salon	Hairdresser	The Salon	Hairdresser	A1
<b>159</b>	Ardgowan Road	Ardgowan Road Post Office	P.O./General Store	Ardgowan Road Post Office	P.O./General Store	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	11	73%
A2	2	13%
A3	0	0%
A4	0	0%
A5	0	0%
Other	1	7%
Sui Generis	0	0%
Vacant	1	7%
C3	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	9	60%
A2	1	7%
A3	1	7%
A4	0	0%
A5	0	0%
Other	3	20%
Sui Generis	0	0%
Vacant	0	0%
C3	1	7%
<b>Total</b>	<b>15</b>	<b>100%</b>

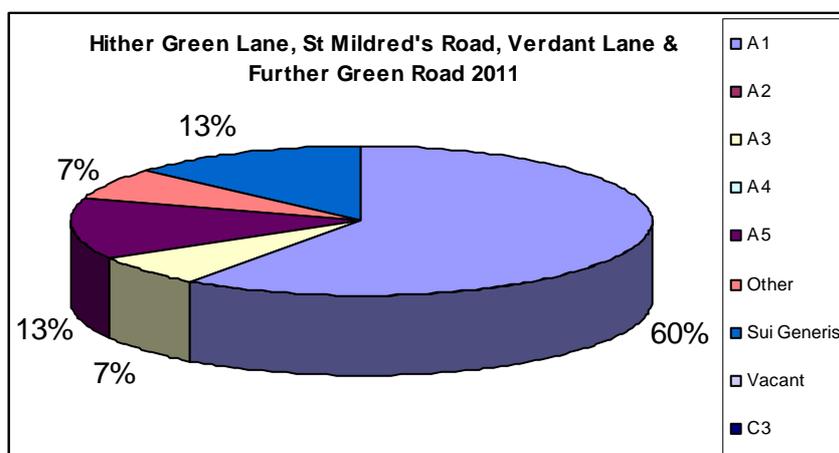
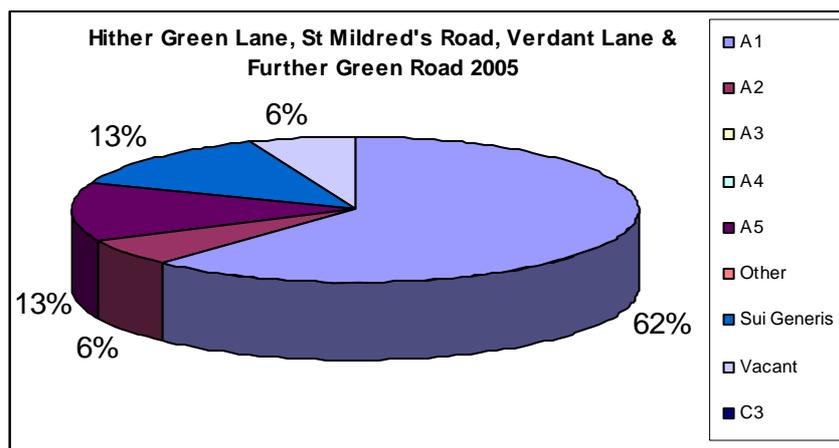
The Torriron & Ardgowan Road Parades have a total of 15 units. The majority (60%) of these units have a use class of A1. Convenience is the major type of retail floor. There are no vacant units however this is as a result of a vacant unit being converted to residential. Both roads are near a church, library, surgery, infant school, Sandhurst road and Hither Green Lane.

# HITHER GREEN LANE, St. MILDREDS ROAD, VERDANT LANE & FURTHER GREEN ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	7%
Comparison	9	60%
Service	3	20%
Catering	1	7%
Residential	0	0%
Other	1	7%
Vacant	0	0%
Total	15	100%



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
401	Hither Green Lane	Dai Pai Dong	Chinese Takeaway	Delicious Chinese	Takeaway	A5
403	Hither Green Lane	Martin's Bakery	Bakers	Macs Café	Café	A3
405/7	Hither Green Lane	K.H.Supplies	Builders Merchant	K.H.Supplies	Builders Merchant	A1
409	Hither Green Lane	Tune Inn	Musical Instruments Shop	Tune Inn	Musical Instruments Shop	A1
411/13	Hither Green Lane	Vacant	Vacant	Wards Antique	Furniture Shop	A1
99	St.Mildreds Road	Peter's Fish Bar	Takeaway	Chef's Favourite Two	Takeaway	A5
101/3	St.Mildreds Road	Ace Classics London	Mororcycle Sales	Ace Classics London	Mororcycle Sales	S/G
105	St.Mildreds Road	Vacant	Vacant	Mace Shop	Off License	A1
415/17	Hither Green Lane	Quality Pine	Furniture Shop	Quality Pine	Furniture Shop	A1
107	St Mildreds Road	Area Glazing	Glass/Picture Framing	Haven Care	Office	B1
112-20	St Mildreds Road	Waterloo Plumbing	Plumbing Supplies	Waterloo Plumbing	Plumbing Supplies	A1
110	St Mildreds Road	Patrick Motor Spares	Car Sales	The Little Motor Company	Car Sales	S/G
122-26	St Mildreds Road	Tune Inn	Musical Instrument/Hi-Fi Sales	Tune Inn	Musical Instrument/Hi-Fi Sales	A1
1	Verdant Lane	The Classic	Dry Cleaners	The Classic	Dry Cleaners	A1
3	Verdant Lane	Vacant	Vacant	Waterloo Bathrooms	Plumbing Supplies	A1
1	Further Green Road	Del Boy	2nd Hand Goods	Waterloo Bathrooms	Plumbing Supplies	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	10	62%
A2	1	6%
A3	0	0%
A4	0	0%
A5	2	13%
Other	0	0%
Sui Generis	2	13%
Vacant	1	6%
C3	0	0%
<b>Total</b>	<b>16</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	9	60%
A2	0	0%
A3	1	7%
A4	0	0%
A5	2	13%
Other	1	7%
Sui Generis	2	13%
Vacant	0	0%
C3	0	0%
<b>Total</b>	<b>15</b>	<b>100%</b>

Hither Green Lane, St.Mildreds Road, Verdant Lane and Further Green Road Shopping Parades are host to 15 units. The majority of these are A1 with 9 units. There are no vacant or residential units which indicates a healthy retail parade, however there is only one convenience unit indicating a limited offer of day-to-day goods for local residents. On St.Mildreds Road you can catch the 160 and 202 buses.

# GEORGE LANE

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	9%
Comparison	0	9%
Service	4	27%
Catering	1	27%
Residential	1	0%
Other	1	9%
Vacant	3	18%
Total	11	100%

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	George Lane	CVS Cleavision Supplies	Wholesale cleaning Supplies	Royal Salon	Hairdresser	A1
3	George Lane	Indian	Indian Takeaway	Vacant	Vacant	Vacant
5	George Lane	Taroon Goldsmith	Jewellery Repairs	Vacant	Vacant	Vacant
7	George Lane	The George Café	Café	Josephine's International	Off licence/Grocer	A1
9	George Lane	St. Best Carribean	Takeaway	Hungry Tums	Cafe	A3
11	George Lane	Catford Halal Butchers	Butchers	Pinky's Beauty Parlour	Beauty Salon	A1
13b	George Lane	Krystal Properties Ltd	Estate Agents	Krystal Properties Ltd	Estate Agents	A2
15	George Lane	Progress	Hairdresser	Progress	Hairdresser	A1
17	George Lane	Hair Reward	Hairdresser	Keren's Cuts	Hairdresser	A1
19	George Lane	Vacant	Vacant	Residential	Residential	C3
21	George Lane	Vacant	Vacant	Vacant	Vacant	Vacant

George Lane has 11 units, four of which are in A1 use. Of the four vacant units in 2005 one has been converted to residential accommodation and the remaining three remain vacant. There is one general shop, and four shops in service use as hairdressers and a beauty salon. George Lane is situated near a clinic, surgery, Seventh Day Adventist Church and a garage.

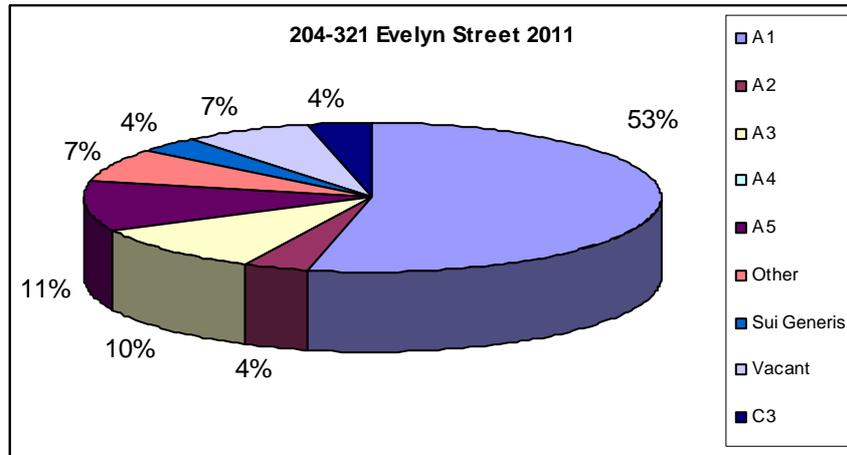
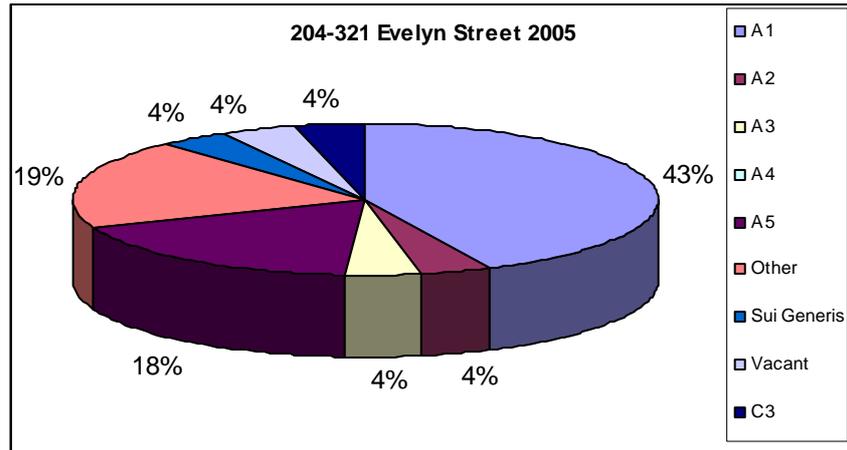
## 204-321 EVELYN STREET

Types of Retail Floor Space	Total no. Units	% of Total	
Convenience	8	29%	
Comparison	3	11%	
Service	6	21%	
Catering	6	21%	
Residential	1	4%	
Other	2	7%	
Vacant	2	7%	
Total	28	100%	



<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
204	<i>Evelyn Street</i>	Residential	Residential	Residential	Residential	C3
206	<i>Evelyn Street</i>	Welcome Inn Fish Bar	Takeaway	Welcome Inn Fish Bar	Takeaway	A5
208	<i>Evelyn Street</i>	Ding Ho	Takeaway	Ding Ho	Takeaway	A5
210	<i>Evelyn Street</i>	Vacant	Vacant	Vacant	Vacant	Vacant
232	<i>Evelyn Street</i>	Phi-Lac Noodle House	Takeaway	Phi-Lac Noodle House	Takeaway	A5
234	<i>Evelyn Street</i>	Phi-Lac Noodle House	Takeaway	Phi-Lac Noodle House	Takeaway	A5
236	<i>Evelyn Street</i>	Tasty Chicken	Takeaway	Dat Chang	Restaurant	A3
238	<i>Evelyn Street</i>	Leisure Video Centre	Video Hire	Dat Chang	Restaurant	A3
240/2	<i>Evelyn Street</i>	E.Coomes	Bookmakers	E.Coomes	Bookmakers	A2
244/6	<i>Evelyn Street</i>	Ngan Hung	Supermarket	Dat Chang Supermarket	Supermarket	A1
248	<i>Evelyn Street</i>	Drinks Cabin	Off Licence	Drinks Cabin	Off Licence	A1
250	<i>Evelyn Street</i>	Finesse	Dry Cleaner	Finesse	Dry Cleaner	A1
252	<i>Evelyn Street</i>	J.E.Lockyer	Chemist	J.E.Lockyer	Chemist	A1
254	<i>Evelyn Street</i>	Peace Continental Food Store	Grocer	Peace Continental Food Store	Grocer	A1
256	<i>Evelyn Street</i>	Star Grill	Café	Star Grill	Café	A3
258	<i>Evelyn Street</i>	Leaders	Triple Trader	Leaders	Triple Trader	A1
260	<i>Evelyn Street</i>	Zyina Classic Coiffeur	Hairdresser	Zyina Classic Coiffeur	Hairdresser	A1
262	<i>Evelyn Street</i>	Wisebury's Household Goods	Shop	Wisebury's Household Goods	Shop	A1
299	<i>Evelyn Street</i>	John Evelyn	Public House	Paddy Power	Bookmakers	A1

<b>No:</b>	<b>Location</b>	<b>Name of premises (05):</b>	<b>Use (05):</b>	<b>Name of premises (11):</b>	<b>Use (11):</b>	<b>Class (11):</b>
<b>301</b>	<i>Evelyn Street</i>	Post Office	Post Office/Triple Trader	Post Office	Post Office/Triple Trader	A1
<b>303</b>	<i>Evelyn Street</i>	A.L.Rossi	Optician	A.L.Rossi	Optician	A1
<b>305</b>	<i>Evelyn Street</i>	Laundrette	Laundrette	Laundrette	Laundrette	S/G
<b>307</b>	<i>Evelyn Street</i>	Sure Start Evelyn	Community / Govt	Sure Start Evelyn	Community / Govt	B1
<b>309</b>	<i>Evelyn Street</i>	No Name	Doctor's Surgery	No Name	Doctor's Surgery	D1
<b>311</b>	<i>Evelyn Street</i>	Yoruba Community Resource	Community	Dave	Retail	A1
<b>313</b>	<i>Evelyn Street</i>	Evelyn Dentist	Dentist	Vacant	Vacant	Vacant
<b>315</b>	<i>Evelyn Street</i>	Paul's	Greengrocer	Paul's	Greengrocer	A1
<b>319</b>	<i>Evelyn Street</i>	Londis	Grocer	Londis	Grocer	A1
<b>321</b>	<i>Evelyn Street</i>	The Redeemed Christian Church of God	Place of Worship	Coral	Bookmakers	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	13	43%
A2	1	4%
A3	1	4%
A4	0	0%
A5	5	18%
Other	5	19%
Sui Generis	1	4%
Vacant	1	4%
C3	1	4%
<b>Total</b>	<b>28</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	15	54%
A2	1	4%
A3	3	11%
A4	0	0%
A5	3	11%
Other	2	7%
Sui Generis	1	4%
Vacant	2	7%
C3	1	4%
<b>Total</b>	<b>28</b>	<b>100%</b>

Evelyn Street Shopping Parade currently has 28 units. The predominant use class in Evelyn Street is A1 with 15 units. There are two vacant units and one residential unit. Evelyn Street is situated near Clyde Early Childhood Centre, a Methodists mission, car park, community centre fire station, St Nicholas and St Luke's Church and a playground. From Evelyn Street you can catch the 47, 188, 199, N1 and N47 buses.

## 18-28 EVELYN STREET

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	17%
Comparison	0	0%
Service	2	33%
Catering	1	17%
Residential	2	33%
Vacant	0	0%
<b>Total</b>	<b>6</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
18	<i>Evelyn Street</i>	Fine Blades	Barber Shop	Fine Blades	Barber Shop	A1
20	<i>Evelyn Street</i>	Krishna News	Triple Trader	Krishna News	Triple Trader	A1
22	<i>Evelyn Street</i>	William Hill	Bookmakers	William Hill	Bookmakers	A2
24	<i>Evelyn Street</i>	Café East	Café	Mama Pho	Takeaway	A3
26	<i>Evelyn Street</i>	residential	residential	Residential	Residential	C3
28	<i>Evelyn Street</i>	residential	residential	Residential	Residential	C3



Six units were recorded in this survey of Evelyn Street Parade. There is only one convenience unit but there are no vacancies. Two units remain in residential use since 2005. This part of Evelyn Street Parade is near Deptford Park Junior School, a park with a sports ground and playground. You can catch the 47, 189, N1 and N47 buses from here.

## TRUNDLEYS ROAD & SANDFORD STREET

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	0	0%
Service	0	0%
Catering	0	0%
Residential	1	20%
Vacant	4	80%
<b>Total</b>	<b>5</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
<b>190</b>	Trundleys Road	Heather's	Restaurant	Vacant	Vacant	Vacant
<b>192/4</b>	Trundleys Road	Vacant	Vacant	Vacant	Vacant	Vacant
<b>196</b>	Trundleys Road	No Name	General Store/Off Licence	Vacant	Vacant	Vacant
<b>198</b>	Trundleys Road	Residential	Residential	Residential	Residential	C3
<b>1</b>	Sandford Street	Vacant	Vacant	Vacant	Vacant	Vacant

There are five units in this parade, four of which are vacant and one is occupied by residential accommodation. This is a significant decline since 2005 when a restaurant and general convenience shop were present. Around Trundleys Road and Sandford Street there is Folkstone Gardens, a former games court and a paddling pool.

## UPPER BROCKLEY ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	1	14%
Comparison	1	14%
Service	0	0%
Catering	2	29%
Residential	0	0%
Vacant	3	43%
<b>Total</b>	<b>7</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
76	UpperBrockley Road	Lord Wolsley	Public House	Lord Wolsley	Public House	A5
69	UpperBrockley Road	Wickham Arms	Public House	Wickham Arms	Public House	A5
71-79	UpperBrockley Road	Vacant	Vacant	Vacant	Vacant	Vacant
81	UpperBrockley Road	General Mosaics Ltd	Mosaics Co. Office	General Mosaics Ltd	Mosaics Co. Office	B1
83-89	UpperBrockley Road	Vacant	Vacant	Vacant	Vacant	Vacant
91	UpperBrockley Road	No Name	Off Licence	No Name	Off Licence	A1
93	UpperBrockley Road	Vacant	Vacant	Vacant	Vacant	Vacant



This parade remains unchanged since the 2005 survey with two pubs, a convenience shop (off licence) and an office. There are three vacant units. Near Upper Brockley Road there is the Brockley Baptist Church, a Club and Myatt Garden Primary School. From nearby Shardeloes Road you can catch the 172, 171 or the N171 buses.

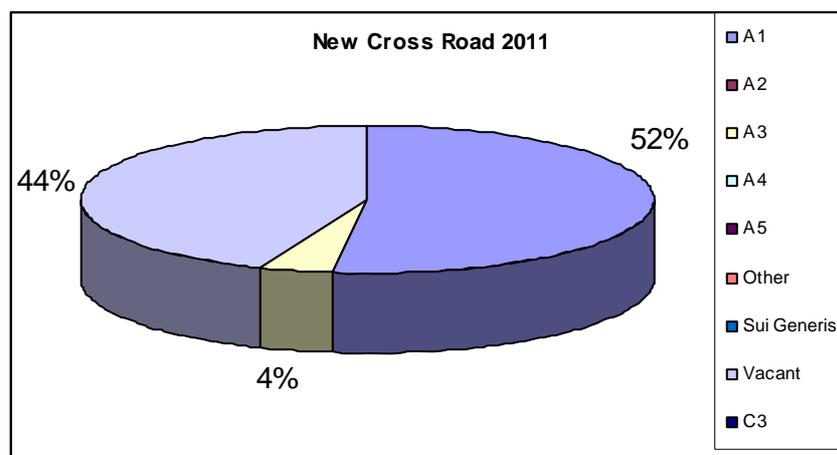
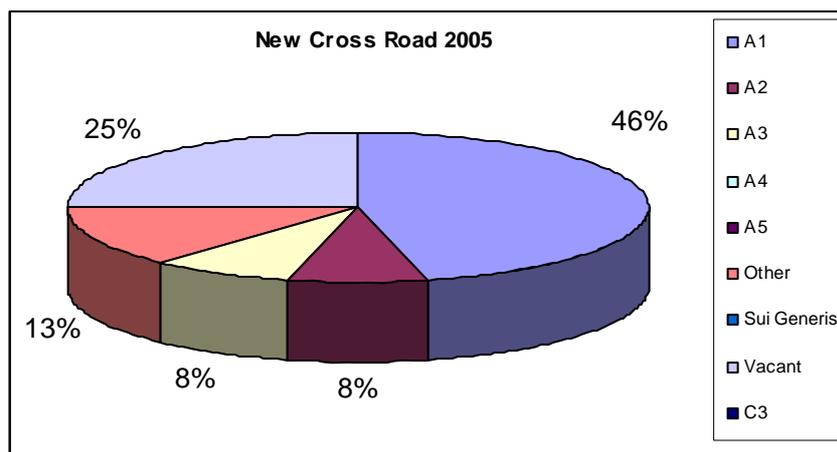
# NEW CROSS ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	5	20%
Service	7	28%
Catering	1	4%
Residential	0	0%
Other	1	4%
Vacant	11	44%
<b>Total</b>	<b>25</b>	<b>100%</b>



No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
446	New Cross Road	Global Partners hip	Visa/Immigration Office	Vacant	Vacant	Vacant
448	New Cross Road	Vacant	Vacant	Vacant	Vacant	Vacant
450	New Cross Road	L.A. Claires	Hairdresser	L.A. Claires	Hairdresser	A1
452-8	New Cross Road	New Cross Auto	Car Accessories	New Cross Auto	Car Accessories	A1
460/460A	New Cross Road	Six String Bar	Bar/Restaurant	Six String Bar	Bar/Restaurant	A3

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
462	New Cross Road	Confident Communication	Money Transfer/Internet	Confident Communication	Money Transfer/Internet	A1
464	New Cross Road	Hair Concept	Hairdresser	Hair Concept	Hairdresser	A1
449	New Cross Road	Vacant	Vacant	Vacant	Vacant	Vacant
451	New Cross Road	The Mugalu's	Internet Café	The Mugalu's	Internet Café	A1
453	New Cross Road	J & J Furniture	2nd Hand Furniture	J & J Furniture	2nd Hand Furniture	A1
453A	New Cross Road	The Surgery	Doctors Surgery	Vacant	Vacant	Vacant
455	New Cross Road	Vacant	Vacant	Vacant	Vacant	Vacant
455A	New Cross Road	Vacant	Vacant	Koumbiss	Hairdresser	A1
455B	New Cross Road	Paradise	Hairdresser	Paradise	Hairdresser	A1
457	New Cross Road	AT Property Services	Letting Agent	Vacant	Vacant	Vacant
457A	New Cross Road	Geology	Stone floor specialist	Geology	Stone floor specialist	A1
459-63	New Cross Road	Callum Banqueting Suite	Banqueting Suite	Vacant	Vacant	Vacant
465/7	New Cross Road	P.E.Logan	Chemist	Vacant	Vacant	Vacant
469	New Cross Road	Indepent Estate Agents	Estate Agent	Vacant	Vacant	Vacant
471	New Cross Road	RKT Trading	Mobile Phone Shop	Sow Investments	Mobile Phone Shop	A1
473	New Cross Road	Oddly Fashions	Clothes Shop	Oddly Fashions	Clothes Shop	A1
475	New Cross Road	Vacant	Vacant	Vacant	Vacant	Vacant
477	New Cross Road	Vacant	Vacant	Vacant	Vacant	Vacant
479	New Cross Road	Baban Barber	Barber	Baban Barber	Barber	A1
481	New Cross Road	UN Clothing Store	Clothes Shop	Hair Salon	Hairdressers	A1



**2005 Uses**

Use Class	No. of Units	% of total
A1	12	46%
A2	2	8%
A3	1	8%
A4	0	0%
A5	0	0%
Other	3	13%
Sui Generis	0	0%
Vacant	6	25%
C3	0	0%
<b>Total</b>	<b>24</b>	<b>100%</b>

**2011 Uses**

Use Class	No. of Units	% of total
A1	13	52%
A2	0	0%
A3	1	4%
A4	0	0%
A5	0	0%
Other	0	0%
Sui Generis	0	0%
Vacant	11	44%
C3	0	0%
<b>Total</b>	<b>25</b>	<b>100%</b>

There are 25 units in the New Cross Road parade and eleven of these (44%) are vacant. There are 13 units in A1 use however none of them are convenience uses that would provide day-to-day goods to the local community. New Cross Road is situated near Zion Church and Stanhope School, a Sunday school, health centre, surgery, garage and the Deptford Churches Centre. From New Cross Road you can catch either the 453, 177, 53, N53, N89 or the 225 buses and you can get a train from New Cross Road Station.

## DEPTFORD CHURCH STREET & BROOKMILL ROAD

Types of Retail Floor Space	Total no. Units	% of Total
Convenience	0	0%
Comparison	2	29%
Service	0	0%
Catering	2	29%
Residential	0	0%
Vacant	3	43%
<b>Total</b>	<b>7</b>	<b>100%</b>

No:	Location	Name of premises (05):	Use (05):	Name of premises (11):	Use (11):	Class (11):
1	<i>Deptford Church Street</i>	Vacant	Vacant	Vacant	Vacant	Vacant
5	<i>Deptford Church Street</i>	Pig In Out Cafe	Restaurant	Vacant	Vacant	Vacant
9	<i>Deptford Church Street</i>	Willows	Florist	Vacant	Vacant	Vacant
11	<i>Deptford Church Street</i>	South Londons Internet Cafe	Café	Masons Catering	Restaurant	A5
1	<i>Brookmill Road</i>	Garland Electronics	Car Spares	Garland Electronics	Car Spares	A1
1A	<i>Brookmill Road</i>	Lucy's Doorstep	Café	Lucy's Doorstep	Café	A3
2A	<i>Brookmill Road</i>	SH Bargains	2nd Hand White Goods	SH Bargains	2nd Hand White Goods	A1

There are seven units in this parade, three of which are vacant. Vacancies have increased from one unit in 2005 to three in 2011. The remaining types of retail units are comparison and catering uses. There are no convenience uses or residential uses in this parade. Deptford Bridge DLR station is close by, as is Lewisham College.

# OVERVIEW

Use Class Units 2005

Use Class	No. of Units	% of total
A1	532	43%
A2	86	7%
A3	94	8%
A4	29	2%
A5	139	11%
Other	69	6%
Sui Generis	63	5%
Vacant	157	13%
C3	66	5%
<b>Total</b>	<b>1235</b>	<b>100%</b>

Use Class Units 2011

Use Class	No. of Units	% of total
A1	498	41%
A2	73	6%
A3	101	8%
A4	25	2%
A5	145	12%
Other	70	6%
Sui Generis	63	5%
Vacant	138	11%
C3	113	9%
<b>Total</b>	<b>1226</b>	<b>100%</b>

The total number of units across Lewisham's local parades has decreased slightly from 1235 units in 2005 to 1226 units in 2011. This is largely due to smaller units combining to form one larger unit.

The local parades have seen a reduction in shop unit vacancy. In 2005 there were 157 vacant units (13%) across the local parades and the 2011 survey showed 18 less vacant units, at a total of 138 vacancies (11%). This is one indication that the health of the parades is improving, however, over the same period there was an increase in units being converted to residential accommodation (C3 use class). In 2005 there were 66 residential units (5%) and the 2011 survey shows an increase of 47 units to a total of 113 residential units (9%). This increase is a concern as an over-concentration of residential units in a parade can impact negatively on the retail function of the parade as well as the street scene through poorly designed shop front conversions.

Take-away premises (A5 use class) have increased by 6 units since 2005 when there were 139 units (11%) across the local parades. In 2011 this figure had increased to 145 take-away units (12%). This is not a significant increase given the large number of local parades and over 1,200 units that form the parades.

The number of shops (A1 use class) has decreased by 34 units, from 532 units in 2005 to 498 units in 2011. This is a decrease of only 2% and when spread over all parades in the borough does not indicate a significant change. When all A-Class uses (A1-A5) are looked at together the survey data shows a decrease of 2% (38 units) from 71% (880 units) in 2005 to 69% (842 units) in 2011. While this is not a significant change, maintaining access to a range of shops is an important factor in providing for the day to day needs of local people.

The increase in residential units combined with a slight reduction in the number of A1-A5 Class uses shows a shift in the balance and make up of the local shopping parades. This shift could impact negatively on local residents both in terms of access to goods and services, as well as on their perception of the area, particularly in terms of crime and safety.

## ANNEX 1

### DESCRIPTIONS OF TYPES OF RETAIL

**Convenience shopping** – Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers, medicine and confectionary.

**Comparison shopping** – Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

**Service** – This is the provision of a service for example, hairdressers, dry cleaning, solicitors, mini cab, insurance, doctors and estate agents.

**Catering** - Includes public houses, restaurants, takeaways, cafes and nightclubs.

**Vacant** – Units which are deemed not to be occupied, but would be suitable for retail use.

**Residential** – Units which have been converted into residential accommodation.

**Other** – Includes non-retail uses that are present in shopping parades such as offices,

### USE CLASS ORDER 2006

The Use Classes Order defines shop uses and other uses which are considered appropriate in shopping areas. A guide to the Use Classes is set out below.

Use Class Order 2006	Description
A1	Shops – such as retail warehouses, travel agents , hairdressers, dry cleaners, post offices and internet cafes
A2	Financial and professional services - banks, building societies, estate and employment agencies, betting offices
A3	Restaurants and cafes – Use for the sale of food for consumption on the premises
A4	Drinking Establishments – Public houses, wine bars and other drinking establishments
A5	Hot food and takeaway – for the sale of food for the consumption off the premises
B1	Business – offices not within A2
B2	General industrial
C3	Primarily residential
D1	Non residential institutions – places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, libraries, art galleries, non residential education and training centres
D2	Assembly and leisure – cinemas, music and concert halls, sport hall, swimming baths, gymnasiums, bingo halls casinos and theatres
S/G	Sui Generis – Unique one off type of use