

Lewisham Planning Department



Town and District Centres

Retail Report 2013

Part II:

Centre analysis

February 2014

Table of contents

1	Introduction	5
2	Lewisham.....	6
2.1	Summary of town centre uses.....	6
2.2	Local plan targets.....	7
2.3	Summary of performance of centre in key topic areas.....	8
2.4	Full list of all units within Lewisham Town Centre	10
3	Catford	30
3.1	Summary of town centre uses.....	30
3.2	Local plan targets	31
3.3	Summary of performance of centre in key topic areas.....	32
3.4	Full list of all units within Catford Town Centre	34
4	Deptford	46
4.1	Summary of town centre uses.....	46
4.2	Local plan targets.....	47
4.3	Summary of performance of centre in key topic areas.....	48
4.4	Full list of all units within Deptford Town Centre	50
5	Forest Hill.....	66
5.1	Summary of town centre uses.....	66
5.2	Local plan targets.....	67
5.3	Summary of performance of centre in key topic areas.....	68
5.4	Full list of all units within Forest Hill Town Centre	70
6	Sydenham.....	79
6.1	Summary of town centre uses.....	79
6.2	Local plan targets.....	80
6.3	Summary of performance of centre in key topic areas.....	81
6.4	Full list of all units within Sydenham Town Centre	83
7	Lee Green	95
7.1	Summary of town centre uses.....	95
7.2	Local plan targets.....	96
7.3	Summary of performance of centre in key topic areas.....	97
7.4	Full list of all units within Lee Green Town Centre	99
8	Downham.....	105
8.1	Summary of town centre uses.....	105
8.2	Local plan targets.....	106
8.3	Summary of performance of centre in key topic areas.....	107
8.4	Full list of all units within Downham Town Centre	109
9	Blackheath	114

9.1	Summary of town centre uses.....	114
9.2	Local plan targets.....	115
9.3	Summary of performance of centre in key topic areas.....	116
9.4	Full list of all units within Blackheath Town Centre	118
10	New Cross and New Cross Gate	126
10.1	Summary of town centre uses.....	126
10.2	Local plan targets.....	127
10.3	Summary of performance of centre in key topic areas.....	128
10.4	Full list of all units within Lewisham Town Centre	130

Figures

Figure 1: Proportion of units by use class grouping, Lewisham Town Centre 2013	6
Figure 2: Proportion of units by use class grouping, all centres within Lewisham Borough 2013	6
Figure 3: Change in proportion of units by use class grouping, Lewisham Town Centre 1993-2013	
Figure 4: Proportion of units by use class grouping, Catford Town Centre 2013	30
Figure 5: Proportion of units by use class grouping, all centres within Lewisham Borough 2013 ..	30
Figure 6: Change in proportion of units by use class grouping, Catford Town Centre 1993- 2013	31
Figure 7: Proportion of units by use class grouping, Deptford Town Centre 2013	46
Figure 8: Proportion of units by use class grouping, all centres within Lewisham Borough 2013 ..	46
Figure 9: Change in proportion of units by use class grouping, Deptford Town Centre 1993- 2013	
.....	47
Figure 10: Proportion of units by use class grouping, Forest Hill Town Centre 2013	66
Figure 11: Proportion of units by use class grouping, all centres within Lewisham Borough 2013.	66
Figure 12: Change in proportion of units by use class grouping, Forest Hill Town Centre 1993-	
2013	67
Figure 13: Proportion of units by use class grouping, Sydenham Town Centre 2013	79
Figure 14: Proportion of units by use class grouping, all centres within Lewisham Borough 2013.	79
Figure 15: Change in proportion of units by use class grouping, Sydenham Town Centre 1993-	
2013	80
Figure 16: Proportion of units by use class grouping, Lee Green Town Centre 2013	95
Figure 17: Proportion of units by use class grouping, all centres within Lewisham Borough 2013.	95
Figure 18: Change in proportion of units by use class grouping, Lee Green Town Centre 1993-	
2013	96
Figure 19: Proportion of units by use class grouping, Downham Town Centre 2013	105
Figure 20: Proportion of units by use class grouping, all centres within Lewisham Borough 2013	105
Figure 21: Change in proportion of units by use class grouping, Downham Town Centre 1993-	
2013	106
Figure 22: Proportion of units by use class grouping, Blackheath Town Centre 2013.....	114
Figure 23: Proportion of units by use class grouping, all centres within Lewisham Borough 2013	114
Figure 24: Change in proportion of units by use class grouping, Blackheath Town Centre 1993-	
2013	115
Figure 25: Proportion of units by use class grouping, New Cross and New Cross Gate Town	
Centre 2013	126
Figure 26: Proportion of units by use class grouping, all centres within Lewisham Borough 2013	126
Figure 27: Change in proportion of units by use class grouping, New Cross and New Cross Gate	
Town Centre 1993- 2013	127

1 Introduction

1.1.1 This report is part II of the Town and District Centre Retail Report, and is based on the Town and District Centre Survey, undertaken in August 2013.

1.1.2 The centres surveyed are:

- Lewisham
- Catford
- Blackheath
- Deptford
- Downham
- Forest Hill
- Lee Green
- New Cross / New Cross Gate
- Sydenham

1.1.3 Part I identified the topical retail issues facing town centres in the Borough, and analysed the trends relating to those issues.

1.1.4 Part II individually presents the full survey data for each centre in table format.

1.1.5 Analysis is also undertaken regarding uses classes and business types. For each centre the following analysis is undertaken:

- The proportion of units by use class is identified in a pie chart;
- The change in the proportion of units by use class over the time period 1993 – 2013 is identified on a line chart;
- The adherence to local plan targets relating to the percentage of primary shopping units in A1 use and the percentage of all units in A5 use;
- The number of units categorised by use class and sub-categorised by business type is presented in a table.

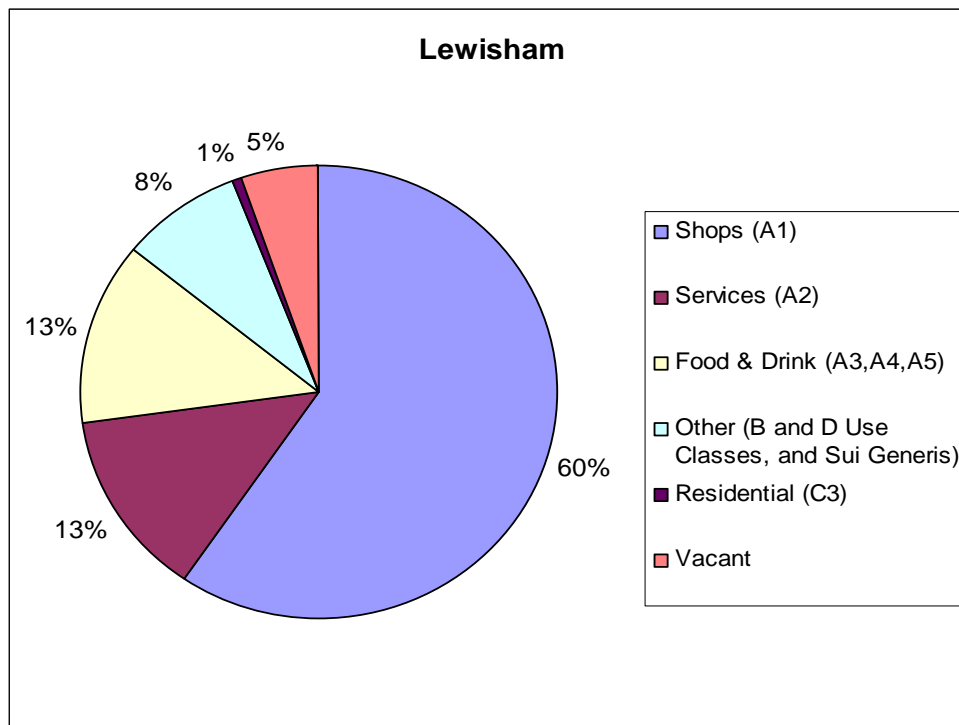
1.1.6 The key findings from Part I are also repeated in Part II, in order to present them by centre name as opposed to by topic.

2 Lewisham

2.1 Summary of town centre uses

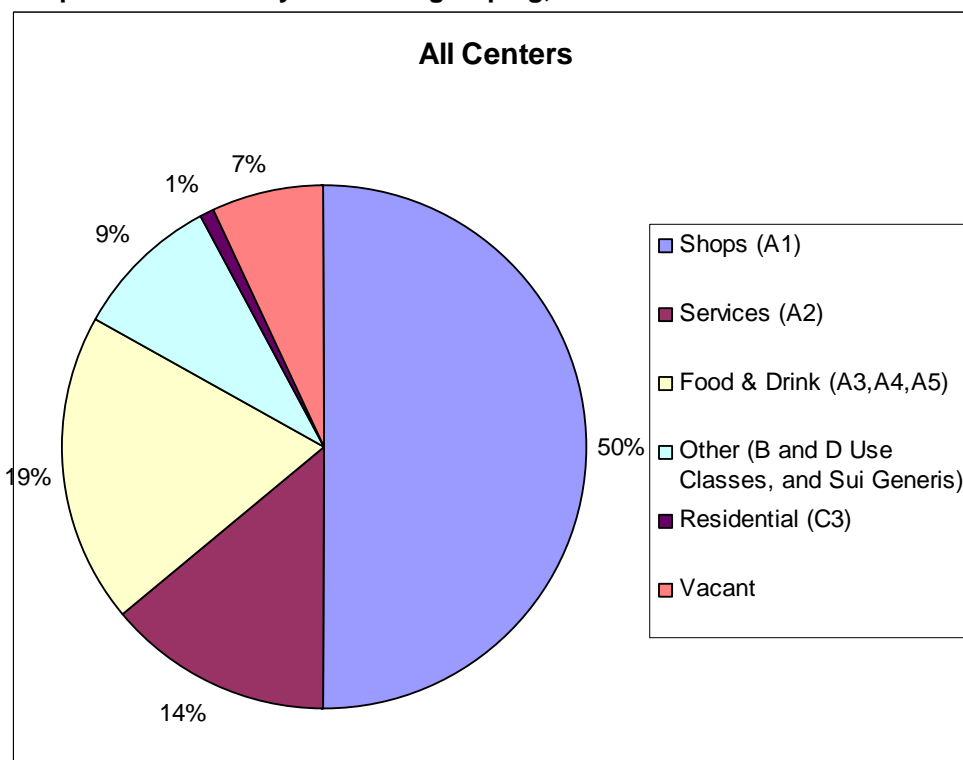
2.1.1 Figure 1 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 1: Proportion of units by use class grouping, Lewisham Town Centre 2013



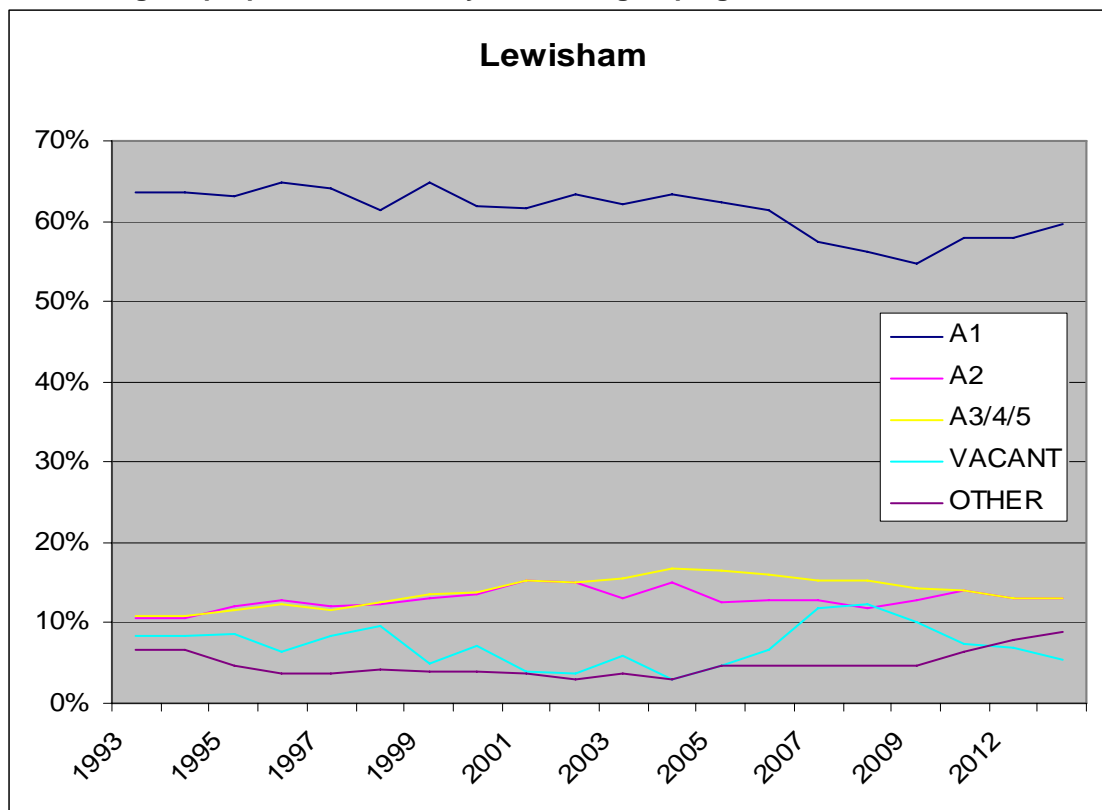
2.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 2: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



2.1.3 Figure 2 shows the changes in use classes over the period 1993 – 2013. There is an increase in the proportion of A1 units and decrease in proportion of vacant units since 2009.

Figure 3: Change in proportion of units by use class grouping, Lewisham Town Centre 1993-2013



2.2 Local plan targets

2.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 1: Lewisham Town Centre: Local Plan targets

Lewisham town centre: Local Plan targets		
Topic	Target	Lewisham centre performance
% of primary shopping frontage units in A1 use	At least 70%	81.4%
% of units within centre in A5 use	No more than 5%	6%

2.3 Summary of performance of centre in key topic areas

2.3.1 This subsection summarises some of the findings of Part I of this report. Please refer back to Part I for further information.

2.3.2 The following strengths and weaknesses have been identified:

- **Vacancy rates are at 5%**, significantly below the national (13%) and regional (9%) average;
- **Vacancy rates** have significantly improved over the **five year period 2008-2013** from **12% to 5%**;
- Lewisham is one of only three centres in the borough which meet the Local Plan target of at least 70% of **units within the primary shopping frontage being in A1 use**, with the figure for the centre being **81%**;
- **Betting shops** have increased in number from 3 to 8 in the period 2004-2013, an **increase of 167%**. However, the number of betting shops has not increased in the past year;
- The number of **takeaways** has increased from 15 to 19 in the year 2012-2013, although the 2013 figure is equal to the number of takeaways in 2008, meaning there has been no overall increase in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **6%**, which fails to meet the local plan target of no more than 5%;
- The number of **public houses** in the centre has declined significantly in the period 2004-2013, from 11 to 5.

The table below summarises the use classes of all units within the centre.

Table 2: Lewisham Town Centre: Summary of uses

Lewisham Town Centre: Summary of uses		
Use class	Sub-category	Units
A1	Charity	5
	Comparison	101
	Convenience	36
	Discount	6
	Hairdresser	26
	Other A1	16
A1 Total		190
A2	Bank / Building Society	9
	Betting Shop	8
	Other A2	2
	Pawnbrokers and Pay Day Loans	5
	Services	18
A2 Total		42
A3	Restaurant / Café	18
A4	Pub / Bar	5
A5	Hot Food Takeaway	19
B1	Office	2
B2	General Industrial	1
C3	Residential	2
D1	Community and Advice	3
	Medical	3
	Other D1	2
D1 Total		8
D2	Gym	2
Sui generis	Beauty	6
	Other S/G	7
Sui generis Total		13
Vacant	Vacant	17
Total units		319

2.4 Full list of all units within Lewisham Centre

2.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 3: Full list of units within Lewisham Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Belmont Hill	1-3	Hizo Mobiles	Takeaway	Electrical and Electronics	Takeaway	A1	A5	Hot Food Takeaway
Belmont Hill	5	Vacant	Charcoal Belt Kebab	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
Belmont Hill	7-9	Cafe Panorama	Cafe Panorama	Café	Cafe	A3	A3	Restaurant / Café
Lee High Road	01	One	One	Public House	Public House	A4	A4	Pub / Bar
Lee High Road	02	First time school of motoring	First time school of motoring	Office	Vacant	B1	Vacant	Vacant
Lee High Road	03-05	Jein Solicitors	Jein Solicitors	Legal	Legal	A2	A2	Services
Lee High Road	04-06	Francis Chappell	Francis Chappell	Undertaker	Undertaker	A1	A1	Other A1
Lee High Road	07	Wings Noodle	Vacant	Cafe	Vacant	A3	Vacant	Vacant
Lee High Road	08	Ladbroke	Ladbroke	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lee High Road	09	NIPA	Dua Brow Bar	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	10-12	All 2 One	All 2 One	Beauty Goods	Beauty Goods	A1	A1	Comparison
Lee High Road	11	Ace News	Ace News	Confectioner	Confectioner	A1	A1	Comparison
Lee High Road	13	Lewisham Dry Cleaner	Lewisham Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Lee High Road	14	Nandos	Nandos	Restaurant	Restaurant	A3	A3	Restaurant / Café

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lee High Road	15	Blackheath Direct Cars Ltd	Blackheath Direct Cars Ltd	Minicab Office	Minicab Office	B1	S/G	Other S/G
Lee High Road	17	All Wines	All Wines	Off-licence	Off-licence	A1	A1	Convenience
Lee High Road	18-24	Caaviya	Sathyam	Convenience	Convenience	A1	A1	Convenience
Lee High Road	19	Taste of Lewisham	Taste of Lewisham	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee High Road	21	JK Kebabish	Dahia's Hair Cut	Takeaway	Hairdresser	A5	A1	Hairdresser
Lee High Road	21a	Hood Inks	Laptop PC Mini	Clothes	Clothes	A1	A1	Comparison
Lee High Road	23	1st Avenue	1st Avenue	Clothes	Clothes	A1	A1	Comparison
Lee High Road	25	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lee High Road	26	Vacant	Lifestyle	Vacant	Jewellery / Watches	Vacant	A1	Comparison
Lee High Road	27	Luxmi Food & Wine	Luxmi Food & Wine	Convenience	Convenience	A1	A1	Convenience
Lee High Road	28	Niko	Niko	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	29	Favorite	Favorite	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee High Road	30+30A	Bertie Roosters	Bertie Roosters	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee High Road	31	Hollygood Nails	Hollygood Nails	Nail Salon	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Lee High Road	33	KRS Oriental Stores	Best Food	Convenience	Convenience	A1	A1	Convenience
Lee High Road	35	Fashion 4 You	Fashion 4 You	Hairdresser	Electrical and Electronics	A1	A1	Comparison
Lee High Road	37	La Maison des Gateaux	La Maison des Gateaux	Cafe	Cafe	A3	A3	Restaurant / Café

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lee High Road	39	La Patisserie D'or	La Patisserie D'or	Cafe	Vacant	A3	Vacant	Vacant
Lee High Road	41	Sri Ashtalakshmis	Sri Ashtalakshmis	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Lee High Road	43	Constantine	Constantine	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	45	Lee Conveniences	Lee Conveniences	Convenience	Convenience	A1	A1	Convenience
Lee High Road	47-49	Welcome	Welcome	Takeaway	Takeaway	A3	A5	Hot Food Takeaway
Lee High Road	51	No Name	No Name	Clothes	Clothes	A1	A1	Comparison
Lee High Road	53	Exclusive Designer Clothes	Exclusive Designer Clothes	Clothes	Clothes	A1	A1	Comparison
Lee High Road	55	My Hair Lounge	My Hair Lounge	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	57	LPK Hair and Beauty	LPK Hair and Beauty	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	59	Computer Centre	Computer Centre	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lee High Road	61	NEA	NEA	Employment and Training	Employment and Training	A2	A1	Other A1
Lee High Road	63	Vacant	Chamesmead Carpet Shop Company	Vacant	Carpet Shop	Vacant	A1	Comparison
Lee High Road	65	Hair Studio	Hair Studio	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	66	Regina Cafe	Regina Cafe	Cafe	Cafe	A1	A3	Restaurant / Café
Lee High Road	67	DT & T	ROC	Money Transfers	Professional and Consulting Services	A2	A2	Services
Lee High Road	68	Lewisham Computer Repairs	Lewisham Computer Repairs	Communications and Printing	Communications and Printing	A1	A2	Other A2

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lee High Road	69	La Fontaine	La Fontaine	Baker	Baker	A1	A1	Convenience
Lee High Road	70	Records	Records	Record Shop	Record Shop	A1	A1	Comparison
Lee High Road	71	Asian Food Specialist	Asian Food Specialist	Convenience	Convenience	A1	A1	Convenience
Lee High Road	72	Lewisham Mencap	Lewisham Mencap	Office	Office	B1	B1	Office
Lee High Road	73	Spice Cottage	Spice Cottage	Cafe	Cafe	A3	A3	Restaurant / Café
Lee High Road	74	Peter Bonner and Co	Peter Bonner and Co	Legal	Legal	A2	A2	Services
Lee High Road	75	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lee High Road	76	Pizza Go-Go	Pizza Go-Go	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee High Road	77	Convenience	Convenience	Convenience	Convenience	A1	A1	Convenience
Lee High Road	78	Kem's Klips	Kem's Klips	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	79	Vacant	Elle Hair and Beauty	Vacant	Hairdresser	Vacant	A1	Hairdresser
Lee High Road	80	Taste Inn	Taste Inn	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee High Road	81	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lee High Road	82	Liepa Hairdresser	Liepa Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	83	London Minicab	London Mini Cabs	Minicab Office	Minicab Office	B1	S/G	Other S/G
Lee High Road	84	Chin's Beauty Shop	Chin's Beauty Shop	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	85-87	Hua Xia	Hua Xia	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lee High Road	86	Sensensuals	Sensensuals	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	87A	L+J Cut and Braid	L+J Cut and Braid	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	88-90	Sputnik	Sputnik	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Lee High Road	89	Agape	Comb and Rollers	Convenience	Hairdresser	A1	A1	Hairdresser
Lee High Road	91a	Acexpress	Acexpress	Money Transfers	Money Transfers	A2	A2	Services
Lee High Road	91b	Hair Plus	Hair Plus	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	92	Perry Service	Perry Service	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lee High Road	94	Driver Recruitment Office	Data Cars	Office	Minicab Office	B1	S/G	Other S/G
Lee High Road	96-100	Advance Vehicle Alarms	Advance Vehicle Alarms	Vehicle Parts and Accessories	Vehicle Parts and Accessories	A1	A1	Comparison
Lewis Grove	01-02	Lewis Grove Pharmacy	Lewis Grove Pharmacy	Convenience	Convenience	A1	A1	Convenience
Lewis Grove	05	Hot Nails	Hot Nails	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Lewis Grove	07	Scope	Scope	Charity Shop	Charity Shop	A1	A1	Charity
Lewis Grove	09	Fashion Footwear	Fashion Footwear	Shoes	Shoes	A1	A1	Comparison
Lewis Grove	11	Levante	Levante	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewis Grove	13	CARE (BS Social)	Vacant	Employment and Training	Vacant	A2	Vacant	Vacant
Lewis Grove	15	Lucent Cosmetics	Lucent Cosmetics	Beauty Goods	Beauty Goods	A1	A1	Comparison
Lewis Grove	17	Leaders	Leaders	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewis Grove	19	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lewis Grove	21	Express Nails	Express Nails	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Lewis Grove	23	Italian Food Express	Italian Food Express	Delicatessen	Delicatessen	A1	A1	Convenience
Lewis Grove	25	Market Cafe	Market Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Lewis Grove	27	Robinson Jackson	Robinson Jackson	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewis Grove	3	Lewisham Dental Practice	Lewisham Dental Practice	Medical	Medical	D1	D1	Medical
Lewis Grove	28	Steven Machi Solicitors	Steven Machi Solicitors	Legal	Legal	A2	A2	Services
Lewis Grove	33-5	Betfred	Betfred	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewis Grove	37	Your Hair & Beauty	Your Hair & Beauty	Convenience	Convenience	A1	A1	Convenience
Lewis Grove	39	Baseline Youth	Baseline Youth	Community and Advice	Community and Advice	D1	D1	Community and Advice
Lewis Grove	41-3	99p Stores	99p Stores	Discount Shop	Discount Shop	A1	A1	Discount
Lewisham High Street	050	Sakhi Fabric	Sakhi Fabric	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Lewisham High Street	052	Brook Street Bureau	Brook Street Bureau	Employment and Training	Employment and Training	A2	A1	Other A1
Lewisham High Street	054-056	Ladbrokes	Ladbrokes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewisham High Street	058-060	Chelsea Bank / Building Society	Chelsea Bank / Building Society	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	062	Simon Bethal	Simon Bethal	Legal	Legal	A2	A2	Services
Lewisham High Street	064	Halifax	Halifax	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	065-069	Twin Group	Twin Group	Employment and Training	Employment and Training	D1	A1	Other A1
Lewisham High Street	71	Soho Gyms	Soho Gyms	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Lewisham High Street	066	Joiners Arms	Joiners Arms	Public House	Public House	A4	A4	Pub / Bar
Lewisham High Street	068	Reed	Reed	Employment and Training	Employment and Training	A2	A1	Other A1
Lewisham High Street	070	Venus News	Venus News	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	072-078	Boots	Boots	Chemist	Chemist	A1	A1	Comparison
Lewisham High Street	073	The Mojo Hair	The Mojo Hair	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	075	Subway	Subway	Sandwich Bar	Sandwich Bar	A5	A1	Other A1
Lewisham High Street	077	Herbs and Acupuncture	Herbs and Acupuncture	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Lewisham High Street	079	Snappy Snaps	Snappy Snaps	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services
Lewisham High Street	080	Nat West	Nat West	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	081	3A Herbs and Beauty Products Centre	3A Herbs and Beauty Products Centre	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Lewisham High Street	083	Turkish Bank	Turkish Bank	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	085-087	HSBC	HSBC	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	086	Paddy Power	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewisham High Street	088	CEX	CEX	Pawnbrokers and Pay Day Loans	Butcher / Fishmonger	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	089-095	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	090	Vodafone	Vodafone	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	092	Oakham	Oakham	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Lewisham High Street	094	British Red Cross	British Red Cross	Charity Shop	Charity Shop	A1	A1	Charity
Lewisham High Street	096	Quicksilver	Quicksilver	Amusement Arcade	Amusement Arcade	S/G	S/G	Other S/G
Lewisham High Street	098	Fancy Footware	British Heart Foundation	Shoes	Charity Shop	A1	A1	Charity
Lewisham High Street	099	Acora	Acora	Amusement Arcade	Amusement Arcade	S/G	S/G	Other S/G
Lewisham High Street	100	Style	Style	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	102-106	Lewisham Food Market	Lewisham Food Market	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	105	Cashino	Cashino	Amusement Arcade	Amusement Arcade	S/G	S/G	Other S/G
Lewisham High Street	107-109	99p Shop	99p Shop	Discount Shop	Discount Shop	A1	A1	Discount
Lewisham High Street	108	Shaba Hair & Cosmetics	Shaba Hair & Cosmetics	Beauty Goods	Beauty Goods	A1	A1	Comparison
Lewisham High Street	110a	M.M Butcher	M.M Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Lewisham High Street	110b	The Money Shop	The Money Shop	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Lewisham High Street	111	Rolls & Rems	Rolls & Rems	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Lewisham High Street	112	Greggs	Greggs	Baker	Baker	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	113-115	Savers	Savers	Beauty Goods	Beauty Goods	A1	A1	Comparison
Lewisham High Street	114	Percy Ingle	Percy Ingle	Baker	Baker	A1	A1	Convenience
Lewisham High Street	116	Thomas Cook	Thomas Cook	Travel Agent	Travel Agent	A1	A1	Other A1
Lewisham High Street	117-119	Something Fishy	Something Fishy	Cafe	Cafe	A3	A3	Restaurant / Café
Lewisham High Street	118-120	Lloyds/TSB	Lloyds/TSB	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	121	H & T Pawnbroker	H & T Pawnbroker	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Lewisham High Street	122-126	Marks & Spencer	Marks & Spencer	Department Store	Department Store	A1	A1	Comparison
Lewisham High Street	123	Albermarle + Bond	Albermarle + Bond	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Lewisham High Street	125-129	Santander	Santander	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	128	Barratts	Vacant	Shoes	Vacant	A1	Vacant	Vacant
Lewisham High Street	130	Carphone Warehouse	Carphone Warehouse	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	131-133	3 Store	3 Store	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	135	Cancer Research UK	Cancer Research UK	Charity Shop	Charity Shop	A1	A1	Charity
Lewisham High Street	137	Joe Jennings	Joe Jennings	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewisham High Street	139-141	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lewisham High Street	140	Currys Digital	The Home Store	Electrical and Electronics	Furniture and Homeware	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	142-148	Super Drug	Super Drug	Chemist	Chemist	A1	A1	Comparison
Lewisham High Street	143-149	Pound World	Pound World	Discount Shop	Discount Shop	A1	A1	Discount
Lewisham High Street	150-154	TKMaxx	TKMaxx	Clothes	Clothes	A1	A1	Comparison
Lewisham High Street	151	Co-op	Co-op	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	153	Acorn Estate Agency	Acorn Estate Agency	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	155	Phase	Phase	Clothes	Clothes	A1	A1	Comparison
Lewisham High Street	156-160	B.H.S.	B.H.S.	Department Store	Department Store	A1	A1	Comparison
Lewisham High Street	161	Chef's Treat	Chef's Treat	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham High Street	162	K and K	K and K	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	163	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewisham High Street	164	Iceland	Iceland	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	165	Paddy Power	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewisham High Street	166-170	McDonalds	McDonalds	Takeaway	Takeaway	A3	A5	Hot Food Takeaway
Lewisham High Street	167	Chicken Cottage	Chicken Cottage	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	169	Daily Fresh Fish and Seafood	Daily Fresh Fish and Seafood	Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Lewisham High Street	171	Mann	Mann	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	172	Specsavers	Specsavers	Optician	Optician	A1	A1	Other A1

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	174-6	Hops	Hop's	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Lewisham High Street	177	Beauty First	Beauty First	Beauty Goods	Beauty Goods	A1	A1	Comparison
Lewisham High Street	179	Coral	Coral	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lewisham High Street	180-190	Primark	Primark	Clothes	Clothes	A1	A1	Comparison
Lewisham High Street	181	Hyde	Hyde	Community and Advice	Community and Advice	A2	D1	Community and Advice
Lewisham High Street	183	Wimpy	Wimpy	Takeaway	Takeaway	A3	A5	Hot Food Takeaway
Lewisham High Street	187	Levante Pide	Levante Pide	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham High Street	189	Vacant	Corte	Vacant	Cafe	Vacant	A3	Restaurant / Café
Lewisham High Street	191-193	Manpower	Vacant	Employment and Training	Vacant	A2	Vacant	Vacant
Lewisham High Street	192	Bilal Meat and Fish Centre	Bilal Meat and Fish Centre	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	194-196	Lewisham Butcher+Convenience	Africa Africa	Butcher/Convenience	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	195	Eyeland Vision Care	Eyeland Vision Care	Optician	Optician	A1	A1	Other A1
Lewisham High Street	197	Mark Beaumont	Mark Beaumont	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	197a	Gold + Jems	Gold 'N' Gems	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Lewisham High Street	198-206	The Watch House	The Watch House	Public House	Public House	A4	A4	Pub / Bar
Lewisham High Street	199-201	Lewisham Library	Lewisham Library	Library	Library	D1	D1	Other D1
Lewisham High Street	203	Next Stop	Next Stop	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	205	YouFix	YouFix	Hardware Store	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Lewisham High Street	207	Streets DIY	Streets DIY	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Lewisham High Street	208	Bright House	Bright House	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	209-211	British Heart Foundation	British Heart Foundation	Charity Shop	Charity Shop	A1	A1	Charity
Lewisham High Street	210	Game Station	Game Station	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	2013	Lewisham Food Centre	Lewisham Food Centre	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	215	Jerk Chicken	Jerk Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	217	KFC Express	KFC Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	219-221	Vacant	Bellona	Vacant	Furniture and Homeware	Vacant	A1	Comparison
Lewisham High Street	223-225	Acorn	Acorn	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	226-230	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lewisham High Street	227-229	Turkish Food Centre	Turkish Food Centre	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	232-238	Beaumont Beds	Beaumont Beds	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Lewisham High Street	242	Kalavara	Kalavara	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	244	Whitehall	White Hall Clothiers	Mens Wear	Clothes	A1	A1	Comparison
Lewisham High Street	246	Bailwood	Bailwood	Clothes	Clothes	A1	A1	Comparison
Lewisham High Street	248	Amplifon	Amplifon	Medical	Medical	A1	D1	Medical

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	250	Swinton Insurance	Swinton Insurance	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Lewisham High Street	252	Western Fried Chicken	Mama's Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	254	9 Star Mini Cabs	Seven Star Mini Cabs	Minicab Office	Minicab Office	B1	S/G	Other S/G
Lewisham High Street	262A	Ludlow Thompson	Ludlow Thompson	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	264-274	Tesco	Tesco	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	276	Thinesh	Thinesh	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Lewisham High Street	278	New Winner	New Winner	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	280	Joseph Anell	Joseph Anell	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	282	Blue Field	Blue Field	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	284	From the Root	From the Root	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	286	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lewisham High Street	288-290	Supersave	Supersave	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	292-294	The Money Shop	The Money Shop	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Lewisham High Street	296-8	Sheel Pharmacy	Sheel Pharmacy	Chemist	Chemist	A1	A1	Comparison
Lewisham High Street	297-301	HSS	HSS	Hire Shop	Hire Shop	A1	A1	Other A1
Lewisham High Street	300	Kings and Queens	Kings and Queens	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	302	Post Office+	Post Office+	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	304	Kebab Centre	Kebab Centre	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	306	Lewisham Super	Lewisham Super	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	307-313	H E Olby & Sons	H E Olby & Sons	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Lewisham High Street	308-310	Blackheath Antiques	Blackheath Antique	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Lewisham High Street	312	Morleys Fried Chicken	Morleys Fried Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	314	IT World	IT World	Electrical and Electronics	Estate and Letting Agent	A1	A2	Services
Lewisham High Street	315	Graceland	Graceland	Legal	Legal	A2	A2	Services
Lewisham High Street	316	Fox & Firkin	Fox & Firkin	Public House	Public House	A4	A4	Pub / Bar
Lewisham High Street	317	Premi News	Premi News	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	318	Home	Home	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham High Street	320	Furniture Arkade	Furniture Arkade	3rd Hand Goods	Second Hand Goods	A1	A1	Other A1
Lewisham High Street	323-327	Ravensbourne Arms	Ravensbourne Arms	Public House	Public House	A4	A4	Pub / Bar
Lewisham High Street	324-328	Supreme	Supreme	Pet Shop	Pet Shop	A1	A1	Comparison
Lewisham High Street	332	Snip In	Snip In	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	334	Central Cafe	Central Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Lewisham High Street	336	Hairdresser	Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	338	Vacant	Unknown	Vacant	Office	Vacant	B1	Office

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Lewisham High Street	340	Network Recruitment Solutions	Network Recruitment Solutions	Employment and Training	Employment and Training	A2	A1	Other A1
Lewisham High Street	50R	The Parking Shop	The Parking Shop	Council Services	Council Services	A2	D1	Other D1
Lewisham Road	290	Tesco	Tesco	Supermarket	Supermarket	A1	A1	Convenience
Lewisham Road	308	Liquor Value	Liquor Value	Off-licence	Off-licence	A1	A1	Convenience
Lewisham Road	310	Mitco News	Mitco News	Convenience	Convenience	A1	A1	Convenience
Lewisham Road	312-314	Sheel Health + Herbal	Sheel Pharmacy + Herbal	Convenience	Convenience	A1	A1	Convenience
Lewisham Road	316	The Circle	The Circle	Medical	Medical	D1	D1	Medical
Lewisham Road	318	Private Shop	Private Shop	Adult Shop	Adult Shop	A1	A1	Comparison
Lewisham Road	320-322	Maggie's Cafe	Maggie's Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Loampit Vale	66	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Loampit Vale	68	Lifestyle	Lifestyle	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Loampit Vale	70-72	Vacant	Carpet Shop Direct	Vacant	Carpet Shop	Vacant	A1	Comparison
Loampit Vale	74	Morning Star	Morning Star	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Loampit Vale	76	Good View	Good View	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Loampit Vale		Family Bargains	Family Bargains	Discount Shop	Discount Shop	A1	A1	Discount
Loampit Vale		Mothercare	Mothercare	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Loampit Vale		Matalan	Matalan	Clothes	Clothes	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Loampit Vale		Sports Direct	Sports Direct	Sports and Outdoor Activities Goods	Sports and Outdoor Activities Goods	A1	A1	Comparison
Loampit Vale		Carpet Shopright	Carpet Shopright	Carpet Shop	Carpet Shop	A1	A1	Comparison
Marischal Road	01	Grant's Salon	Grant's Salon	Hairdresser	Hairdresser	A1	A1	Hairdresser
Marischal Road	03	Vacant	Sach	Vacant	Hairdresser	Vacant	A1	Hairdresser
Marischal Road	5	Residential	Residential	Residential	Residential	C3	C3	Residential
Marischal Road	7	Residential	Residential	Residential	Residential	C3	C3	Residential
Marischal Road	09	Vacant	Net Printers	Vacant	Communications and Printing	Vacant	A2	Other A2
Marischal Road	13	Serendib Lanka Travels Ltd	Serendib Lanka Travels Ltd	Travel Agent	Travel Agent	A2	A1	Other A1
Marischal Road	15-17	Residential	Residential	Residential	Hairdresser	C3	A1	Hairdresser
Marischal Road	19a	Lucky's	Lucky's	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Marischal Road		Kirby's Auto	Kirby Autos	Vehicle Repairs	Vehicle Repairs	B2	B2	General Industrial
The Lewisham Centre	01	Claire's	Claire's	Stationary	Stationary	A1	A1	Comparison
The Lewisham Centre	01a	Timpson	Timpson	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
The Lewisham Centre	02	H Samuel	H Samuel	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
The Lewisham Centre	03	Orange	E.E	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
The Lewisham Centre	03a	Herbal Inn	Herbal Inn	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
The Lewisham Centre	04	Phones 4 U	Phones 4 U	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
The Lewisham Centre	05	Warren James	Warren James	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
The Lewisham Centre	06&07	Card Factory	Card Factory	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
The Lewisham Centre	08&09	Foot Locker	Foot Locker	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	10	Ernest Jones	Ernest Jones	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
The Lewisham Centre	11	H&M	H&M	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	13	Greggs	Greggs	Baker	Baker	A1	A1	Convenience
The Lewisham Centre	15	Argos	Argos	Catalogue Showroom	Catalogue Showroom	A1	A1	Comparison
The Lewisham Centre	16&17	Evans	Evans	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	18	Baseo	Baseo	Electronics Shop	Electrical and Electronics	A1	A1	Comparison
The Lewisham Centre	19	O2	O2	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
The Lewisham Centre	20	Echo Island	Echo Island	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	21	Ann Summers	Ann Summers	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	22&23	Internacionale	Internacionale	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	24	The Works	The Works	Book Shop	Book Shop	A1	A1	Comparison
The Lewisham Centre	25	Vacant	Unknown	Vacant	Optician	Vacant	A1	Other A1
The Lewisham Centre	26	Blue Inc	Blue Inc	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	28	Risky	Coffee	Clothes	Cafe	A1	A3	Restaurant / Café

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
The Lewisham Centre	29	Charlotte Reid	Vacant	Bag Shop	Vacant	Vacant	Vacant	Vacant
The Lewisham Centre	30-32	JD Sport	Vacant	Shoes	Vacant	A1	Vacant	Vacant
The Lewisham Centre	33	Sainsburys	Sainsburys	Supermarket	Supermarket	A1	A1	Convenience
The Lewisham Centre	34	Clarks	Clarks	Shoes	Shoes	A1	A1	Comparison
The Lewisham Centre	35	Wallis	Wallis	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	36-37	Next	Next	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	38	Krisp	Krisp	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	39	Vision Express	Vision Express	Optician	Optician	A1	A1	Other A1
The Lewisham Centre	40a	The Body Shop	The Body Shop	Beauty Goods	Beauty Goods	A1	A1	Comparison
The Lewisham Centre	40b	Select	Select	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	40c	New Look	New Look	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	40d	£ Stretcher	£ Stretcher	Discount Shop	Discount Shop	A1	A1	Discount
The Lewisham Centre	41a	Costa Coffee	Costa Coffee	Cafe	Cafe	A3	A3	Restaurant / Café
The Lewisham Centre	41b	Tiger Homeware	Tiger Homeware	Homeware Shop	Homeware Shop	A1	A1	Comparison
The Lewisham Centre	43	Shoe Zone	Shoe Zone	Shoes	Shoes	A1	A1	Comparison
The Lewisham Centre	44	Stead & Simpson	Shoe Zone	Shoes	Shoes	A1	A1	Comparison
The Lewisham Centre	45	Italian Clothing	Italian Clothing	Clothes	Clothes	A1	A1	Comparison

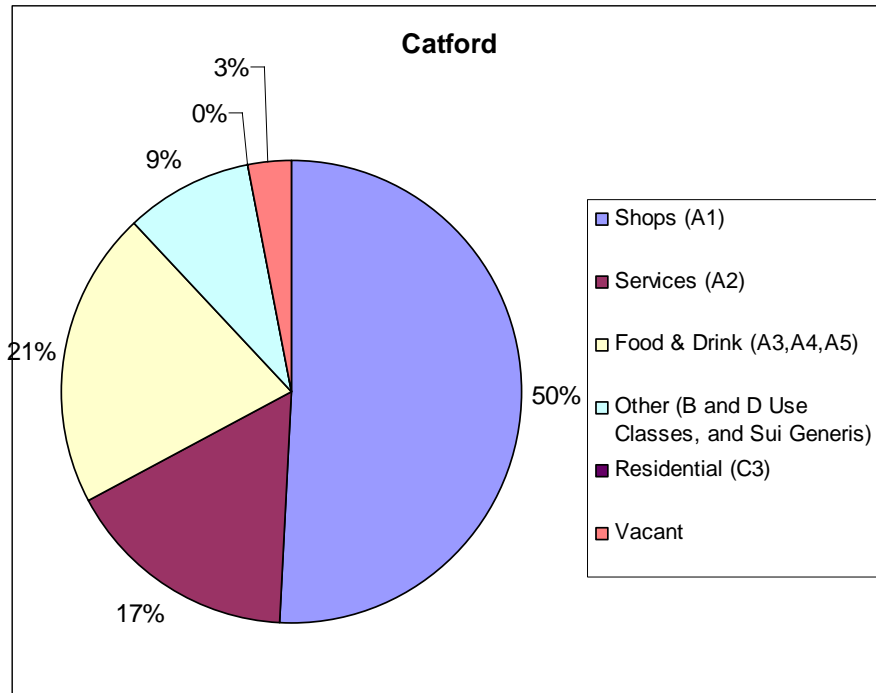
Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
The Lewisham Centre	46	Shop Mobility	Shop Mobility	Community and Advice	Community and Advice	D1	D1	Community and Advice
The Lewisham Centre	47	Murkaan Beauty	Muskann	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
The Lewisham Centre	53	Faiz	Faiz	Convenience	Convenience	A1	A1	Convenience
The Lewisham Centre	54A	Supercuts	Supercuts	Hairdresser	Hairdresser	A1	A1	Hairdresser
The Lewisham Centre	55	Freeman Harris	Muskann Brow Bar	Legal	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
The Lewisham Centre	56	Poundland	Poundland	Discount Shop	Discount Shop	A1	A1	Discount
The Lewisham Centre	57	Vacant	Notting Hill	Vacant	Clothes	Vacant	A1	Comparison
The Lewisham Centre	58	Punky Fish	Punky Fish	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	59	W.H. Smith	W.H. Smith	Stationary	Stationary	A1	A1	Comparison
The Lewisham Centre	60&61	Vacant	Home Living	Vacant	Furniture and Homeware	Vacant	A1	Comparison
The Lewisham Centre	63	Magenta	Magenta	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	65	Baron Jon	Baron Jon	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	66	T-Mobile	E.E	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
The Lewisham Centre	67	Holland + Barrett	Holland + Barrett	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
The Lewisham Centre	68	Game	Virgin Media	Computer Games	Electrical and Electronics	A1	A1	Comparison
The Lewisham Centre	69-70	Hype Clothing	Shoe City	Clothes	Shoes	A1	A1	Comparison
The Lewisham Centre	72	Liberta	Liberta	Shoes	Shoes	A1	A1	Comparison

3 Catford

3.1 Summary of town centre uses

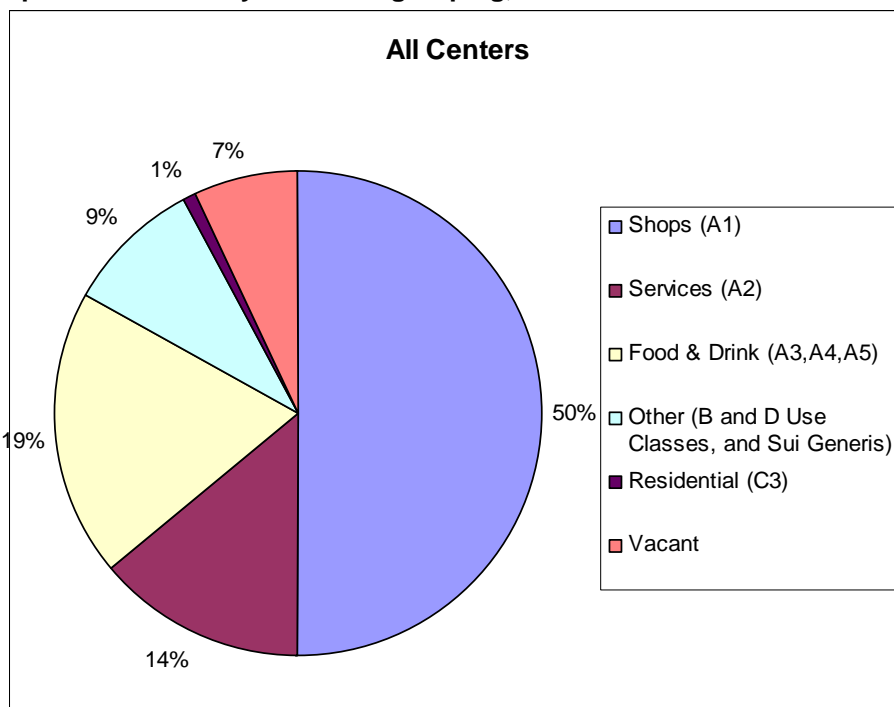
3.1.1 Figure 3 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 4: Proportion of units by use class grouping, Catford Town Centre 2013



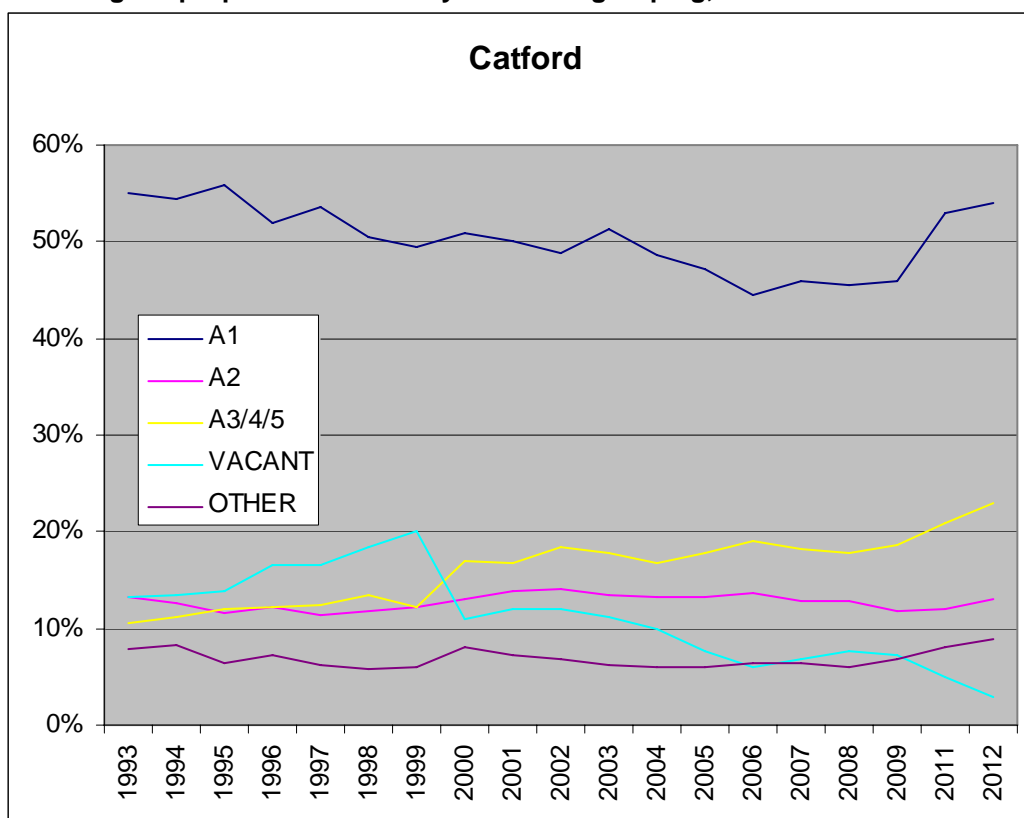
3.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 5: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



3.1.3 Figure 4 shows the changes in use classes over the period 1993 – 2013. There is an increase in the proportion of A1 and A3/4/5 units and decrease in proportion of vacant units since 2009.

Figure 6: Change in proportion of units by use class grouping, Catford Town Centre 1993- 2013



3.2 Local plan targets

3.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 4: Catford Town Centre: Local Plan targets

Catford town centre: Local Plan targets		
Topic	Target	Catford centre performance
% of primary shopping frontage units in A1 use	At least 70%	64.8%
% of units within centre in A5 use	No more than 5%	8%

3.3 Summary of performance of centre in key topic areas

3.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

3.3.2 The following strengths and weaknesses have been identified:

- **Vacancy rates** are at **3%**, significantly below the national (13%) and regional (9%) average;
- **Vacancy rates** have significantly improved **over the five year period 2008-2013** from **9% to 3%**;
- Catford comes close to meeting the Local Plan target of at least 70% of **units within the primary shopping frontage being in A1 use**, but does not meet the target, with the figure for the centre being **65%**;
- **Betting shops** have increased in number from 4 to 6 in the period 2004-2013, an **increase of 50%**. However, the number of betting shops has not increased for the past three years;
- The number of **takeaways** has increased from 12 to 16 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **8%**, which does not meet the local plan target of no more than 5%;
- The number of **public houses** in the centre has declined in the period 2004-2013, from 7 to 5.

3.3.3 The table below summarises the use classes of all units within the centre.

Table 5: Catford Town Centre: Summary of uses

Catford Town Centre: Summary of uses		
A1	Charity	4
	Comparison	27
	Convenience	36
	Discount	5
	Hairdresser	16
	Other A1	13
A1 Total		101
A2	Bank / Building Society	5
	Betting Shop	6
	Other A2	2
	Pawnbrokers and Pay Day Loans	4
	Services	16
A2 Total		33
A3	Restaurant / Café	20
A4	Pub / Bar	5
A5	Hot Food Takeaway	16
B1	Office	3
D1	Community and Advice	3
	Education	1
	Medical	2
	Other D1	1
D1 Total		7
D2	Gym	1
Sui generis	Beauty	4
	Other S/G	3
Sui generis Total		7
Vacant	Vacant	6
Total units		199

3.4 Full list of all units within Catford Centre

3.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 6: Full list of units within Catford Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Bromley Road	1	No name	UCKG Help Centre	Place of Worship	Employment and Training	D1	A1	Other A1
Bromley Road	11/13	Mekan	Mekan	Restaurant	Restaurant	A3	A3	Restaurant / Café
Bromley Road	3-7	Riva	Riva	Restaurant	Restaurant	A3	A3	Restaurant / Café
Bromley Road	9	DG	CJ's Hair	Hairdresser	Hairdresser	A1	A1	Hairdresser
Brownhill Road	13	Taste of China	Taste of China	Takeaway	Takeaway	A3	A5	Hot Food Takeaway
Brownhill Road	15	Chinese Health Group	Chinese Health Group	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Brownhill Road	17	Youth A.I.D Lewisham	Youth A.I.D Lewisham	Community and Advice	Community and Advice	D1	D1	Community and Advice
Brownhill Road	2	Domino's	Domino's	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Brownhill Road	4	Holy Cross	Holy Cross	Book Shop	Book Shop	A1	A1	Comparison
Brownhill Road	5	Hair Stylist	Hair Stylist	Hairdresser	Hairdresser	A1	A1	Hairdresser
Brownhill Road	6	Hanna hair stylist	Titilayo	Hairdresser	Hairdresser	A1	A1	Hairdresser
Brownhill Road	7	Nick's Barbers	Nick's Barbers	Hairdresser	Hairdresser	A1	A1	Hairdresser
Brownhill Road	8	Vacant	PSR Employment	Vacant	Employment and Training	A2	A1	Other A1
Brownhill Road	9/11	Payless	Payless	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Catford Broadway		Ladbrokes	Ladbrokes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Catford Broadway	01	Happy Chik	Taj 2 - Peri Peri	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Catford Broadway	02	Lewisham Disability Coalition	Lewisham Disability Coalition	Office	Office	B1	B1	Office
Catford Broadway	03	Coral	Coral	Betting Shop	Betting Shop	A2	A2	Betting Shop
Catford Broadway	04	Star & Kebab House	Star & Kebab House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Catford Broadway	05	A&S Convenience	A&S Convenience	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	06	Carlton	Carlton	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Catford Broadway	07	Lighthouse Cafe	Vacant	Cafe	Vacant	A3	Vacant	Vacant
Catford Broadway	08	Saran Superstore	Saran Superstore	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	09	Black Beauty	Black Beauty	Beauty Goods	Beauty Goods	A1	A1	Comparison
Catford Broadway	10/11	Age Concern	Age Concern	Charity Shop	Charity Shop	A1	A1	Charity
Catford Broadway	12	Broadway Cafe	Broadway Cafe	Restaurant	Restaurant	A3	A3	Restaurant / Café
Catford Broadway	13	Sapporo	Sapporo	Restaurant	Restaurant	A3	A3	Restaurant / Café
Catford Broadway	14/15	Broadway Supermarket	Coasta Coffee	Convenience	Cafe	A1	A3	Restaurant / Café
Catford Broadway	17	Repair Centre	Repair Centre	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Catford Broadway	18	Teen to Queen Clothing	T.A. Superstore	Clothes	Convenience	A1	A1	Convenience
Catford Broadway	19	Tonys	Tonys	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Catford Broadway	20	Q Squared	Q Squared	Hairdresser	Hairdresser	A1	A1	Hairdresser
Catford Broadway	21	Safi	Safi	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Catford Broadway	22	Look Hair	Look Hair	Hairdresser	Hairdresser	A1	A1	Hairdresser
Catford Broadway	23	Broadway Dental Practice	Broadway Dental Practice	Medical	Medical	D1	D1	Medical
Catford Broadway	24	Saigon Foods	Saigon Foods	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	25	SWA	SWA	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	25R	M.Y.Food Centre	M.Y.Food Centre	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	26	Rashid's Food Centre	Rashid's Food Centre	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	27	The Nubian Arts Centre	The Nubian Arts Centre	Art Studio/ Showroom	Art Studio/ Showroom	A1	A1	Comparison
Catford Broadway	28	Stage Door	Stage Door	Cafe	Cafe	A3	A3	Restaurant / Café
Catford Broadway	29	Broadway Hair Studio	Broadway Hair Studio	Hairdresser	Hairdresser	A1	A1	Hairdresser
Catford Broadway	30	Take Two	One Stop Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Catford Broadway	31	Broadway Food and Wine	Broadway Food and Wine	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	32	H&S Fish Market	H&S Fish Market	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	33	Salvation Army	Salvation Army	Charity Shop	Charity Shop	A1	A1	Charity
Catford Road	1	Boothroyds	Boothroyds	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Catford Road	2	Yogi	Yogi	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Catford Road	3	FLK	FLK	Convenience	Convenience	A1	A1	Convenience
Catford Road	4	Omega	Omega	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Catford Road	5/6	TFX	TFX (Turkish Food Express)	Baker	Baker	A1	A1	Convenience
Catford Road	7	Favorite	Favorite	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Catford Road	8	Urban Beauty	Urban Beauty	Hairdresser	Hairdresser	A1	A1	Hairdresser
Catford Road	9	Taj Grill	Taj Grill	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Doggett Road	1A	Bless You	Bless You	Hairdresser	Hairdresser	A1	A1	Hairdresser
Doggett Road	1B	Hair for You	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant
Doggett Road	3A	Cool Breeze	Mye Green Mango	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Doggett Road	3B	Catford Osteopathy	Catford Osteopathy	Medical	Medical	D1	D1	Medical
Eros House	2	Shears	Shears	Hairdresser	Hairdresser	A1	A1	Hairdresser
Eros House	3	La Pizzeria	La Pizzeria	Restaurant	Restaurant	A3	A3	Restaurant / Café
Eros House	4	Le Bourgeois	Le Bourgeois	Restaurant	Restaurant	A3	A3	Restaurant / Café
Eros House	5	Jouvert	Coco Reef	Restaurant	Cafe	A3	A3	Restaurant / Café
Eros House	6/7	Lewisham Reach	Lewisham Reach	Community and Advice	Community and Advice	B1	D1	Community and Advice
Eros House	8	Kings Chow Mein	Kings Chow Mein	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Eros House	9	Appetito	Appetito	Cafe	Cafe	A3	A3	Restaurant / Café

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Holbeach Road	12-16	MH Supermarket	MH Supermarket	Convenience	Convenience	A1	A1	Convenience
Plassy Road	Unit 1	Dreams	Dreams	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Plassy Road	Unit 2A	JD Sports	JD Sports	Sports and Outdoor Activities Goods	Sports and Outdoor Activities Goods	A1	A1	Comparison
Plassy Road	Unit 2B	Lidl	Lidl	Supermarket	Supermarket	A1	A1	Convenience
Plassy Road	Unit 3	McDonalds	McDonalds	Restaurant	Restaurant	A3	A3	Restaurant / Café
Plassy Road	Unit 4	Mecca	Mecca	Bingo	Bingo	D2	S/G	Other S/G
Ringstead Buildings	1	Glory Supermarket	Glory Supermarket	Convenience	Convenience	A1	A1	Convenience
Ringstead Buildings	2	Kabanosik	Polski Skiep	Convenience	Convenience	A1	A1	Convenience
Ringstead Buildings	3	Martial Arts	Martial Arts	Gym, Health and Fitness	Gym, Health and Fitness	A1	D2	Gym
Ringstead Buildings	4	The Animal Clinic	The Animal Clinic	Vetenarian	Vetenarian	D1	D1	Other D1
Rushey Green	043	Quality Car Wash	Quality Car Wash	Car Wash	Car Wash	S/G	S/G	Other S/G
Rushey Green	049	The Funeral Centre	The Funeral Centre	Undertaker	Undertaker	A1	A1	Other A1
Rushey Green	052	Aldi	Aldi	Supermarket	Supermarket	A1	A1	Convenience
Rushey Green	054	XLJ	XLJ	Money Transfers	Money Transfers	A2	A2	Services
Rushey Green	058	Harvey and Thompson	Harvey and Thompson	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Rushey Green	060	Shop 60	Shop 60	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services
Rushey Green	062-66	Cash Generator	Cash Generator	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Rushey Green	070-72	Dourof's	Dourof's	Carpet Shop	Carpet Shop	A1	A1	Comparison
Rushey Green	074/076	Nandos	Nandos	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	075	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Rushey Green	077	HSDC	HSDC	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Rushey Green	077A	A2 Delicious	A2 Delicious	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	078	Coral	Coral	Betting Shop	Betting Shop	A2	A2	Betting Shop
Rushey Green	079	London College of Business and Theological Studys	London College of Business and Theological Studys	Employment and Training	Employment and Training	D1	A1	Other A1
Rushey Green	080/082	99p Stores	99p Stores	Discount store	Discount Store	A1	A1	Discount
Rushey Green	081	Chick Chicken	Chick Chicken	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	083	L'Abidjanaise	Global Link	Convenience	Communications and Printing	A1	A2	Other A2
Rushey Green	085-85A	Eastern Queen	Eastern Queen	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	085B	Perfect Cafe	Perfect Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Rushey Green	087	Robinson Jackson Estate	Robinson Jackson Estate	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Rushey Green	088	Vacant	Vacant/demolished	Vacant	Vacant	Vacant	Vacant	Vacant
Rushey Green	089	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Rushey Green	090/092	Tai Won Mein	Tai Won Mein	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	91	Catford Food Centre	Catford Food Centre	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Rushey Green	093/95	Motown Soul Bar	Motown Soul Bar	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	094	Vacant	The Money Shop	Vacant	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans
Rushey Green	096/98	Peacocks	Peacocks	Clothes	Clothes	A1	A1	Comparison
Rushey Green	097	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Rushey Green	099/101/103/105	Vacant	Blockbusters Video	Vacant	Film Rental	Vacant	A1	Other A1
Rushey Green	100/102	Savers	Savers	Beauty Goods	Beauty Goods	A1	A1	Comparison
Rushey Green	104/106	Boots	Boots	Chemist	Chemist	A1	A1	Comparison
Rushey Green	105	The Money Shop	No name	Pawnbrokers and Pay Day Loans	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Rushey Green	107a	Tamnet	IT shop 107	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Rushey Green	107b	Cote D'Ivoire Market	Cote D'Ivoire Market	Convenience	Convenience	A1	A1	Convenience
Rushey Green	108/110	Argos	Argos	Catalogue Showroom	Catalogue Showroom	A1	A1	Comparison
Rushey Green	109	The London and Rye	The London and Rye	Public House	Public House	A4	A4	Pub / Bar
Rushey Green	111	Europa	Europa	Hairdresser	Hairdresser	A1	A1	Hairdresser
Rushey Green	111a	Grill Kebab House	Grill Kebab House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Rushey Green	111b	Nathan Aaron	Nathan Aaron	Legal	Legal	A2	A2	Services
Rushey Green	112	K A Rowland	K A Rowland	Optician	Optician	A1	A1	Other A1
Rushey Green	113	Reeds Rains	Reeds Rains	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Rushey Green	114	Catford Discount	Catford Discount	Discount store	Discount Store	A1	A1	Discount
Rushey Green	115	S.H.I.P.	The After School Club	LBL Office	Nursery / Day Centre / Education	B1	D1	Education
Rushey Green	116/118	Quicksilver	Quicksilver	Amusement Arcade	Amusement Arcade	S/G	S/G	Other S/G
Rushey Green	117	Gorgeous	Gorgeous	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Rushey Green	119	La Ciabatta	La Ciabatta	Takeaway	Takeaway	A3	A5	Hot Food Takeaway
Rushey Green	120	Citizens Advice/VAL	Citizens Advice/VAL	Community and Advice	Community and Advice	D1	D1	Community and Advice
Rushey Green	121	Mann	Mann	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Rushey Green	122	Albermarle and Bond	Albermarle and Bond	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Rushey Green	123	Computer Repairs	One 23 Services	Computer Equipment	Estate and Letting Agent	A1	A2	Services
Rushey Green	124/126	Shoe Zone	Shoe Zone	Shoes	Shoes	A1	A1	Comparison
Rushey Green	125	Boots	Boots	Optician	Optician	A1	A1	Other A1
Rushey Green	127	The M-Eating Place	The Meeting Place	Restaurant	Cafe	A3	A3	Restaurant / Café
Rushey Green	128	Acorn	Acorn	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Rushey Green	129	Elposo Mexico	Elpoco Mexico	Restaurant	Restaurant	A3	A3	Restaurant / Café
Rushey Green	131	Rushey Green Food and Wine	Rushey Green Food and Wine	Convenience	Convenience	A1	A1	Convenience
Rushey Green	132	Jennings Bet	Jennings Bet	Betting Shop	Betting Shop	A2	A2	Betting Shop
Rushey Green	133	Catford Mini Mart	Catford Mini Mart	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Rushey Green	134	Specsavers	Specsavers	Optician	Optician	A1	A1	Other A1
Rushey Green	138	Greggs	Greggs	Baker	Baker	A1	A1	Convenience
Rushey Green	140-142	Superdrug	Superdrug	Chemist	Chemist	A1	A1	Comparison
Rushey Green	144	Halifax	Halifax	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Rushey Green	146	Ace	Ace	Beauty Goods	Beauty Goods	A1	A1	Comparison
Rushey Green	147/149	HSBC	HSBC	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Rushey Green	148	C+B Fruiterers	C+B Fruiterers	Convenience	Convenience	A1	A1	Convenience
Rushey Green	150	Meat Express	Meat Express	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Rushey Green	151	Credence	Credence	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Rushey Green	152	H+M News	H+M News	Convenience	Convenience	A1	A1	Convenience
Rushey Green	153	Hunters	Savais	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Rushey Green	154	Ronald Brown Centre	Ronald Brown Centre	Optician	Optician	A1	A1	Other A1
Rushey Green	155-159	National Westminster	National Westminster	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Rushey Green	158	KFC	KFC	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Rushey Green	158R	Mister Cobbler	Mister Cobbler	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Rushey Green	160	Percy Ingle	Percy Ingle	Baker	Baker	A1	A1	Convenience
Rushey Green	162	Abbey National	Santander	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Rushey Green	163	Catford Wine Convenience	TK. Food & Wine	Convenience	Convenience	A1	A1	Convenience
Rushey Green	164/166	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Rushey Green	165	Kennedy Fried Chicken	Krispy	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Rushey Green	167	The Goose on the Green	The Goose on the Green	Public House	Public House	A4	A4	Pub / Bar
Rushey Green	169	Premier	Premier	Convenience	Convenience	A1	A1	Convenience
Rushey Green	177/181	Catford Chippy	Catford Chippy	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Rushey Green	183/185	Family Health Isis	Vacant	Office	Vacant	D1	Vacant	Vacant
Rushey Green	187/189	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience
Rushey Green	191/193	Morrison Spowart	Morrison Spowart	Legal	Legal	A2	A2	Services
Rushey Green	195	The Sanctuary	The Sanctuary	Restaurant	Restaurant	A4	A3	Restaurant / Café
Rushey Green	197	Betfred	Betred	Betting Shop	Betting Shop	A2	A2	Betting Shop
Rushey Green	199	Franco's Mini Mart	Frank Convenience Store	Convenience	Convenience	A1	A1	Convenience
Sangley Road	21A	Magic Signs and Graphics	Magic Signs and Graphics	Communications and Printing	Communications and Printing	A1	A2	Other A2
Sangley Road	21B	Yuk Building & Decorations	Yuk Building & Decorations	Office	Office	B1	B1	Office
Sangley Road	21C	Trustee Alarms	Trustee Alarms	Professional and Consulting Services	Professional and Consulting Services	A1	A2	Services
Sangley Road	22-26	Travis Perkins	Travis Perkins	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sangley Road	27	?	LSK London Property	?	Estate and Letting Agent	?	A2	Services
Sangley Road	29	?	XCE Computer Repair	?	Electrical and Electronics	?	A1	Comparison
Sangley Road	30	All Ford	All Ford	Vehicle Parts and Accessories	Vehicle Parts and Accessories	A1	A1	Comparison
Sangley Road	32	Top Dog	Top Dog	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sangley Road	34	Spice 2000	Spice 2000	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sangley Road	36	Michael Scot+Lau	Michael Scot+Lau	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Sangley Road	38	Vacant	W & R	Vacant	Takeaway	A5	A5	Hot Food Takeaway
Sangley Road	40	ARK	ARK	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sangley Road	44	Familys	Familys	Hairdresser	Hairdresser	A1	A1	Hairdresser
Station Approach		The Catford Tavern	The Catford Tavern	Public House	Public House	A4	A4	Pub / Bar
Thomas Lane		The Barber Shoppe	The Barber Shoppe	Hairdresser	Hairdresser	A1	A1	Hairdresser
Winslade Way	01	Xander and Xavier	Xander and Xavier	Hairdresser	Hairdresser	A1	A1	Hairdresser
Winslade Way	02+3	Risky	Risky	Clothes	Clothes	A1	A1	Comparison
Winslade Way	04	Sense	Sense	Charity Shop	Charity Shop	A1	A1	Charity
Winslade Way	05	Pure Life	Pure Life	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Winslade Way	06	Internacionale	Internacionale	Clothes	Clothes	A1	A1	Comparison
Winslade Way	09	Ram	Ram	Public House	Public House	A4	A4	Pub / Bar

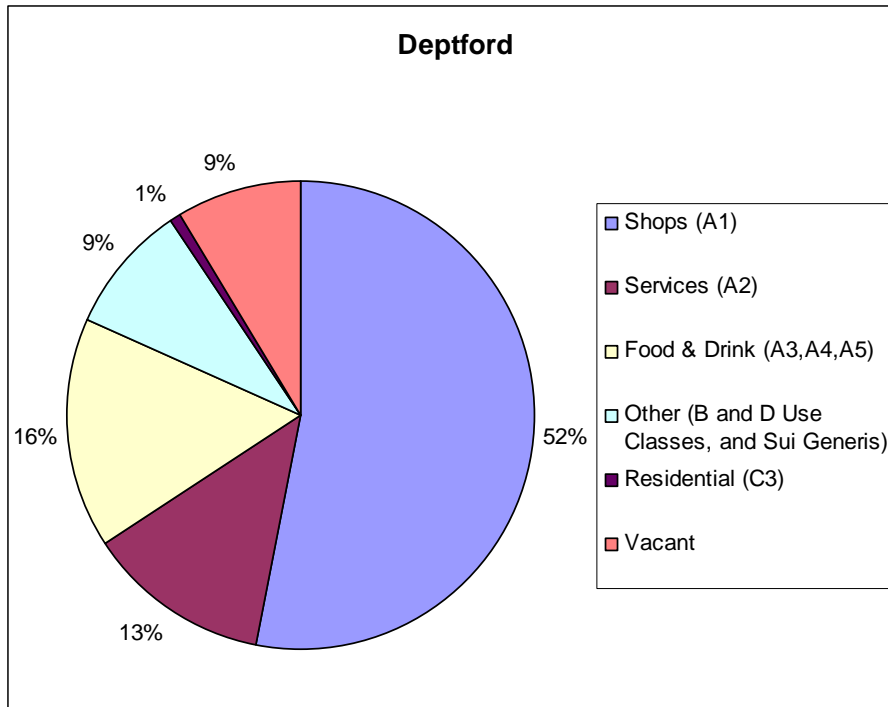
Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Winslade Way	10-13	Iceland	Iceland	Supermarket	Supermarket	A1	A1	Convenience
Winslade Way	14-21	Tesco	Tesco	Supermarket	Supermarket	A1	A1	Convenience
Winslade Way	1A	Lewisham Community Sector Unit	Lewisham Community Sector Unit	Office	Office	B1	B1	Office
Winslade Way	22	British Heart Foundation	British Heart Foundation	Charity Shop	Charity Shop	A1	A1	Charity
Winslade Way	22a	Angel Star	Angel Star	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Winslade Way	23/24	WH Smith	WH Smith	Book Shop	Book Shop	A1	A1	Comparison
Winslade Way	25/26	Poundstrecher	Poundstrecher	Discount Store	Discount Store	A1	A1	Discount
Winslade Way	27	R&A Discount Store	R&A Discount Store	Discount store	Discount Store	A1	A1	Discount
Winslade Way	28	Health and Herbs	Health and Herbs	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Winslade Way	29	Centre Cafe	Centre Cafe	Sandwich Bar	Sandwich Bar	A3	A1	Other A1
Winslade Way	30/31	Bon Marche	Bon Marche	Ladies' clothes	Clothes	A1	A1	Comparison
Winslade Way	32	Poundland	Poundland	Discount store	Discount Store	A1	A1	Discount
Winslade Way	33	Holland & Barrett	Holland & Barrett	Convenience	Convenience	A1	A1	Convenience
Winslade Way	34	Vacant	Inspire Beauty	Vacant	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Winslade Way	35	Inspire Beauty	Inspire Beauty	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Winslade Way	36	Payne Bros	Evans Supermarket	Electrical and Electronics	Convenience	A1	A1	Convenience

4 Deptford

4.1 Summary of town centre uses

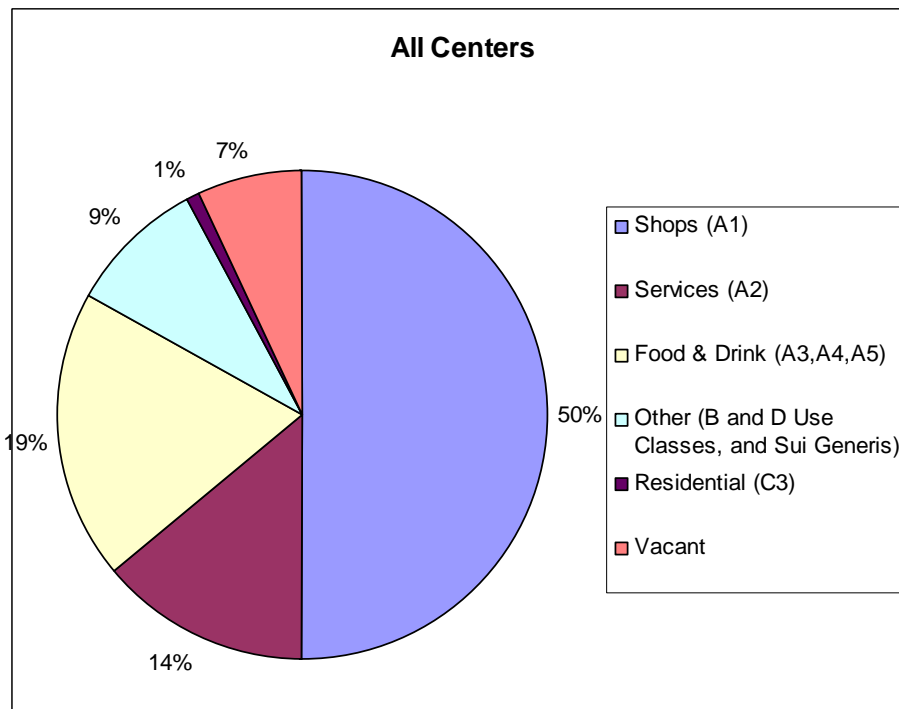
4.1.1 Figure 5 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 7: Proportion of units by use class grouping, Deptford Town Centre 2013



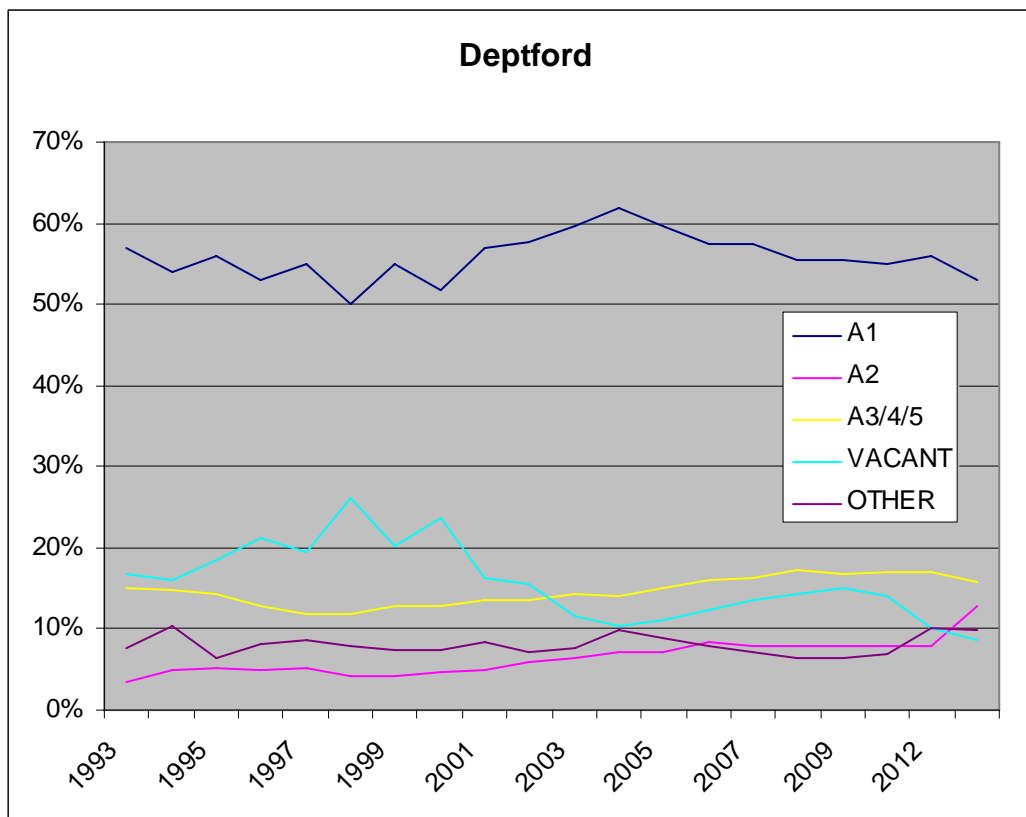
4.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 8: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



4.1.3 Figure 6 shows the changes in use classes over the period 1993 – 2013. There is a decrease in proportion of vacant units since 2010, and a notable increase in the proportion of A2 units over the past year.

Figure 9: Change in proportion of units by use class grouping, Deptford Town Centre 1993- 2013



4.2 Local plan targets

4.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 7: Deptford Town Centre: Local Plan targets

Deptford town centre: Local Plan targets		
Topic	Target	Deptford centre performance
% of primary shopping frontage units in A1 use	At least 70%	71.3%
% of units within centre in A5 use	No more than 5%	5.6%

4.3 Summary of performance of centre in key topic areas

4.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

4.3.2 The following strengths and weaknesses have been identified:

- **Vacancy rates are at 9%**, are significantly below the national average, and are just below the regional average;
- The **vacancy rate** has significantly declined over the **five year period 2008-2013** from **14% to 9%**;
- Deptford is one of only three centres in the borough which meet the Local Plan target of at least 70% of **units within the primary shopping frontage being in A1 use**, with the figure for the centre being **71%**;
- **Betting shops** have increased in number from 4 to 7 in the period 2004-2013, an **increase of 75%**. However, the number of betting shops has not increased for the past two years;
- The number of **takeaways** has increased from 12 to 15 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **5.6%**, which does not meet the local plan target of no more than 5%;
- The number of **public houses** in the centre has declined in the period 2004-2013, from 6 to 5.

4.3.3 The table below summarises the use classes of all units within the centre.

Table 8: Deptford Town Centre: Summary of uses

Deptford Town Centre: Summary of uses		
A1	Charity	4
	Comparison	43
	Convenience	54
	Discount	8
	Hairdresser	21
	Other A1	11
A1 Total		141
A2	Bank / Building Society	2
	Betting Shop	7
	Other A2	5
	Pawnbrokers and Pay Day Loans	7
	Services	13
A2 Total		34
A3	Restaurant / Café	22
A4	Pub / Bar	5
A5	Hot Food Takeaway	15
B1	Light Industrial	1
	Office	2
B1 Total		3
C3	Residential	2
D1	Community and Advice	3
	Education	1
	Medical	2
D1 Total		6
D2	Other D2	1
Sui generis	Beauty	8
	Other S/G	5
	Tattoo and Piercing	1
Sui generis Total		14
Vacant	Vacant	23
Grand Total		266

4.4 Full list of all units within Deptford Centre

4.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 9: Full list of units within Deptford Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford Broadway	01	The Broadway Restaurant	The Broadway Restaurant	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	02	Mimi	Mimi	Book Shop	Book Shop	A1	A1	Comparison
Deptford Broadway	04	Afab Star	Afab Star	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	06	Vacant	Posh and Beauty	Vacant	Hairdresser	Vacant	A1	Hairdresser
Deptford Broadway	06A	Melvins	Melvins	Clothes	Clothes	A1	A1	Comparison
Deptford Broadway	08	Panda Panda	Panda Panda	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford Broadway	09-12	Vacant	Vacant	Vacant	Vacant	A1	Vacant	Vacant
Deptford Broadway	13/14	Amedo	J5	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	15/16	Counselling Offices	Counselling Offices	Office	Office	B1	B1	Office
Deptford Broadway	17	Institute of Music and Technology	Institute of Music and Technology	Office	Office	D1	B1	Office
Deptford Broadway	18-19	999 Club	999 Club	Community and Advice	Community and Advice	D2	D1	Community and Advice
Deptford Broadway	20	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford Broadway	22	Excel Cars	Excel Passenger Services	Minicab Office	Minicab Office	B1	S/G	Other S/G
Deptford Broadway	24	MK Law	MK Law	Legal	Legal	A2	A2	Services

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford Broadway	35-36	Tin Tin	Tin Tin	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	37	Kaya House	Lazania	Malaysian Bistro	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	38	Deptford Food and Wine	Deptford Food and Wine	Convenience	Convenience	A1	A1	Convenience
Deptford Broadway	39	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford Broadway	40	Rogers	Rogers	Vehicle Parts and Accessories	Vehicle Parts and Accessories	A1	A1	Comparison
Deptford Broadway	41-42	Gia	Le Gia	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	43	Chaplins	Chaplins	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford Broadway	43-45	Vacant	Vacant	Vacant	Vacant	A3	Vacant	Vacant
Deptford Broadway	46	The Lighthouse	The Lighthouse	Communications and Printing	Communications and Printing	A1	A2	Other A2
Deptford Broadway	47	Miou Miou	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant
Deptford Broadway	48	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford Broadway	49	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford Broadway	50	Meg Charles Collections	Meg Charles Collections	Clothes	Clothes	Vacant	A1	Comparison
Deptford Broadway	51	Abstractions	Abstractions	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Deptford Broadway	52		First Step		Nursery / Day Centre / Education		D1	Education
Deptford Broadway	53	Plan Personnel	Plan Personnel	Employment and Training	Employment and Training	A2	A1	Other A1
Deptford Broadway	54	HGV Drivers Training Office	Vacant	Office	Vacant	B1	Vacant	Vacant

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford Broadway	55	Nat Ado	Nat Ado	Legal	Legal	B1	A2	Services
Deptford Broadway	56	LFC Chicken	LFC Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford Broadway	57	Georges	Georges	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	001A-3	Londis	Londis	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	002-004	Carlton	Carlton	Bar	Bar	A4	A4	Pub / Bar
Deptford High Street	005-009	99p Stores	99p Stores	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	006	Red Carpet Shop Boutique	Red Carpet Shop Boutique	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	008-010	New Dimension	New Dimension	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	11	Badul Telecom	Badul Telecom	Communications and Printing	Communications and Printing	A1	A2	Other A2
Deptford High Street	012	Street Flava	Street Flava	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	013	Your Choice Pound Shop	Your Choice Pound Shop+Plus	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	013A	The Orient	The Orient	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	014	Jennings Better	Jennings Better	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	015	No Name	Ash Arcade	Hardware Store	Convenience	A1	A1	Convenience
Deptford High Street	016	Ash's	Ash's	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	017	Bab's Collection	Babs Collection	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	018	African Hairdresser	African Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	019	New Vision	New Vision	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	020-022	Tesco Express	Tesco Express	Supermarket	Supermarket	A1	A1	Convenience
Deptford High Street	021	Deeplex	Deeplex	Beauty Goods	Beauty Goods	A1	A1	Comparison
Deptford High Street	023	Prestige Textiles	Prestige Textiles	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	024	Panache	Panache	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Deptford High Street	025	Sharon	Sharon	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	026	Chaconia	Chaconia	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	027	Halal Brothers	Halal	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	028	Legal	Legal	Legal	Legal	B1	A2	Services
Deptford High Street	029	Rose Fashion	Rose Fashion	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	030	A2Z	A2Z	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Deptford High Street	031-033	Percy Ingle	Percy Ingle	Baker	Baker	A1	A1	Convenience
Deptford High Street	032	Mr Agege	Agege Bread	Baker	Baker	A1	A1	Convenience
Deptford High Street	034	Vina Footwear	Vina Footwear	Shoes	Shoes	A1	A1	Comparison
Deptford High Street	035	Divine Afro-Caribbean Convenience	Divine Afro-Caribbean Convenience	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	036	Fu Qing Chao Shi	Fu Qing Chao Shi	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	037	Ablemarle Bond	Ablemarle Bond	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	038-040	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	039-043	99p Store	99p+Store	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	042	T and S	Rose African	Convenience	Textiles and Crafts	A1	A1	Comparison
Deptford High Street	044	The Money Shop	The Money Shop	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	045	Slices	HFC	Restaurant	Takeaway	A3	A5	Hot Food Takeaway
Deptford High Street	046	Sense	Sense	Charity Shop	Charity Shop	A1	A1	Charity
Deptford High Street	047	Cod Fathers	Cod Fathers	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	048-050	Ladbrokes	Ladbrokes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	49	Taj Connections	More Time	Electrical and Electronics	Furniture and Homeware	A1	A1	Comparison
Deptford High Street	51	A.K.Butcher & Convenience	A.K.Butcher & Convenience	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	51B	Taj Connections	Taj Connections	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Deptford High Street	052	Paddy Power	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	054	My £ Shop	£My Shop£	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	053-055	My Butcher Cash and Carry	My Butcher Cash and Carry	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	056-058	Rishi	Rishi	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	057	Christian Resources	Christian Resources	Book Shop	Book Shop	A1	A1	Comparison
Deptford High Street	059	Kims Convenience	Kims Convenience	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	060	Fish Brothers	Deptford Pawnbrokers and Jewellery	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	061	My Salon	Faris	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	062	Lobo	Lobo	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	063	J C Smith	J C Smith	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	064	Lobo	Lobo	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	65	Cafe Bianca	Cafe Bianca	Cafe	Cafe	N/A	A3	Restaurant / Café
Deptford High Street	67	Electric Avenue	Electric Avenue	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Deptford High Street	066	Christines Pork	Christines Pork	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	068	W. Samuel	W. Samuel	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Deptford High Street	069	My Fish	My Fish	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	070	Coral	Coral	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	071	DAGE	DAGE	Charity Shop	Charity Shop	A1	A1	Charity
Deptford High Street	072	H&T	H&T	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	073	Heel Bar	no name	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Deptford High Street	074	Danny's	Pound Shop Plus	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	075	Robert Walker	Robert Walker	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	076	Fardeen Fabrics	Fardeen Fabrics	Clothes	Clothes	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	077	No Name	No Name	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	078	The Sight Centre	The Sight Centre	Optician	Optician	A1	A1	Other A1
Deptford High Street	079	Cafe Selecta	Cafe Selecta	Cafe	Cafe	A3	A3	Restaurant / Café
Deptford High Street	080-082	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Deptford High Street	081	Just 4 U	Just 4 U	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	083	AZ Halal Butcher	A.Z. Halal Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	084	Ha-Noi	Ha-Noi	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	085	Iris's	Iris's	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Deptford High Street	086	Lauries	Lauries	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	087	Honey's	Honey's	Baker	Baker	A1	A1	Convenience
Deptford High Street	088	Vacant	No Name	Vacant	Electrical and Electronics	Vacant	A1	Comparison
Deptford High Street	089	Welcome Shoes	Welcome Shoes	Shoes	Shoes	A1	A1	Comparison
Deptford High Street	090-092	HSBC	HSBC	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Deptford High Street	091	Greggs	Greggs	Baker	Baker	A1	A1	Convenience
Deptford High Street	093-095	Vacant	Cash Generator	Vacant	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	097	Sharps Afro Cosmetics	Sharpes Afro Cosmetics	Beauty Goods	Beauty Goods	A1	A1	Comparison
Deptford High Street	099	Family Butcher	Family Halal Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	101-103	Housewives Cash & Carry	Housewives Cash & Carry	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	104	Deptford Seafood	Deptford Seafood	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	105	Salabed	Salabed	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Deptford High Street	106	Tian Fu Supermarket	Tian Fu Supermarket	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	107	Roots	Roots	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	108	Royal Chicken and Pizza	Royal Chicken and Pizza	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	109	Halal Butcher	Halal Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	110	Right Price Superstore	Right Price Superstore	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	111-111C	Vista and Envi	Vista and Envi	Hairdresser	Hairdresser	A1; A3	A1	Hairdresser
Deptford High Street	112-114	Iceland	Iceland	Supermarket	Supermarket	A1	A1	Convenience
Deptford High Street	113	Viet Restaurant	Viet Restaurant	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	115	Alternative Health / Health Foods	Alternative Health / Health Foods	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Deptford High Street	116	Viet Hoa	Viet Hoa	Restaurant	Supermarket	A3	A1	Convenience
Deptford High Street	117	Chicken Plus	Chicken Plus	Cafe	Cafe	A3	A3	Restaurant / Café
Deptford High Street	118	MS Dry Cleaner	MS Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Deptford High Street	119	Peter and Joan	Peter and Joan	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Deptford High Street	119A	Eunimarc	Eunimarc	Beauty Goods	Beauty Goods	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	120	Utrophia	Utrophia	Community and Advice	Community and Advice	A1	D1	Community and Advice
Deptford High Street	122-124	Poundland	Poundland	Discount Store	Discount Store	Vacant	A1	Discount
Deptford High Street	126	Tomi's Kitchen	Tomi's Kitchen	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	127	Terry's Discount	Terry's Discount	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	129	Shoe-Doc	Shoe-Doc	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Deptford High Street	133a	Excellent Beauty Salon	Excellence Beauty Salon	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Deptford High Street	134	Nightingale	Nightingale	Chemist	Chemist	A1	A1	Comparison
Deptford High Street	133b-135	Vacant	Vacant	Vacant	Vacant	A1	Vacant	Vacant
Deptford High Street	136	Vacant	Vacant	Vacant	Vacant	B2	Vacant	Vacant
Deptford High Street	137A	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	137B	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	138	Kids Love Ink	Kids Love Ink	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo and Piercing
Deptford High Street	139-143	Deptford Plaza	Deptford Plaza	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	140	Rag and Bone	Rag N Bone	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	142	The Waiting Room	The Waiting Room	Cafe	Cafe	A3	A3	Restaurant / Café
Deptford High Street	144	Adonai	Adonai	Religious Shop	Religious Shop	A1	A1	Comparison
Deptford High Street	144a	Salvation Army	Salvation Army	Community and Advice	Community and Advice	S/G	D1	Community and Advice

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	146	Bridge House	Bridge House	Estate and Letting Agent	Estate and Letting Agent	B1	A2	Services
Deptford High Street	147	El Khadijat	El Khadijat	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	148	SE8 Flooring	SE8 Flooring	Carpet Shop	Carpet Shop	A1	A1	Comparison
Deptford High Street	150	Johnny's DIY Building Supplies	Johnny's DIY Building Supplies	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Deptford High Street	151	Dalsan	Dalsan	Communications and Printing	Communications and Printing	A1	A2	Other A2
Deptford High Street	152	Bearspace	Bearspace	Art Studio/ Showroom	Art Studio/ Showroom	Vacant	A1	Comparison
Deptford High Street	153	Ray Shekson	Ray Shekson	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Deptford High Street	154-156	Deli X	Deli X	Delicatessen	Delicatessen	Vacant	A1	Convenience
Deptford High Street	155	Karisma Italian Shoes	Karisma Italian Shoes	Shoes	Shoes	A1	A1	Comparison
Deptford High Street	157	Vacant	Afri Pay	Vacant	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	158	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	159	Annie's	Annie's	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	160-162	Island Buka	Island Buka	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	161/163	Share, Think and Act	Share, Think and Act	Professional and Consulting Services	Professional and Consulting Services	Vacant	A2	Services
Deptford High Street	164	F.A Albin & Sons	F.A Albin & Sons	Undertaker	Undertaker	A1	A1	Other A1
Deptford High Street	165	Hair by Alrems	Hair by Alrems	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	165A	Chung Viet	Chung Viet	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	167	Hair Dome	Hair Dome	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	168	Flowers by Tanya	Flowers by Tanya	Florist	Florist	Vacant	A1	Other A1
Deptford High Street	169	Gem	Gem	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services
Deptford High Street	170	Styles	Styles	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	171	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	172	Designer KOCC Barma	Designer KOCC Barma	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	173	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	174	CN Nail Supply	CN Nail Supply	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Deptford High Street	175	McDonnell	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	176	Creekside Dental Clinic	Creekside Dental Clinic	Medical	Medical	D1	D1	Medical
Deptford High Street	177	Sedonie Hall	Sedonie Hall	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	178-80	Lai +Loi	Lai +Loi	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	179	Radiant	Radiant	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Deptford High Street	181	Sewing Machine Centre	Sewing Machine Centre	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Deptford High Street	182	C. B. Hair Design	C. B. Hair Design	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	183	Monis	Monis	Clothes	Clothes	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Deptford High Street	184	Vacant	Cash Xchange	Vacant	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	185	Vacant	Morley's	Vacant	Takeaway	A3	A5	Hot Food Takeaway
Deptford High Street	186	Shital	Shital	Off-licence	Off-licence	A1	A1	Convenience
Deptford High Street	187	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	188	Cannon Kallar	Cannon Kallar	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Deptford High Street	189	XO Bar	XO Bar	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	190-196	J B Wheatley	J B Wheatley	Legal	Legal	A2	A2	Services
Deptford High Street	191-193	Abacus	Abacus	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Deptford High Street	195	Angel	Angel	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Deptford High Street	197/9	Shades	Shades	Snooker Hall	Snooker Hall	D2	D2	Other D2
Deptford High Street	198	Gallop	Gallop	Cafe	Cafe	Vacant	A3	Restaurant / Café
Deptford High Street	200	Deptford Grill House	Deptford Grill House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	201	Blessed Assurance and Co	Blessed Assurance and Co	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	202	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	203	Goddard	A. J. Goddard	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	204	Manze's	Manze's	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	205	Hair & Nail	Hair & Nail	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Douglas Way	1a	Mace	Rostaleah	Convenience	Convenience	A1	A1	Convenience
Douglas Way	1b	Tandori Express	Tandori Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Douglas Way	1c	?	Mace	?	Convenience	?	A1	Convenience
Douglas Way	2a	Goodfriends	Goodfriends	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Douglas Way	2b	H. Nick	H. Nicks	Hairdresser	Hairdresser	A1	A1	Hairdresser
Douglas Way	2c	Vacant	Jal Tech Solutions	Vacant	Electrical and Electronics	Vacant	A1	Comparison
New Cross Road	483-485	Car Wash	Hand Car Wash	Car Wash	Car Wash	S/G	S/G	Other S/G
New Cross Road	487-487a	Zizi Beauty Shop	Zizi Beauty Shop	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
New Cross Road	487a	N/A	Divami	N/A	Hairdresser	N/A	A1	Hairdresser
New Cross Road	488-90	Star & Garter	Star & Garter	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	489	Penny's Supermarket	Penny's Supermarket	Supermarket	Supermarket	A1	A1	Convenience
New Cross Road	491	Mowley	Mowley	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	491a	Sierra Cars	Sierra Cars	Minicab Office	Minicab Office	A2	S/G	Other S/G
New Cross Road	491b	Bos Net	Bos Net	Communications and Printing	Communications and Printing	A1	A2	Other A2
New Cross Road	492	London Kebab	London Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	493	Sharon Convenience	Sharon Convenience	Convenience	Convenience	A5	A1	Convenience
New Cross Road	494	Eatwaves African Kitchen	Vacant	Takeaway	Vacant	A5	Vacant	Vacant

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
New Cross Road	495	The Little Crown	The Little Crown	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	496-498	Payless Food & Wine Off-licence	Payless Food & Wine Off-licence	Convenience	Convenience	A1	A1	Convenience
New Cross Road	497	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	499	Hair Concept	Concept	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	500	New Cross Post Office	New Cross Post Office	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience
New Cross Road	501	Star Nails	Star Nails	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
New Cross Road	503	Alan Wyatt	Marilyn	Estate and Letting Agent	Hairdresser	A2	A1	Hairdresser
New Cross Road	504	Deptford Surgery	Deptford Surgery	Medical	Medical	D1	D1	Medical
New Cross Road	505	Jenny's	Jenny's	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	505a	Costcutter	Costcutter	Convenience	Convenience	A1	A1	Convenience
New Cross Road	506	Krison	Krison	Chemist	Chemist	A1	A1	Comparison
New Cross Road	508	Vacant	Bee Europe	Vacant	Employment and Training	Vacant	A1	Other A1
New King Street	12	Vacant	Bench Outreach	Vacant	Charity Shop	Vacant	A1	Charity
New King Street	14	Vacant	Jessica Mathers Trust	Vacant	Charity Shop	Vacant	A1	Charity
New King Street	2-4	The Harp	The Harp	Public House	Public House	A4	A4	Pub / Bar
New King Street	6	Simon Barbers	Simon Barbers	Hairdresser	Hairdresser	A1	A1	Hairdresser
New King Street	8/10	Payless Convenience	Payless Convenience	Convenience	Convenience	A1	A1	Convenience

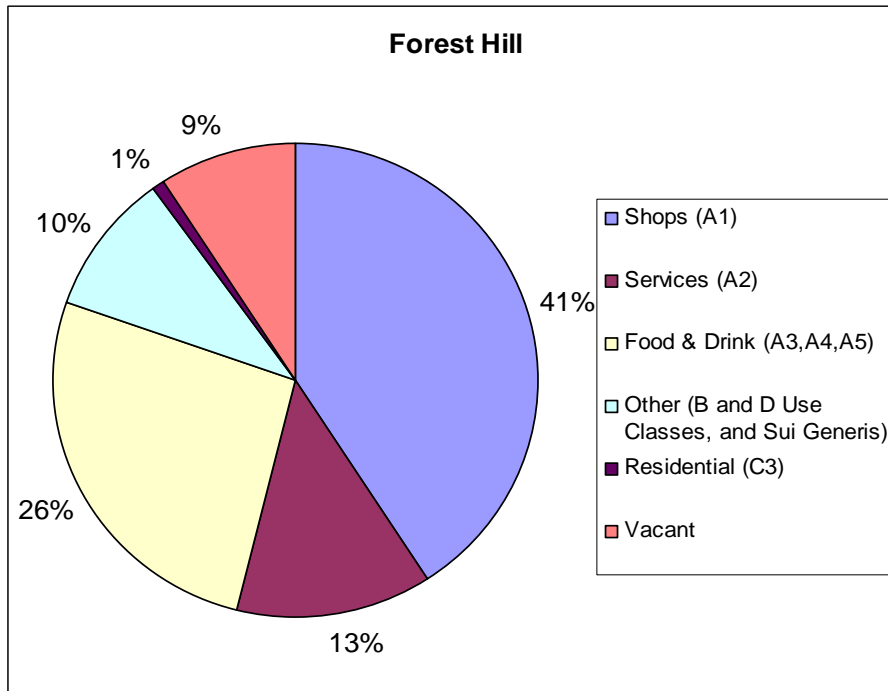
Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Tanners Hill	10	Olivier Johnson	Olivier Johnson	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Tanners Hill	20	The Music Complex	The Music Complex	Music Shop/Studio	Music Shop/Studio	A1	S/G	Other S/G
Tanners Hill	21	Residential	Residential	Residential	Residential	Vacant	C3	Residential
Tanners Hill	22	Apsara Thai Spa	Apsara Thai Spa	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Tanners Hill	23	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Tanners Hill	25	Residential	Residential	Residential	Residential	Vacant	C3	Residential
Tanners Hill	27	Me	Vacant	2nd Hand Shop	Vacant	A1	Vacant	Vacant
Tanners Hill	29	Launderette	Launderette	Launderette	Launderette	A1	A1	Other A1
Tanners Hill	31	Wellbeloved	Wellbeloved	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Watergate Street	5	Orlando Cars and Airport Transfers	Orlando Cars and Airport Transfers	Minicab Office	Minicab Office	Vacant	S/G	Other S/G
Watergate Street	7	Di'Nard	Di'Nard	Hairdresser	Hairdresser	A1	A1	Hairdresser
Watergate Street	9	Unique Contract Services	Unique Contract Services	Employment and Training	Employment and Training	B1	A1	Other A1
Edward Street	1a	Ria Money Exchange	Ria Money Exchange	Money Transfers	Money Transfers	N/A	A2	Services
Edward Street	1c	Claudia New Blessing	No Name	Hairdresser and Barber	Convenience	A1	A1	Convenience
Edward Street	1b	EKO Estates	No Name	Estate and Letting Agent	Clothes	A2	A1	Comparison

5 Forest Hill

5.1 Summary of town centre uses

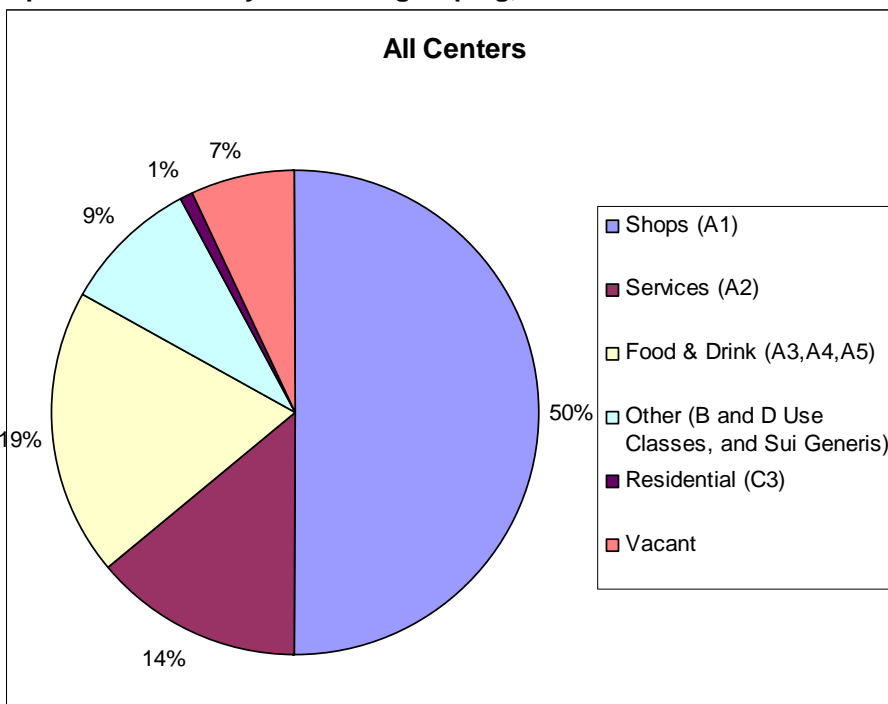
5.1.1 Figure 7 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 10: Proportion of units by use class grouping, Forest Hill Town Centre 2013



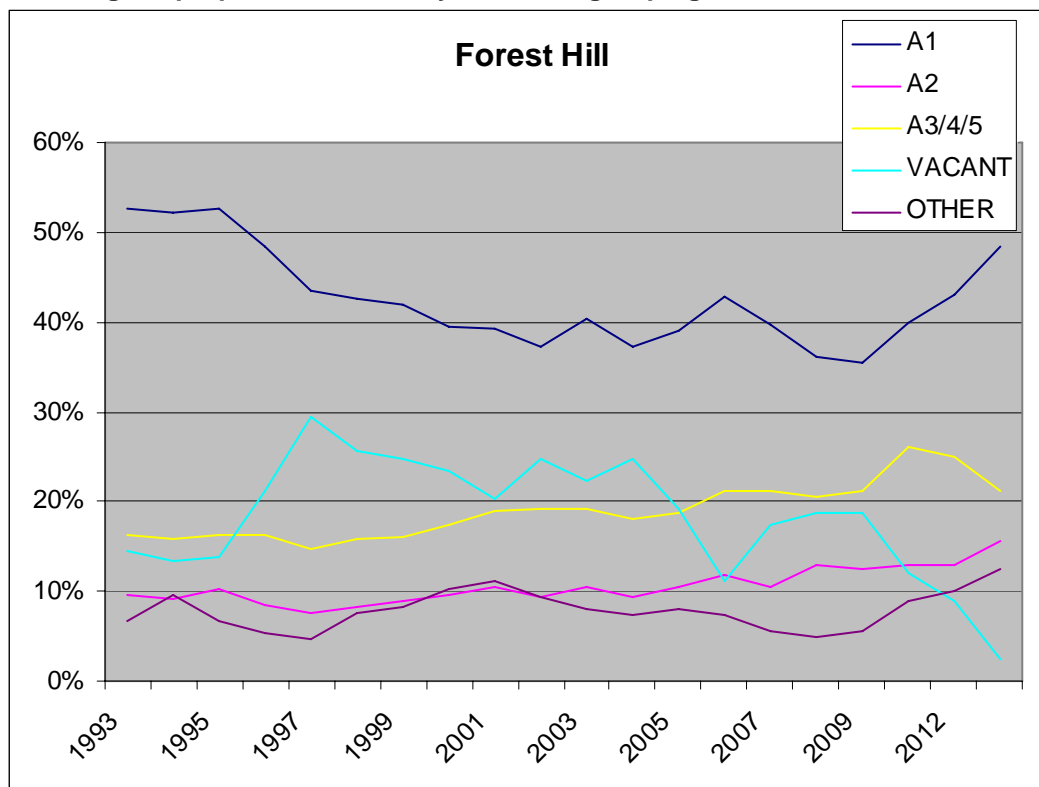
5.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 11: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



5.1.3 Figure 8 shows the changes in use classes over the period 1993 – 2013. There is a notable increase in the proportion of A1 units and a decrease in proportion of vacant units since 2009. The period 2012 – 2013 saw an increase in the number of A2 units and a decrease in the number of A3/A4/A5 units.

Figure 12: Change in proportion of units by use class grouping, Forest Hill Town Centre 1993- 2013



5.2 Local plan targets

5.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 10: Deptford Town Centre: Local Plan targets

Forest Hill town centre: Local Plan targets		
Topic	Target	Forest Hill centre performance
% of primary shopping frontage units in A1 use	At least 70%	38.9%
% of units within centre in A5 use	No more than 5%	8.6%

5.3 Summary of performance of centre in key topic areas

5.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

5.3.2 The following strengths and weaknesses have been identified:

- **Vacancy rates** are at **9%**, are significantly below the national average, and similar to the regional average;
- The **vacancy rate** has significantly declined over the **five year period 2008-2013** from **20% to 9%**;
- Forest Hill is one of two centres in the borough that has less than 50% of **units within the primary shopping frontage in A1 use**, which fails to meet the Local Plan target of at least 70% of units, with the figure for the centre being **39%**;
- **Betting shops** have increased in number from 1 to 2 in the period 2004-2013, the number of betting shops has not increased for the past two years;
- The number of **takeaways** has decreased from 14 to 13 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **8.6%**, which fails to meet the local plan target of no more than 5%;
- The number of **public houses** in the centre has declined in the period 2004-2013, from 6 to 5.

5.3.3 The table below summarises the use classes of all units within the centre.

Table 11: Forest Hill Town Centre: Summary of uses

Forest Hill Town Centre: Summary of uses		
A1	Charity	3
	Comparison	22
	Convenience	12
	Discount	1
	Hairdresser	15
	Other A1	9
A1 Total		62
A2	Bank / Building Society	2
	Betting Shop	2
	Other A2	1
	Pawnbrokers and Pay Day Loans	2
	Services	13
A2 Total		20
A3	Restaurant / Café	22
A4	Pub / Bar	5
A5	Hot Food Takeaway	13
B1	Office	2
C3	Residential	1
D1	Community and Advice	1
	Medical	3
	Place of Worship	1
D1 Total		5
D2	Gym	1
Sui generis	Beauty	4
	Other S/G	2
	Tattoo and Piercing	1
Sui generis		7
Vacant	Vacant	14
Grand Total		152

Major Town and District Centre Retail Report Part II

Forest Hill Centre: Full list of units

Dartmouth Road	010A	Antoinette Costume Hire	Vacant	Costume Hire	Vacant	A1	Vacant	Vacant
Dartmouth Road	010B	Nephrite Jade Massage	Nephrite Jade Massage	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Dartmouth Road	011	Winkworth	Winkworth	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Dartmouth Road	013	Johnson Cosmetics & Hairdresser	Johnson Cosmetics & Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	014	Vacant	Vacant	Vacant	Vacant	A2	Vacant	Vacant
Dartmouth Road	015	Doopo	Doopo	Clothes	Clothes	A1	A1	Comparison
Dartmouth Road	016D	B Cards	B Cards	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Dartmouth Road	016A	Fitting Studio	Fitting Studio	Clothes	Clothes	A1	A1	Comparison
Dartmouth Road	017	Little Forest	Little Forest	Convenience	Convenience	A1	A1	Convenience
Dartmouth Road	018	The Wok Express	The Wok Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Dartmouth Road	019	Laurels	Laurel's	Florist	Florist	A1	A1	Other A1
Dartmouth Road	020-022	Paddy Power	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop
Dartmouth Road	021-023	Boots	Boots	Chemist	Chemist	A1	A1	Comparison
Dartmouth Road	024	Sylvan Post	Sylvan Post	Restaurant	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	025	Oriental Fusion	Oriental Fusion	Restaurant	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	027	Big Breakfast	BB & Friends	Cafe	Cafe	A3	A3	Restaurant / Café
Dartmouth Road	029	City of Cash	City of Cash	Payday Loans	Payday Loans	A2	A2	Pawnbrokers and Pay Day Loans
Dartmouth Road	031	Pizza Palm	Vacant	Takeaway	Vacant	A5	Vacant	Vacant

Dartmouth Road	033	Vacant	The Montage	Vacant	Cafe	Vacant	A3	Restaurant / Café
Dartmouth Road	035	Bird in Hand	Bird in Hand	Public House	Public House	A4	A4	Pub / Bar
Dartmouth Road	039	D-Wines	BMO Services	Off-licence	Off-licence	A1	A1	Convenience
Dartmouth Road	041	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Dartmouth Road	043	Polytechnics	Polytechnics	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Dartmouth Road	045-047	Question	The H Hill	Pizza Bar	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	049	Vacant	Aga's Little Deli Cafe	Vacant	Cafe	Vacant	A3	Restaurant / Café
Dartmouth Road	049A	Elegance	Elegance	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	051	A.L.Hamilton	A.L.Hamilton	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Dartmouth Road	051A	Kelly Nail Gallery	Kelly Nail Gallery	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Dartmouth Road	053	For Your Eyes Only	For Your Eyes Only	Film Rental	Film Rental	A1	A1	Other A1
Dartmouth Road	053A	Sure to Move	Sure to Move	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Dartmouth Road	055A	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Dartmouth Road	055B	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Dartmouth Road	057	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Dartmouth Road	057A	Sugar Mountain	Sugar Mountain	Confectioner	Confectioner	A1	A1	Comparison
Dartmouth Road	059	Dapper	Dapper	Antiques	Antiques	A1	A1	Comparison
Dartmouth Road	059A	Family Dental Care & Sedation Clinic	Family Dental Care & Sedation Clinic	Medical	Medical	D1	D1	Medical

Dartmouth Road	061	Forest Hill Supermarket	Forest Hill Supermarket	Convenience	Convenience	A1	A1	Convenience
Dartmouth Road	061A	Dartmouth Tandori	Dartmouth Tandori	Restaurant	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	063	Queen's Kabab	Queen's Kabab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Dartmouth Road	063A	Vacant	Edyta's	Vacant	Restaurant	Vacant	A3	Restaurant / Café
Dartmouth Road	063B	Fortune Inn	Fortune Inn	Takeaway	Takeaway	A3	A5	Hot Food Takeaway
Dartmouth Road	065	Gionetta	Gionetta	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	067	Heb Mini Market	Heb Mini Market	Convenience	Convenience	A1	A1	Convenience
Dartmouth Road	069	Slickman	Slickman	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	071	Best of Both Boutique	Best of Both Boutique	Clothes	Clothes	A1	A1	Comparison
Dartmouth Road	073	Marie's Boutique	Maries Boutique	Clothes	Clothes	A1	A1	Comparison
Dartmouth Road	075	Bamboo House	Bamboo House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Dartmouth Road	077	Conservative Association	Conservative Association	Office	Office	B1	B1	Office
Dartmouth Road	079	No Name	No Name	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	081-083	Ald Life	Ald Life	Charity Shop	Charity Shop	A1	A1	Charity
Dartmouth Road	095	Aquataps	Aquataps	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Dartmouth Road	097	Three Kings	Three Kings	Convenience	Convenience	A1	A1	Convenience
Dartmouth Road	099	Robs	Robs	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	101	M-M-M	M-M-M	Takeaway	Takeaway	A5	A5	Hot Food Takeaway

Major Town and District Centre Retail Report Part II

Forest Hill Centre: Full list of units

Dartmouth Road	103	The Gym Cafe and Pizzeria	The Gym Cafe and Pizzeria	Restaurant	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	105	Angel	Angel	Hairdresser	Hairdresser	A1	A1	Hairdresser
Davids Road	001-3	Thai Orchard	Thai Orchard	Restaurant	Restaurant	A3	A3	Restaurant / Café
Davids Road	005	St David Coffee House	St David Coffee House	Cafe	Cafe	A3	A3	Restaurant / Café
Davids Road	007	Residential?	Residential	Residential?	Residential	C3	C3	Residential
Devonshire Road	001	From the Forest	From the Forest	Cafe	Cafe	A3	A3	Restaurant / Café
Devonshire Road	002-004	Home to Home	Home to Home	Community and Advice	Community and Advice	B1	D1	Community and Advice
Devonshire Road	003	Jolly Bee	Jolly Bee	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Devonshire Road	005	Forest Hill Shoe Repair Centre	Forest Hill Shoe Repair Centre	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Devonshire Road	006	Cocobtime	Cocobtime	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Devonshire Road	007	The Hob	The Hob	Public House	Public House	A4	A4	Pub / Bar
Devonshire Road	008-010	Living Springs	Living Springs	Place of Worship	Place of Worship	D1	D1	Place of Worship
Devonshire Road	012	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Devonshire Road	014	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
London Road	01	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
London Road	002-004	Forest Hill Laundrette	Forest Hill Laundrette	Launderette	Launderette	A1	A1	Other A1
London Road	05	Eaton Properties	Eaton Properties	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
London Road	06	British Red Cross	British Red Cross	Charity Shop	Charity Shop	A1	A1	Charity

Major Town and District Centre Retail Report Part II

Forest Hill Centre: Full list of units

London Road	07/9	Home Accessories Extra	Home Accessories Extra	Discount Store	Discount Store	A1	A1	Discount
London Road	08	Pizza Hut	Pizza Hut	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
London Road	10-12	M & Co.	M & Co.	Clothes	Clothes	A1	A1	Comparison
London Road	11	The Capitol	The Capitol	Public House	Public House	A3	A4	Pub / Bar
London Road	14	The Money Shop	The Money Shop	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
London Road	16	Santander	Santander	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
London Road	18	Canvas and Cream	Canvas and Cream	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	20	R.S Food and Wine	R.S Food and Wine	Convenience	Convenience	A1	A1	Convenience
London Road	22	Mr Le's Perfect Shoe Service	Mr Le's Perfect Shoe Service	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
London Road	22A	V.A.S.	V.A.S.	Medical	Medical	D1	D1	Medical
London Road	23	Lily Angel	Lily Angel	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
London Road	24	Favorite Chicken+Ribs	Favorite Chicken+Ribs	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
London Road	25	Mirror Mirror	Mirror Mirror	Hairdresser	Hairdresser	A1	A1	Hairdresser
London Road	26-28	Energie	Energie	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
London Road	27	The Web	The Web	Communications and Printing	Communications and Printing	A1	A2	Other A2
London Road	30-32	Sue Ryder	Sue Ryder	Charity Shop	Charity Shop	A1	A1	Charity
London Road	34-48	Sainsbury	Sainsbury	Supermarket	Supermarket	A1	A1	Convenience
London Road	45	Pedder	Pedder	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

London Road	47	The India Gate	The India Gate	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	49	Black Hummingbird	The Butchery	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	50	Kassford	Kassford	Optician	Optician	A1	A1	Other A1
London Road	51	Bolans	Bolans	Professional and Consulting Services	Professional and Consulting Services	B1	A2	Services
London Road	52	Pizza Al Forno	Pizza Al Forno	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	53	Lin Kee	Lin Kee	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
London Road	54	Tses	Tses	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	55	Erdis	Erdis	Hairdresser	Hairdresser	A1	A1	Hairdresser
London Road	56	The Teapot	The Teapot	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	58	Acorn	Acorn	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Perry Vale	-	All in One	All in One	Public House	Public House	A4	A4	Pub / Bar
Perry Vale	01-05	E J Carpet Shops	E J Carpet Shops	Carpet Shop	Carpet Shop	A1	A1	Comparison
Perry Vale	02	New Island	New Island	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Perry Vale	04	E J Carpet Shops	E J Carpet Shops	Carpet Shop	Carpet Shop	A1	A1	Comparison
Perry Vale	06	D+D	D+D	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Perry Vale	07	Office	Office? (Indigo Mansions)	Office	Office	B1	B1	Office
Perry Vale	8	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Perry Vale	09	Western Union / Crystal Services Business Centre	Western Union / Crystal Services Business Centre	Money Transfers	Money Transfers	A2	A2	Services

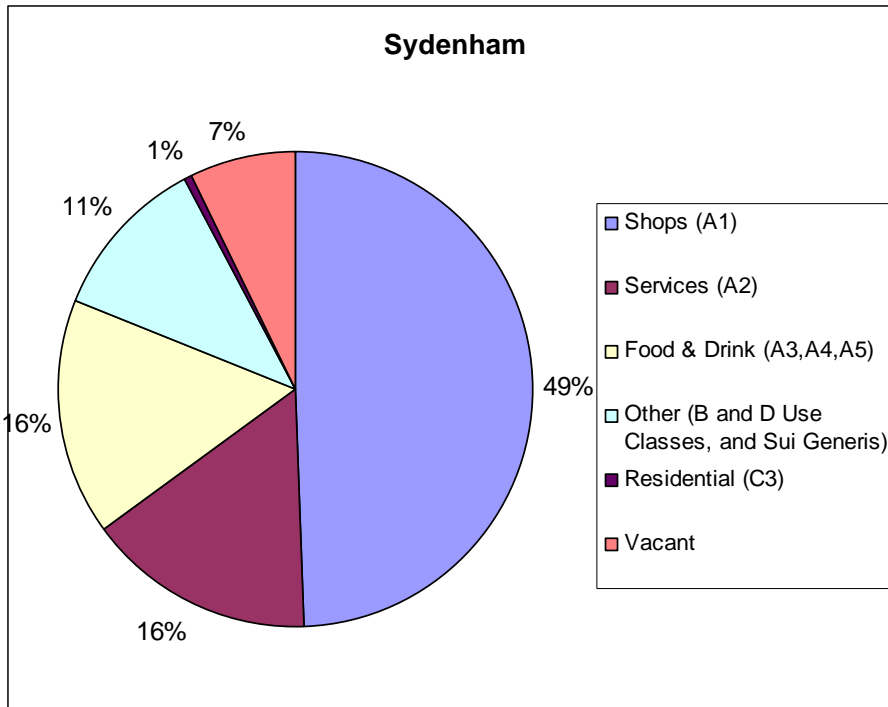
Stanstead Road	09	Kings Wine	Kings Wine	Off-licence	Off-licence	A1	A1	Convenience
Stanstead Road	15	Post Script Antiques and Collectibles	Post Script Antiques and Collectibles	Antiques	Antiques	A1	A1	Comparison
The Facade	07-08	Forest Hill Station Takeaway	Forest Hill Station Takeaway	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
The Facade	09-13	Leaders	Leaders	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Waldram Park Road	1A	Co-op	Co-op	Convenience	Convenience	A1	A1	Convenience
Westbourne Terrace	1	Westbourne Cafe	Westbourne Cafe	Restaurant	Restaurant	A3	A3	Restaurant / Café
Westbourne Terrace	2	Gentlemen's Hairdresser	Gentlemen's Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
Westbourne Terrace	2A	Miss Money Penny	Miss Money Penny	Clothes	Clothes	A1	A1	Comparison
Westbourne Terrace	3	Angels	Angels	Hairdresser	Hairdresser	A1	A1	Hairdresser
Westbourne Terrace	3A	Black Ink Tattoos	Black Ink Tattoos	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo and Piercing
Westbourne Terrace	4	Hatton	Hatton	Optician	Optician	A1	A1	Other A1
Westbourne Terrace	5	Morleys	Morleys	Takeaway	Takeaway	A5	A5	Hot Food Takeaway

6 Sydenham

6.1 Summary of town centre uses

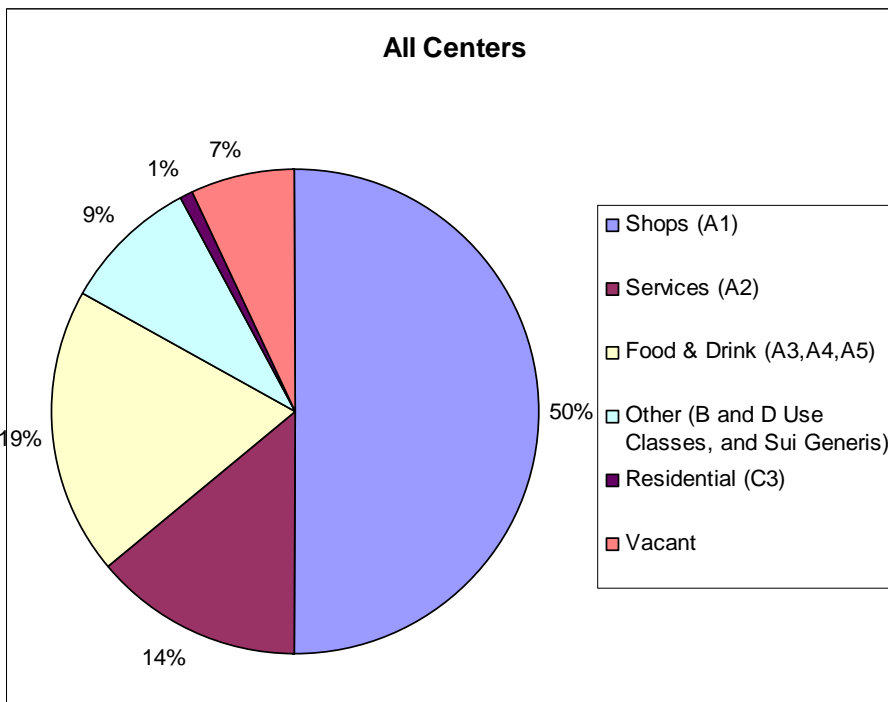
6.1.1 Figure 9 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 13: Proportion of units by use class grouping, Sydenham Town Centre 2013



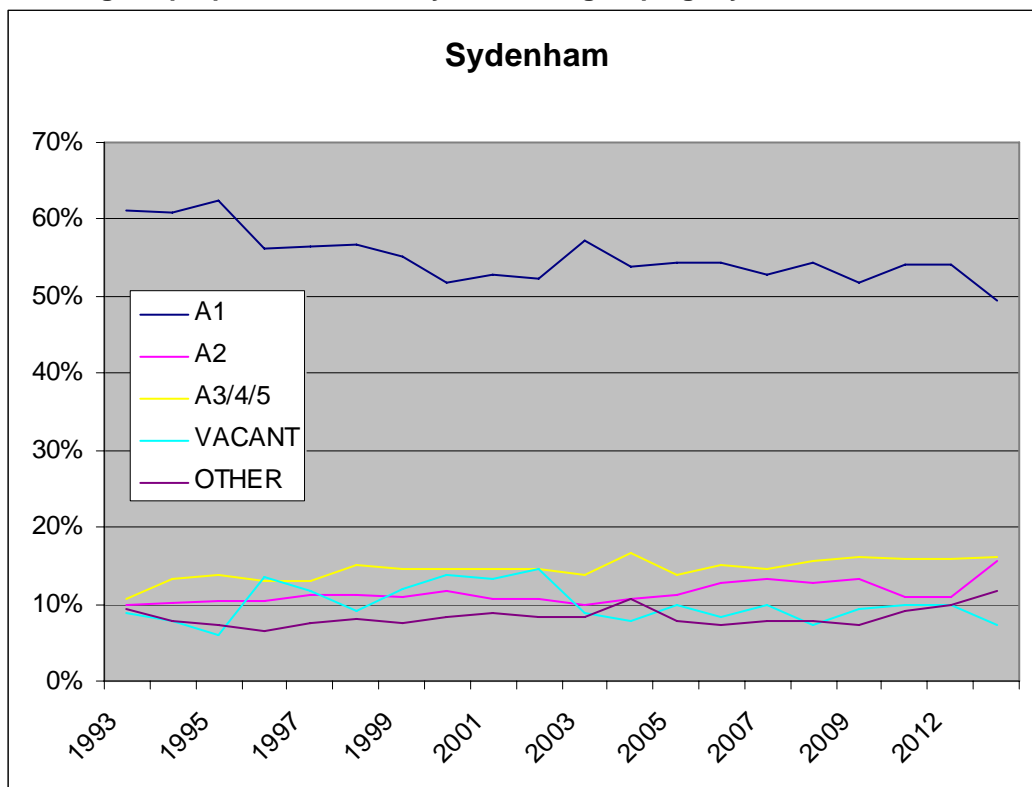
6.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 14: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



6.1.3 Figure 10 shows the changes in use classes over the period 1993 – 2013. The proportions of different uses within the centre has remained relatively stable over the period.

Figure 15: Change in proportion of units by use class grouping, Sydenham Town Centre 1993- 2013



6.2 Local plan targets

6.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 13: Deptford Town Centre: Local Plan targets

Sydenham town centre: Local Plan targets		
Topic	Target	Sydenham centre performance
% of primary shopping frontage units in A1 use	At least 70%	56.1%
% of units within centre in A5 use	No more than 5%	5.6%

6.3 Summary of performance of centre in key topic areas

6.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

6.3.2 The following strengths and weaknesses have been identified:

- **Vacancy rates** are at **7%**, below both the national (13%) and regional (9%) average;
- Sydenham has less than 60% of **units within the primary shopping frontage in A1 use**, which fails to meet the Local Plan target of at least 70% of units, with the figure for the centre being **56%**;
- **Betting shops** have not increased in number in the five year period from 2008-2013, staying at **3** units;
- The number of **takeaways** has increased from 8 to 10 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **5.6%**, which fails to meet the local plan target of no more than 5%;
- The number of **public houses** in the centre has declined in the period 2004-2013, from 5 to 3.

6.3.3 The table below summarises the use classes of all units within the centre.

Table 14: Sydenham Town Centre: Summary of uses

Sydenham Town Centre: Summary of uses		
A1	Charity	6
	Comparison	27
	Convenience	27
	Discount	2
	Hairdresser	12
	Other A1	15
A1 Total		89
A2	Bank / Building Society	5
	Betting Shop	3
	Other A2	1
	Pawnbrokers and Pay Day Loans	3
	Services	16
A2 Total		28
A3	Restaurant / Café	16
A4	Pub / Bar	3
A5	Hot Food Takeaway	10
B1	Office	2
B2	General Industrial	1
	Industrial	1
B2 Total		2
C3	Residential	1
D1	Community and Advice	1
	Medical	2
	Place of Worship	1
D1 Total		4
D2	Gym	2
S/G	Beauty	4
	Other S/G	6
Sui generis Total		10
Vacant	Vacant	13
Grand Total		180

6.4 Full list of all units within Sydenham Centre

6.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 15: Full list of units within Sydenham Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Kirkdale	242	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	244/6	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	248	Sugahill	Sugahill	Cafe	Cafe	A3	A3	Restaurant / Café
Kirkdale	250	Rose Samuel Odele and Partners	Rose Samuel Odele and Partners	Legal	Legal	A2	A2	Services
Kirkdale	252	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	254-256	Robinson and Jackson	Robinson and Jackson	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Kirkdale	260	Blue Mountain	Blue Mountain	Cafe	Cafe	A3	A3	Restaurant / Café
Kirkdale	262	Lewisham Credit Union	Lewisham Credit Union	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Kirkdale	264	A.B.Makepeace	A.B.Makepeace	Chemist	Chemist	A1	A1	Comparison
Kirkdale	266	Centre News	Centre News	Convenience	Convenience	A1	A1	Convenience
Kirkdale	268	Payless	Payless	Convenience	Convenience	A1	A1	Convenience
Kirkdale	270	St.Christopher Hospice	St.Christopher Hospice	Charity Shop	Charity Shop	A1	A1	Charity
Kirkdale	272	Kirkdale Bookshop	Kirkdale Bookshop & Gallery	Book Shop	Book Shop	A1	A1	Comparison
Kirkdale	273	?	Code 456	?	Furniture and Homeware	?	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Kirkdale	275	?	World of Hair	?	Hairdresser	?	A1	Hairdresser
Kirkdale	274	Sydenham DIY	Sydenham DIY	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Kirkdale	277a	Total	Gulf	Petrol Station	Petrol Station	S/G	S/G	Other S/G
Kirkdale	278	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	280	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	291-295	L A Fitness	L A Fitness	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Kirkdale	297	Best One	Nisa Lord	Convenience	Convenience	A1	A1	Convenience
Kirkdale	299-301	Citizen Advice Bueau	Citizen Advice Bueau	Legal	Legal	A2	A2	Services
Kirkdale	303-305	Orange Blossom	Orange Blossom	Clothes	Clothes	A1	A1	Comparison
Kirkdale	309-315	Vacant	Cobbs Court	Vacant	Residential	Vacant	C3	Residential
Kirkdale	321	Vacant	Habour	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
Kirkdale	323	Cinderella	Cinderella	Professional and Consulting Services	Professional and Consulting Services	A1	A2	Services
Kirkdale	325	The Railway	The Pavilion	Public House	Public House	A4	A4	Pub / Bar
Sydenham Road	001	Property World	Property World	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Sydenham Road	003	Palace Wines	Palace Wines	Off-licence	Off-licence	A1	A1	Convenience
Sydenham Road	004	Property World	Property World	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	005	Electrical and Electronics and Accessories	Shaktlin Supermarket	Electrical and Electronics Sales	Supermarket	A1	A1	Convenience
Sydenham Road	006	R. Woodfall	R. Woodfall	Optician	Optician	A1	A1	Other A1
Sydenham Road	007	Launderettes Group	Launderette	Launderette	Launderette	A1	A1	Other A1
Sydenham Road	008	Hill Top Cafe	Hill Top Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	009	Palace	Palace	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Sydenham Road	010-012	Lloyd's TSB	Lloyd's TSB	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Sydenham Road	011	Sema's Cafe	Sema's Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	013	Bairstow Eves	Hunters	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Sydenham Road	014	Pedder	Pedder	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Sydenham Road	015	Uni Plan	Uni Plan	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Sydenham Road	016	Kente Coffee Shop	Kente Coffee Shop	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	017	Here for Good	Here for Good	Community and Advice	Community and Advice	D1	D1	Community and Advice
Sydenham Road	018	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Sydenham Road	019	Well Being	Well Being	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	020	Reheboth	Baysons Globe	Christian Bookshop	Convenience	A1	A1	Convenience
Sydenham Road	021	Beauty / Tanning / Nails / Massage	Vacant	Beauty / Tanning / Nails / Massage	Vacant	A1	Vacant	Vacant
Sydenham Road	022	The Goldshop	The Goldshop	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	022a-24	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Sydenham Road	023	Jay Optician	Jay Optician	Optician	Optician	A1	A1	Other A1
Sydenham Road	024a	G	Riney	Hairdresser	Office	A1	B1	Office
Sydenham Road	025	A Star Cobblers	A Star Cobblers	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Sydenham Road	026	Aidlife	Aidlife	Charity Shop	Charity Shop	A1	A1	Charity
Sydenham Road	026a	Selim Kebabs	Selim Kebabs	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	027	Ahwaz Market	Cherry & Ice	Convenience	Cafe	A1	A3	Restaurant / Café
Sydenham Road	028	Ujima	Ujima	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	028a	Endora House	Endora House	Off-licence	Off-licence	A1	A1	Convenience
Sydenham Road	029	Snappy Snaps	Snappy Snaps	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services
Sydenham Road	030-030a	Ladbrokes	Ladbrokes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Sydenham Road	031	Jay Tay Nails and Beauty Salon	American Nails and Spa Studio	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Sydenham Road	033	99p +	Local	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	035	Smart Chaps	Smart Chaps	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	036a	Heavenly Presents	Sydenham Flower Studio	Gift Shop	Florist	A1	A1	Other A1
Sydenham Road	036b	Desire	Stay	Clothes	Hairdresser	A1	A1	Hairdresser
Sydenham Road	037	Goldstores	H&T Pawnbroker	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	038-40	Cost Cutter	Cost Cutter	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	039	Fresh and Fruity	Fresh and Fruity	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	040b	Your Move	Eaton Green	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Sydenham Road	041	Francis Chappell	Francis Chappell	Funeral Parlour	Funeral Parlour	A1	A1	Other A1
Sydenham Road	042a	The Two Half's	Tesco Express	Restaurant/Pub	Convenience	A3	A1	Convenience
Sydenham Road	42	PFC International Food Centre	PFC International Food Centre	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	043	Global Link	Global Link	Money Transfers	Money Transfers	A2	A2	Services
Sydenham Road	044	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience
Sydenham Road	045	Billings	Billings	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Sydenham Road	046	Just Printer Cartridges	RSPCA	Computer Accessories	Charity Shop	A1	A1	Charity
Sydenham Road	047	Herbs and Beauty Products 2001	Herbs and Beauty Products 2000	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Sydenham Road	048	Aksu	Popular Barbers	Clothes	Hairdresser	A1	A1	Hairdresser
Sydenham Road	049	Essence of Nature	Essence of Nature	Beauty Goods	Beauty Goods	A1	A1	Comparison
Sydenham Road	050	Aplanda	Aplanda	Dry cleaner	Dry cleaner	A1	A1	Other A1
Sydenham Road	051	Alvina	Alvina	Discount Store	Discount Store	A1	A1	Discount
Sydenham Road	052	Twice sweet	Twice sweet	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	053	Santander	Santander	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Sydenham Road	054	Acorn	Acorn	Estate and Letting Agent	Estate and Letting Agent	A1	A2	Services
Sydenham Road	055	Boots Chemist	Boots Chemist	Chemist	Chemist	A1	A1	Comparison
Sydenham Road	056	Carzone	Boilers R Us	Car Spares	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Sydenham Road	057	House of Linen	Carpet Shops and Curtains Ltd	Material Shop	Carpet Shop	A1	A1	Comparison
Sydenham Road	058	Golden City	Golden City	Restaurant	Restaurant	A1	A3	Restaurant / Café
Sydenham Road	059	Vacant	The Co-op Funeral Care	Vacant	Funeral Parlour	Vacant	A1	Other A1
Sydenham Road	060	Alvina	Vacant	Clothes	Vacant	A1	Vacant	Vacant
Sydenham Road	061a	National Westminster Bank / Bank / Building Society	National Westminster	Bank / Building Society	Bank / Building Society	A1	A2	Bank / Building Society
Sydenham Road	062	D. Rihal	The Pharmacy	Chemist	Chemist	A1	A1	Comparison
Sydenham Road	063	Mann+Co	Mann+Countrywide	Estate and Letting Agent	Estate and Letting Agent	A1	A2	Services
Sydenham Road	064	M.D.Furnishers	Adamas	Carpet Shops, blinds, etc.	Off-licence	A1	A1	Convenience
Sydenham Road	065	Haji and Sons	Haji and Sons	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	066	The Stationery Box	The Stationery Box	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Sydenham Road	067	Gurkha's	Gurkha's	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	068	Diamond Top Nails	Diamond Top Nails	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	069	Chef's delight	Chef's delight	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	070	Vacant	Kontrasti	Vacant	Beauty / Tanning / Nails / Massage	Vacant	S/G	Beauty
Sydenham Road	071	Candessa	Sue Ryder	Clothes	Charity Shop	A1	A1	Charity
Sydenham Road	072	OTT Hair Design	OTT Hair Design	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	073-077	Superdrug	Superdrug	Chemist	Chemist	A1	A1	Comparison
Sydenham Road	074-078	Cooperative	Cooperative	Supermarket	Supermarket	A1	A1	Convenience
Sydenham Road	079	Vacant	Cash and Cheques Express	Vacant	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans
Sydenham Road	080	Whites	Whites	Pet shop	Pet shop	A1	A1	Comparison
Sydenham Road	081	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Sydenham Road	082	Ambience	Ambience	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Sydenham Road	083	Subway	Subway	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	084	Master Cutters	Master Cutters	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	085	Ladbrookes	Ladbrookes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Sydenham Road	086	Sydenham Internet Cafe	Sydenham Internet Cafe	Communications and Printing	Communications and Printing	A1	A2	Other A2
Sydenham Road	087	Pound Plus Shop	Pound Plus Shop	Discount Store	Discount Store	A1	A1	Discount
Sydenham Road	088	Washing Machine Service	Washing Machine Service	Second Hand Goods	Second Hand Goods	A1	A1	Other A1
Sydenham Road	089	Wimpy	Wimpy	Cafe	Cafe	A3	A3	Restaurant / Café

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	090	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Sydenham Road	091	Istanbul Supermarket	Istanbul Supermarket	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	092	Gabisco Food and Wine	Megagrove International Ltd	Convenience	Hairdresser	A1	A1	Hairdresser
Sydenham Road	093	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Sydenham Road	094	Trattoria Raffaella	Trattoria Raffaele	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	095	Morleys	Morleys	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	096	Arbico	Arbico	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Sydenham Road	096a	Jesters	Connaught Leisure	Amusement Arcade	Amusement Arcade	S/G	S/G	Other S/G
Sydenham Road	097	INKY	INKX	Clothes	Clothes	A1	A1	Comparison
Sydenham Road	098	Namaste	Namaste	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	099	Wear Abouts	Wear Abouts	Clothes	Clothes	A1	A1	Comparison
Sydenham Road	100	Tung Sing House	Tung Sing House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	101	Cancer Reseach UK	Cancer Reseach UK	Charity Shop	Charity Shop	A1	A1	Charity
Sydenham Road	102	Pablo's	Pablo's	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	103	Magic Prices	Bargain World	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	104	Sydenham Flower Studio	Febeus Ltd	Florists	Electrical and Electronics	A1	A1	Comparison
Sydenham Road	105	Vacant	Cheque Centre	Vacant	Payday Loans	Vacant	A2	Pawnbrokers and Pay Day Loans

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	106-112	Lidl	Lidl	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	107	Miami	Miami	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	109	Party Daze	Party Daze	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Sydenham Road	111	The Cake Store	The Cake Store	Baker	Baker	A1	A1	Convenience
Sydenham Road	113-117	S.G.Smith	S.G.Smith	Vehicle Sales	Vehicle Sales	S/G	S/G	Other S/G
Sydenham Road	114	Bishops	Bishops	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Sydenham Road	116	Golden Lion	Golden Lion	Public House	Public House	A4	A4	Pub / Bar
Sydenham Road	118	Masaniello Pizzeria	Major's Accounts	Restaurant	Professional and Consulting Services	A3	A2	Services
Sydenham Road	119-121	The Dolphin	The Dolphin	Public House	Public House	A4	A4	Pub / Bar
Sydenham Road	120	A & B Carpet Shops	MW Flooring	Carpet Shop	Carpet Shop	A1	A1	Comparison
Sydenham Road	123-125	Memorial Centre	Steven Mears Memorial Centre	Stonemason	Stonemason	A1	B2	Industrial
Sydenham Road	129	Pizza Go Go	Pizza Go Go	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	131	Scope	Scope	Charity shop	Charity shop	A1	A1	Charity
Sydenham Road	133	A.N.Tanos	A.N.Tanos	Launderette	Launderette	A1	A1	Other A1
Sydenham Road	135	Supreme Fish	Supreme Fish Bar	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	137	Sydenham Kebab	Sydenham Kebab	Steak and Kebabs	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	138	Solo Education	Solo	Employment and Training	Employment and Training	A2	A1	Other A1

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	138a	Cut Price Supermarket	Cut Price Supermarket	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	139	Enterprise Rent a Car	Enterprise Rent a Car	Vehicle Sales	Vehicle Sales	S/G	S/G	Other S/G
Sydenham Road	140	140 Interiors	Vacant	Antiques Furniture	Vacant	A1	Vacant	Vacant
Sydenham Road	142	Neo Uno	Healthy Options	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	144	Gara Masala	Lemon Tree	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	145-151	Sydenham Hand Car Wash	Sydenham Hand Car Wash and MOT testing centre	Car Wash	Car Wash	S/G	S/G	Other S/G
Sydenham Road	146	Busy Bees	Busy Bees	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Sydenham Road	148	No Name	Mr M Rosenfeld	Medical	Medical	D1	D1	Medical
Sydenham Road	150-152	Sydenham Beds and House Clearance	Sydenham Beds and House Clearance	Second Hand Goods	Second Hand Goods	A1	A1	Other A1
Sydenham Road	154-158	N/A	O'Rouke Contracting	N/A	Office	N/A	B1	Office
Sydenham Road	160	H. Sivyer	H. Sivyer	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	B1	A1	Comparison
Sydenham Road	162	Sydenham Beds	Sydenham Beds	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Sydenham Road	163	Vacant	Grace Salon	Vacant	Hairdresser	Vacant	A1	Hairdresser
Sydenham Road	164	Vacant	Taste Buds	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
Sydenham Road	165	Bannings	Bannings	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	166	Heavenly Hands	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Road	167	Vacant	Gunpowder Cherry Pie& Flash Trash	Vacant	Clothes	Vacant	A1	Comparison
Sydenham Road	168	Narayan	Narayan	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	169	Cafe Gold	Cafe Gold	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	170	On the House	On the House	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Sydenham Road	171-173	Premier Snack Bar	Vacant	Cafe	Vacant	A3	Vacant	Vacant
Sydenham Road	172	Vacant	Love Harlem	Vacant	Art Studio/ Showroom	Vacant	A1	Comparison
Sydenham Road	174	Golden Grill	Golden Grill	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	175	2nd Creation	2nd Creation	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	176	Progas	Progas	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	B1	A1	Comparison
Sydenham Road	177	Mountain of Fire and Light Ministries	Mountain of Fire and Miracle	Place of Worship	Place of Worship	D1	D1	Place of Worship
Sydenham Road	185-191	KwikFit	KwikFit	Vehicle Repairs	Vehicle Repairs	B1	B2	General Industrial
Sydenham Road	201	Medical	Sydenham Dental Practice	Medical	Medical	D1	D1	Medical
Sydenham Station Approach	001	London Cars	London Cars	Car Hire	Car Hire	B1	S/G	Other S/G
Sydenham Station Approach	002	Outback Salon	Outback Salon	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Station Approach	004	Paul James	Sydenham Retail	Hairdresser	Convenience	A1	A1	Convenience
Sydenham Station Approach	006	Geriola	Shoe Repairs and Key Cutting	Key Cutting	Locksmith / Shoe Repairs	A1	A1	Other A1

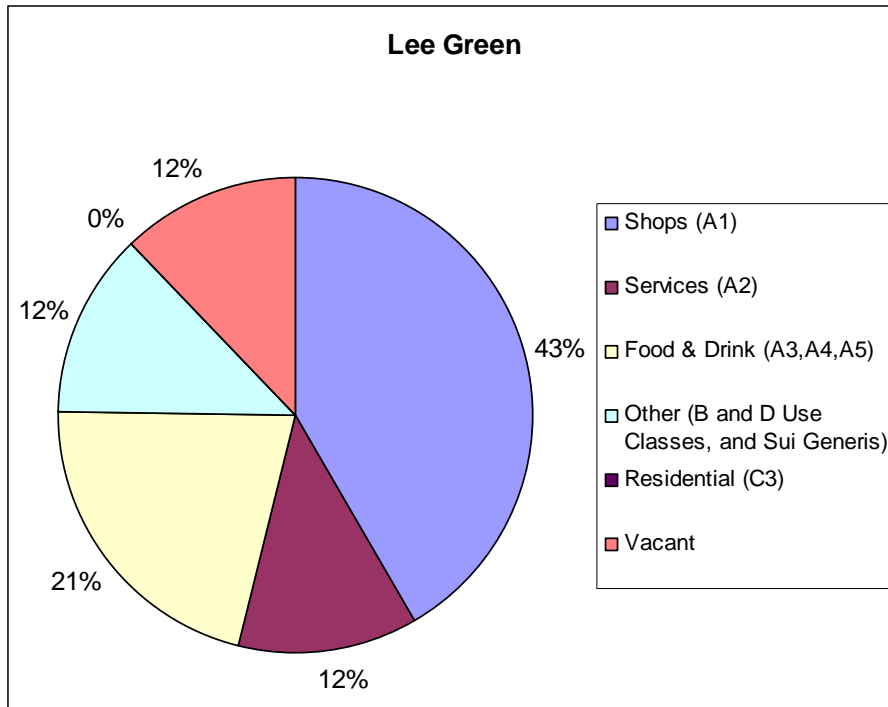
Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Sydenham Station Approach	008 - 10	Gymophobics	Gymophobics	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym

7 Lee Green

7.1 Summary of town centre uses

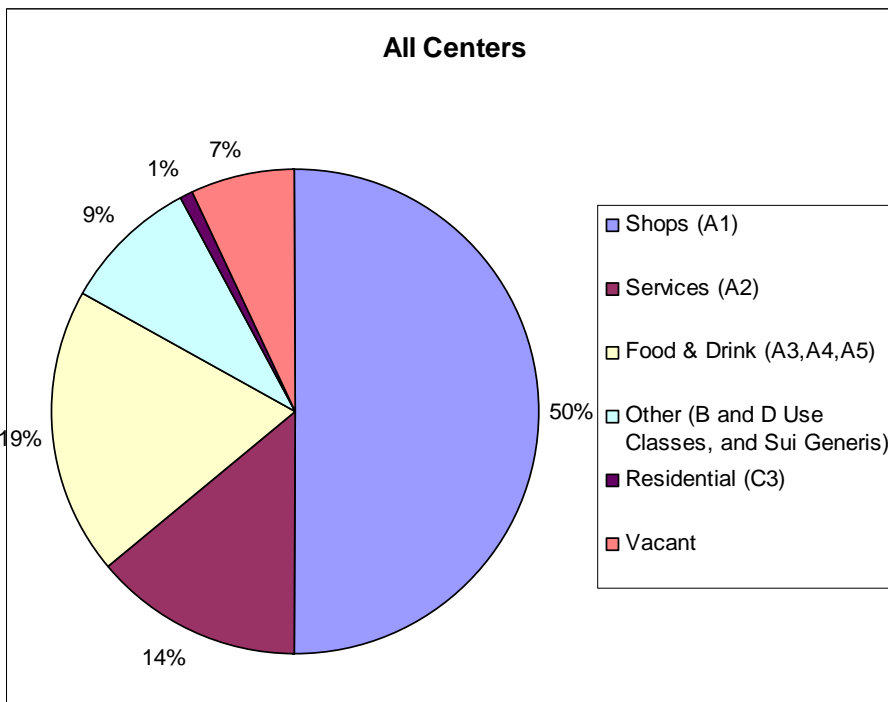
7.1.1 Figure 11 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 16: Proportion of units by use class grouping, Lee Green Town Centre 2013



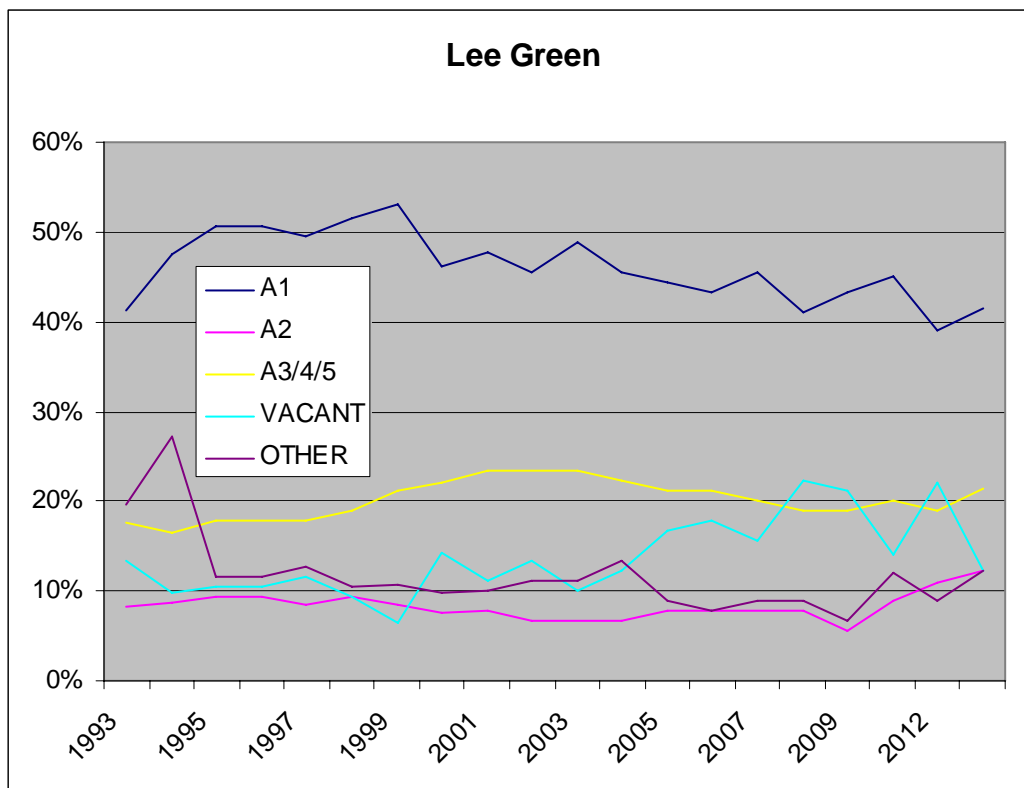
7.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 17: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



7.1.3 Figure 12 shows the changes in use classes over the period 1993 – 2013. There is an notable decrease in proportion of vacant units over the period 2012 - 2013.

Figure 18: Change in proportion of units by use class grouping, Lee Green Town Centre 1993- 2013



7.2 Local plan targets

7.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 16: Lee Green Town Centre: Local Plan targets

Lee Green town centre: Local Plan targets		
Topic	Target	Lee Green centre performance
% of primary shopping frontage units in A1 use	At least 70%	42.4%
% of units within centre in A5 use	No more than 5%	5.6%

7.3 Summary of performance of centre in key topic areas

7.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

7.3.2 The following strengths and weaknesses have been identified:

- The centre's **vacancy rate** is notably higher than the regional average (9%), being **12%** although it is still in line with the national average (13%);
- The centre has experienced a **sustained increase in its vacancy rate over the period 1995 to 2012**, although there has been a **significant decrease in the past year** from **22% to 12%**;
- Lee Green is one of two centres in the borough that has less than 50% of **units within the primary shopping frontage in A1 use**, being at **42%**, significantly below the Local Plan target of at least 70% of units;
- **Betting shops** have not increased in number in the five year period from 2008-2013, staying at **2** units;
- The number of **takeaways** has increased from 4 to 5 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **5.6%**, which just fails to meet the plan target of no more than 5%;
- The number of **public houses** in the centre has declined in the period 2004-2013, from 4 to 3.

7.3.3 The table below summarises the use classes of all units within the centre.

Table 17: Lee Green Town Centre: Summary of uses

Lee Green Town Centre: Summary of uses		
A1	Charity	3
	Comparison	12
	Convenience	10
	Discount	1
	Hairdresser	6
	Other A1	5
A1 Total		37
A2	Betting Shop	2
	Pawnbrokers and Pay Day Loans	2
	Services	7
A2 Total		11
A3	Restaurant / Café	11
A4	Pub / Bar	3
A5	Hot Food Takeaway	5
B2	General Industrial	1
D1	Community and Advice	1
	Medical	1
	Place of Worship	2
D1 Total		4
D2	Gym	1
S/G	Beauty	3
	Other S/G	1
	Tattoo and Piercing	1
S/G Total		5
Vacant	Vacant	11
Grand Total		89

7.4 Full list of all units within Lee Green Centre

7.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 18: Full list of units within Lee Green Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Brightfield Road	2/4	Aroma Beauty Rooms	Aroma Beauty Rooms	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Brightfield Road	6	Stocker and Roberts	Stocker and Roberts	Professional and Consulting Services	Professional and Consulting Services	B1	A2	Services
Brightfield Road	8	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Burnt Ash Road	02	Tattooze	Tattooze	Tattoo and Piercing	Tattoo and Piercing	A1	S/G	Tattoo and Piercing
Burnt Ash Road	04	Gold 'N' Bits	Gold 'N' Bits	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Burnt Ash Road	06	Five Star Dry Cleaner	Five Star Dry Cleaner	Employment and Training	Employment and Training	A1	A1	Other A1
Burnt Ash Road	07	Reho Foods	Reho Foods	Convenience	Convenience	A1	A1	Convenience
Burnt Ash Road	08	Bambinos	Bambinos	Clothes	Clothes	A1	A1	Comparison
Burnt Ash Road	09	Reho Foods	Reho Foods	Convenience	Convenience	A1	A1	Convenience
Burnt Ash Road	11	Lords	Lords	Chemist	Chemist	A1	A1	Comparison
Burnt Ash Road	12	Curry World	Curry World	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Burnt Ash Road	13	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Burnt Ash Road	14-30	Sainsbury	Sainsbury	Supermarket	Supermarket	A1	A1	Convenience
Burnt Ash Road	15	Cheque Centre	Cheque Centre	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day

								Loans
Burnt Ash Road	17	Sarah Roberts	Sarah Roberts	Hairdresser	Hairdresser	A1	A1	Hairdresser
Burnt Ash Road	19	The Best Kebab House	The Best Kebab House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Burnt Ash Road	21	Centre Cafe	Centre Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Burnt Ash Road	23-25	The Edmund Halley	The Edmund Halley	Public House	Public House	A4	A4	Pub / Bar
Eltham Road	04	The Off Licence	The Off Licence	Off-licence	Off-licence	A1	A1	Convenience
Eltham Road	06	Christ Family Assembly Outreach	Christ Family Assembly Outreach	Place of Worship	Place of Worship	D1	D1	Place of Worship
Eltham Road	08-12	Vacant	Maybridge	Vacant	Financial Services	Vacant	A2	Services
Eltham Road	14	No Name	No Name	Employment and Training	Employment and Training	A1	A1	Other A1
Eltham Road	16	Vacant	Hair Inc.	Vacant	Hairdresser	Vacant	A1	Hairdresser
Eltham Road	18	The Eltham Gallery	The Eltham Gallery	Hairdresser	Hairdresser	A1	A1	Hairdresser
Eltham Road (LBG)	01-03	Vacant	Geranium shop	Vacant	Charity Shop	Vacant	A1	Charity
Eltham Road (LBG)	05	Geranium shop	Geranium shop	Charity Shop	Charity Shop	A1	A1	Charity
Lee High Road	329-341	Penfold Motors	Penfold Motors	Vehicle Sales	Vehicle Sales	S/G	S/G	Other S/G
Lee High Road	343	Hunters	Southeast Residentials	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lee High Road	345	Mandy Peters	Mandy Peters	Legal	Legal	A2	A2	Services
Lee High Road	347-349	E.Coomes	Ladbrokes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lee High Road	351	Old Tigers Head	Old Tigers Head	Public House	Public House	A4	A4	Pub / Bar

Lee High Road	382	Parfitt Cresswell	Parfitt Cresswell	Legal	Legal	A2	A2	Services
Lee High Road	384	Trineire	Trineire	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Lee High Road	386	With Jam and Bread	With Jam and Bread	Cafe	Cafe	A3	A3	Restaurant / Café
Lee High Road	388-90	Vacant	Cerberus	Vacant	DIY, Hardware, Joinery / Building Supplies	Vacant	A1	Comparison
Lee High Road	392	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lee High Road	394	Duke of Edinburgh	Duke of Edinburgh	Public House	Public House	A4	A4	Pub / Bar
Lee High Road	422	Interiors by Driscolls	Interiors by Driscolls	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Lee High Road	424	Vacant	Vacant (under renovation)	Vacant	Vacant	Vacant	Vacant	Vacant
Lee High Road	426	Jennys	Jennys	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee High Road	428	Sims	Sim's Steak House	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee High Road	430	Peter James	Peter James	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lee Road	116/116a	Village Taverna	Village Taverna	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee Road	120	The Karachi	Naz Indian Spice	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee Road	122	Thomas Spencer	Thomas Spencer	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee Road	124	Kingfishers	Kingfisher	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee Road	126	Vacant	Kebab Ye	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
Lee Road	128	Fancy Fingers	Fancy Fingers	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Lee Road (LBG)	121	Villa Moura	Villa Moura	Restaurant	Restaurant	A3	A3	Restaurant / Café

Lee Road (LBG)	123	Fleurs de Lee	Fleurs de Lee	Florist	Florist	A1	A1	Other A1
Lee Road (LBG)	125	Slavinsky	Slavinsky	Clothes	Clothes	A1	A1	Comparison
Lee Road (LBG)	127	Oasis	Oasis	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee Road (LBG)	129	Ratchada	Ratchada	Cafe	Cafe	A3	A3	Restaurant / Café
Lee Road (LBG)	131	Blackheath Interiors	Blackheath Interiors	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Lee Road (LBG)	133	Blackheath Flooring Studio	Blackheath Flooring Studios	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	B1	A1	Comparison
Lee Road (LBG)	135	The Village Dry Cleaner	The Village Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Lee Road (LBG)	137	Studio 62	Studio 61	Art Studio/ Showroom	Art Studio/ Showroom	A1	A1	Comparison
Lee Road (LBG)	139	BK	BK	Convenience	Convenience	A1	A1	Convenience
Lee Road (LBG)	139A	?	Motor Repair Heathside Garage	?	Vehicle Repairs	?	B2	General Industrial
Lee Road (LBG)	141	Euro Cafe	Euro Cafe	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee Road (LBG)	143	H T Whitewood	H T Whitewood	Antiques	Antiques	A1	A1	Comparison
Lee Road (LBG)	145	Chiropractic Health Centre	Chiropractic Health Centre	Medical	Medical	D1	D1	Medical
Lee Road (LBG)	147	The Nail and Tanning Health Spa	The Nail and Tanning Day Spa	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Lee Road (LBG)	149	Palanga	Palanga	Convenience	Convenience	A1	A1	Convenience
Lee Road (LBG)	151-155	Carola	Carola	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee Road (LBG)	157/9	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lee Road (LBG)	161-163	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience

Lee Road (LBG)	165-167	Graham Webb	Graham Webb	Hairdresser	Hairdresser	A2	A1	Hairdresser
Leegate	01	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	02	The Faction	The Faction	Book Shop	Book Shop	A1	A1	Comparison
Leegate	03	Lee Green Community Centre	Lee Green Community Centre	Community and Advice	Community and Advice	D1	D1	Community and Advice
Leegate	04	In Sight	In Sight	Optician	Optician	A1	A1	Other A1
Leegate	05	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	06	Vacant	FC Meats	Vacant	Butcher / Fishmonger	Vacant	A1	Convenience
Leegate	07	Stones	Stones	Convenience	Convenience	A2	A1	Convenience
Leegate	08	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	09	Vacant	Soul Refresh Cafe and bookshop	Vacant	Cafe	Vacant	A3	Restaurant / Café
Leegate	10	Coral	Coral	Betting Shop	Betting Shop	A2	A2	Betting Shop
Leegate	11	Leegate Pound Shop	Leegate Pound Shop	Discount Store	Discount Store	A1	A1	Discount
Leegate	12	Corner Retreat	Corner Retreat	Cafe	Cafe	A3	A3	Restaurant / Café
Leegate	13	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	14	Redeemed Christian Church of God	Redeemed Christian Church of God	Place of Worship	Place of Worship	D1	D1	Place of Worship
Leegate	15	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	16	Sue Ryder	Sue Ryder	Charity Shop	Charity Shop	A1	A1	Charity
Leegate	17	Vacant	Big Bal Gym, SE London	Vacant	Gym, Health and Fitness	Vacant	D2	Gym

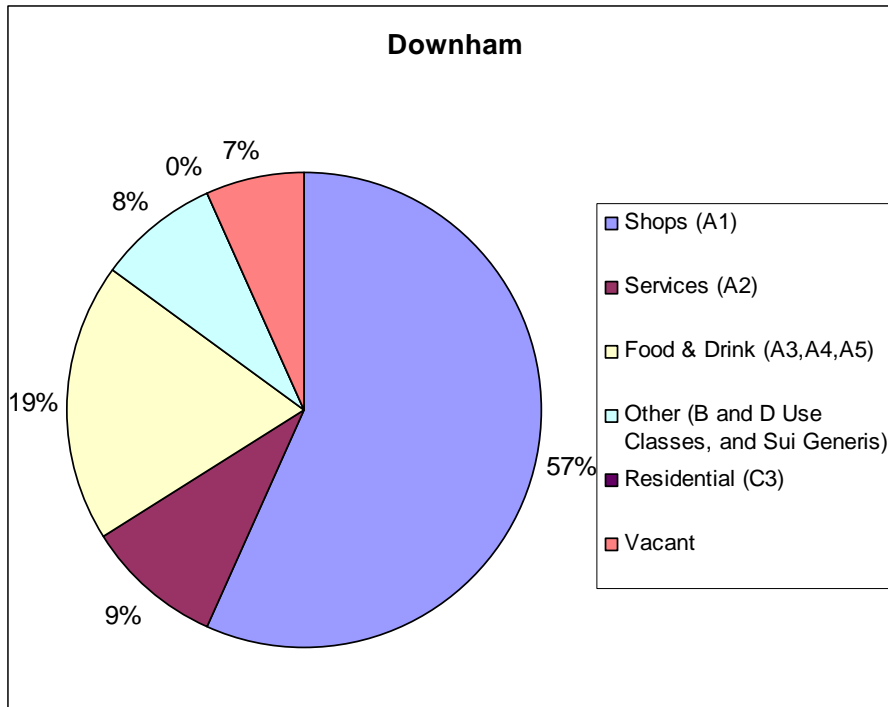
Leegate	18	Vantage	Vantage	Chemist	Chemist	A1	A1	Comparison
Leegate	19	Handy Stores	Handy Stores	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Leegate	20-23	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	24-25	Iceland	Iceland	Supermarket	Supermarket	A1	A1	Convenience

8 Downham

8.1 Summary of town centre uses

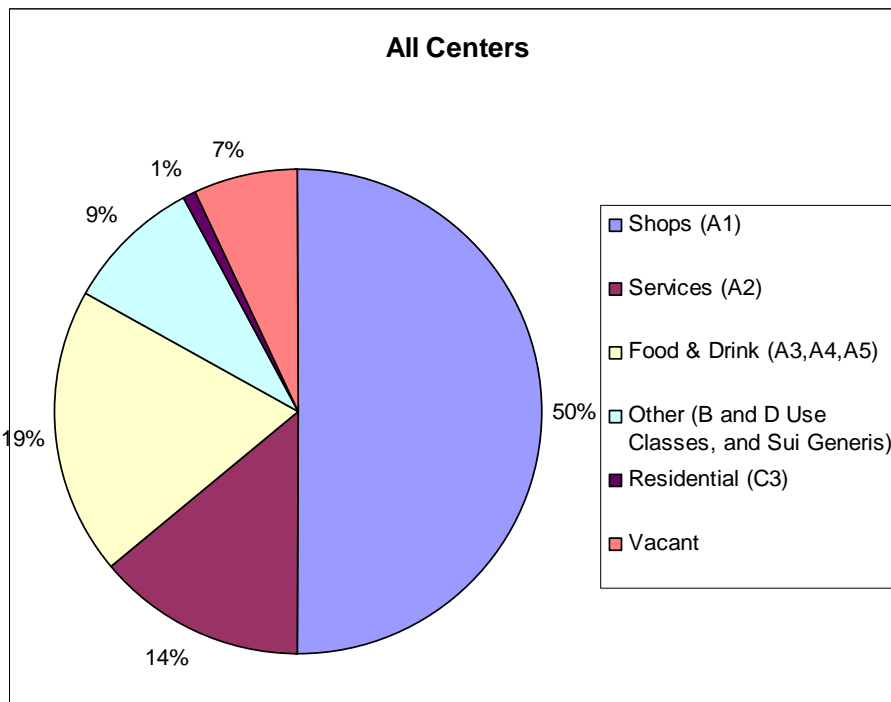
8.1.1 Figure 13 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 19: Proportion of units by use class grouping, Downham Town Centre 2013



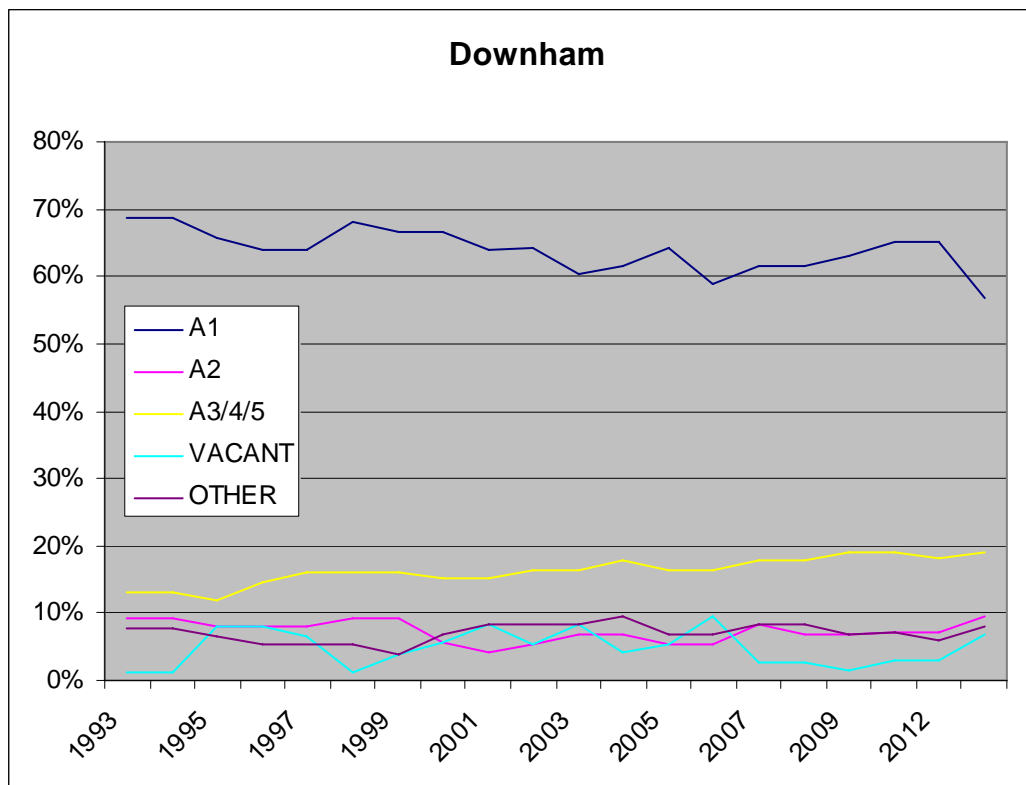
8.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 20: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



8.1.3 Figure 14 shows the changes in use classes over the period 1993 – 2013. There is a decrease in the proportion of A1 units and increase in proportion of vacant units over the period 2012 – 2013.

Figure 21: Change in proportion of units by use class grouping, Downham Town Centre 1993- 2013



8.2 Local plan targets

8.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 19: Downham Town Centre: Local Plan targets

Downham town centre: Local Plan targets		
Topic	Target	Downham centre performance
% of primary shopping frontage units in A1 use	At least 70%	77.3%
% of units within centre in A5 use	No more than 5%	9.5%

8.3 Summary of performance of centre in key topic areas

8.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

8.3.2 The following strengths and weaknesses have been identified:

- Downham is the only centre in the Borough to end the five year period 2008-2013 with a higher **vacancy rate** than it began, increasing from **3% to 7%** although the 2013 vacancy rate is still the fourth lowest in the Borough, and is below the national (13%) and regional (9%) average;
- Downham is one of only three centres in the borough which **meet the Local Plan target of at least 70% of units within the primary shopping frontage being in A1 use** (Part 1, s.3.2), with the figure being **77%**;
- **Betting shops** have increased in number from 1 to 2 in the period 2004-2013, the number of betting shops has not increased for the past four years;
- The number of **takeaways** has increased from 6 to 7 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **9.5%**, which fails to meet the local plan target of no more than 5%;
- There are no **public houses** in the centre.

8.3.3 The table below summarises the use classes of all units within the centre.

Table 20: Downham Town Centre: Summary of uses

Downham Town Centre: Summary of uses		
A1	Charity	3
	Comparison	12
	Convenience	12
	Hairdresser	7
	Other A1	8
A1 Total		42
A2	Betting Shop	2
	Other A2	2
	Pawnbrokers and Pay Day Loans	3
A2 Total		7
A3	Restaurant / Café	7
A5	Hot Food Takeaway	7
D1	Medical	1
Sui generis	Beauty	2
	Other S/G	3
Sui generis Total		5
Vacant	Vacant	5
Grand Total		74

8.4 Full list of all units within Downham Town Centre

8.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 21: Full list of units within Downham Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Bromley Road	415-417	QVS Discount Electrical	QVS Discount Electrical	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Bromley Road	419	Royal Gurkha	Royal Gurkha	Restaurant	Restaurant	A3	A3	Restaurant / Café
Bromley Road	421	Priceless Carpet Shops	Priceless Carpet Shops	Carpet Shop	Carpet Shop	A1	A1	Comparison
Bromley Road	421B	Youmas Hair Secrets	Youmas Hair Secrets	Hairdresser	Hairdresser	A1	A1	Hairdresser
Bromley Road	423	UK Discounts Fireworks	UK Discounts Fireworks	Fireworks	Fireworks	A1	A1	Comparison
Bromley Road	425/7	Costcutter	Costcutter	Convenience	Convenience	A1	A1	Convenience
Bromley Road	429	Swift Print	Swift Print	Communications and Printing	Communications and Printing	A1	A2	Other A2
Bromley Road	429A	Swift Print	Lando's	Communications and Printing	Butcher / Fishmonger	A1	A1	Convenience
Bromley Road	431	Barnados	Barnados	Charity Shop	Charity Shop	A1	A1	Charity
Bromley Road	433	Bathroom and Plumbing Centre	Bathroom and Plumbing Centre	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Bromley Road	434	Bromley Van Centre	Bromley Van Centre	Vehicle Sales	Vehicle Sales	S/G	S/G	Other S/G
Bromley Road	435	Perfect Pizza	Bella Napoli Pizza	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Bromley Road	436	Flowers by Vicky	Flowers by Vicky	Florist	Florist	A1	A1	Other A1
Bromley Road	437	Hair Studio	Hair Studio	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Bromley Road	438	H&T Pawnbroker	H&T Pawnbroker	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Bromley Road	439	Gregg's	Gregg's	Baker	Baker	A1	A1	Convenience
Bromley Road	441	Nails Extreme	Nails Extreme	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Bromley Road	442	Sunbeam Sunbed Studio	Sunbeam Sunbed Studio	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	D2	S/G	Beauty
Bromley Road	443	Downham Tackle	Downham Tackle	Sports and Outdoor Activities Goods	Sports and Outdoor Activities Goods	A1	A1	Comparison
Bromley Road	444	Mega Breakfast Cafe	Mega Breakfast Cafe	Restaurant	Restaurant	A3	A3	Restaurant / Café
Bromley Road	445-53	CO-OP Lateshop	CO-OP Lateshop	Convenience	Convenience	A1	A1	Convenience
Bromley Road	446	Downham Autostores	Downham Autostores	Vehicle Parts and Accessories	Vehicle Parts and Accessories	A1	A1	Comparison
Bromley Road	448	Downham Express Cleaners	Downham Express Cleaners	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Bromley Road	450	Bijal	Bijal	Convenience	Convenience	A1	A1	Convenience
Bromley Road	452	Harbour	Harbour	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Bromley Road	454	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Bromley Road	455	Ark-View	Ark-View	Medical	Medical	D1	D1	Medical
Bromley Road	456A	Bromley Surf	Bromley Surf	Communications and Printing	Communications and Printing	A1	A2	Other A2
Bromley Road	456B	Donnas	Donnas	Hairdresser	Hairdresser	A1	A1	Hairdresser
Bromley Road	457	Quality Meats	Quality Meats	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Bromley Road	458	Downham Kebab House	Downham Kebab House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Bromley Road	459	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Bromley Road	460	WOW	WOW	Launderette	Launderette	A1	A1	Other A1
Bromley Road	461	Treat	Treat	Cafe	Cafe	A3	A3	Restaurant / Café
Bromley Road	462-464	Sense	Sense	Charity Shop	Charity Shop	A1	A1	Charity
Bromley Road	463	Vacant	Derya Bella	Vacant	Hairdresser	Vacant	A1	Hairdresser
Bromley Road	465	Warren's Supermarket	Warren's Supermarket	Convenience	Convenience	A1	A1	Convenience
Bromley Road	466	Suruchi	Suruchi	Restaurant	Restaurant	A3	A3	Restaurant / Café
Bromley Road	467	Day Lewis	Day Lewis	Chemist	Chemist	A1	A1	Comparison
Bromley Road	468	Francis Chappell	Francis Chappell	Undertaker	Undertaker	A1	A1	Other A1
Bromley Road	469	Wardrobe	Wardrobe	Clothes	Clothes	A1	A1	Comparison
Bromley Road	470	Home Solutions	Vacant	Variety Store	Vacant	A1	Vacant	Vacant
Bromley Road	471a	Coral Betting Shop	Coral Betting Shop	Betting Shop	Betting Shop	A2	A2	Betting Shop
Bromley Road	472	London Hairdresser	London Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
Bromley Road	473	Sponge Kitchens	Sponge Kitchens	Baker	Baker	A1	A1	Convenience
Bromley Road	474	The Go Go	The Go Go	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Bromley Road	475+7	Barclays Bank	Vacant	Bank / Building Society	Vacant	A2	Vacant	Vacant
Bromley Road	476	Paddy Power	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Bromley Road	479	St Christopher's Hospice	St Christopher's Hospice	Charity Shop	Charity Shop	A1	A1	Charity
Bromley Road	478-86	Tesco Express	Tesco Express	Convenience	Convenience	A1	A1	Convenience
Bromley Road	481+3	Browne's	Browne's	Chemist	Chemist	A1	A1	Comparison
Bromley Road	485	China Noodle Express	China Noodle Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Bromley Road	487	Favorite	Favorite	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Bromley Road	488+90	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience
Bromley Road	489	Card Plus	Card Plus	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Bromley Road	491A	Cole's	Cole's	Hairdresser	Hairdresser	A1	A1	Hairdresser
Bromley Road	491B	Georges	George's	Cafe	Cafe	A3	A3	Restaurant / Café
Bromley Road	492-494	Downham Pound Plus	Downham Pound Plus	Convenience	Convenience	A1	A1	Convenience
Bromley Road	493	Top Hat Pizza	Top Hot Pizza	Restaurant	Restaurant	A3	A3	Restaurant / Café
Bromley Road	495A	No Name	No Name	Optician	Optician	A1	A1	Other A1
Bromley Road	495B	Happy Garden	Happy Garden	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Bromley Road	496	KFC	KFC	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Bromley Road	497	Internal Tech Ltd	Vacant	Computer Shop	Vacant	A1	Vacant	Vacant
Bromley Road	498+500	The Furniture Hub	The Furniture Hub	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Bromley Road	499	Light and Sound	Vacant	Electrical and Electronics	Vacant	A1	Vacant	Vacant

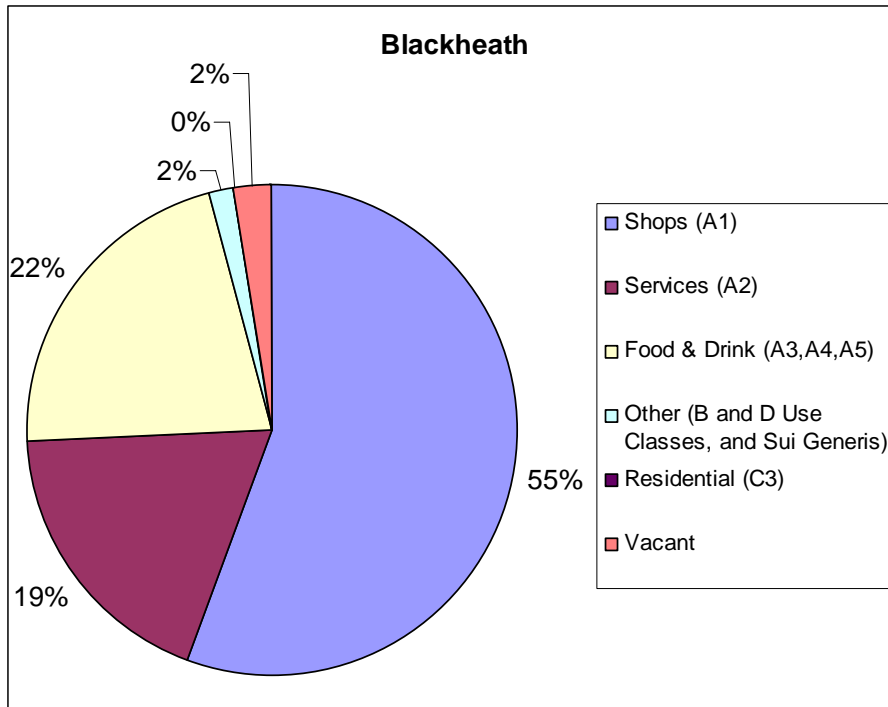
Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Bromley Road	440	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Downham Way	16	Cash Gold	Cash Gold	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A1	A2	Pawnbrokers and Pay Day Loans
Downham Way	18	Tylers	Tylers	Hairdresser	Hairdresser	A1	A1	Hairdresser
Downham Way	20	Downham Pet Stores	Downham Pet Stores	Pet Shop	Pet Shop	A1	A1	Comparison
Downham Way	22	Master Dry Cleaner	Master Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Downham Way	24	JJ Food and Wine	JJ Food and Wine	Convenience	Convenience	A1	A1	Convenience
Old Bromley Road	3	Downham&District Cars	Downham&District Cars	Minicab Office	Minicab Office	B1	S/G	Other S/G
Old Bromley Road	5	Fat Belly's	Fat Belly's	Cafe	Cafe	A3	A3	Restaurant / Café
Bromley Road	413	BP/M&S Foodstore	BP/M&S Foodstore	Petrol Station	Petrol Station	S/G	S/G	Other S/G

9 Blackheath

9.1 Summary of town centre uses

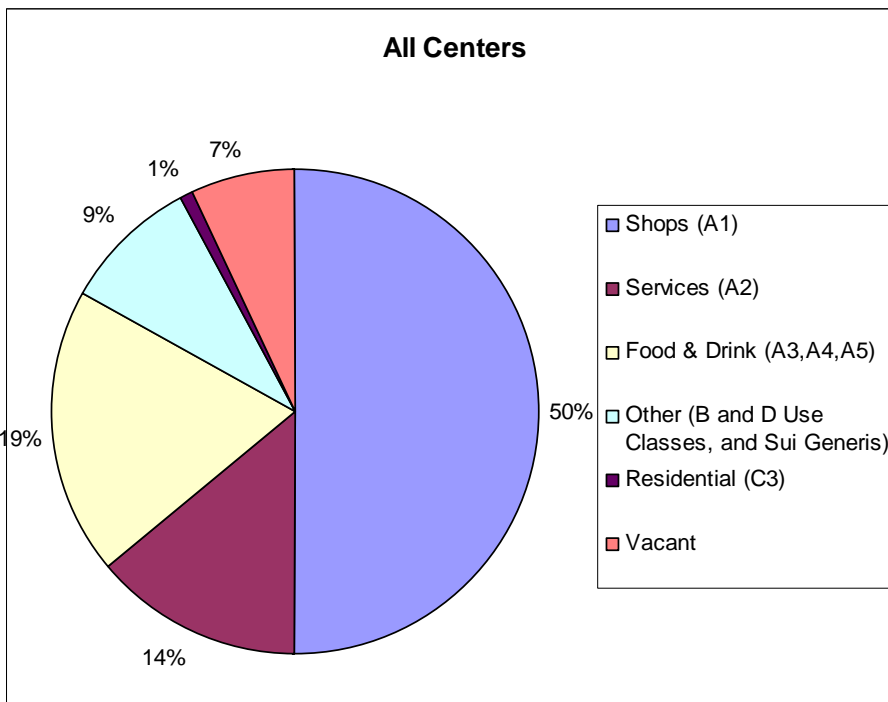
9.1.1 Figure 15 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 22: Proportion of units by use class grouping, Blackheath Town Centre 2013



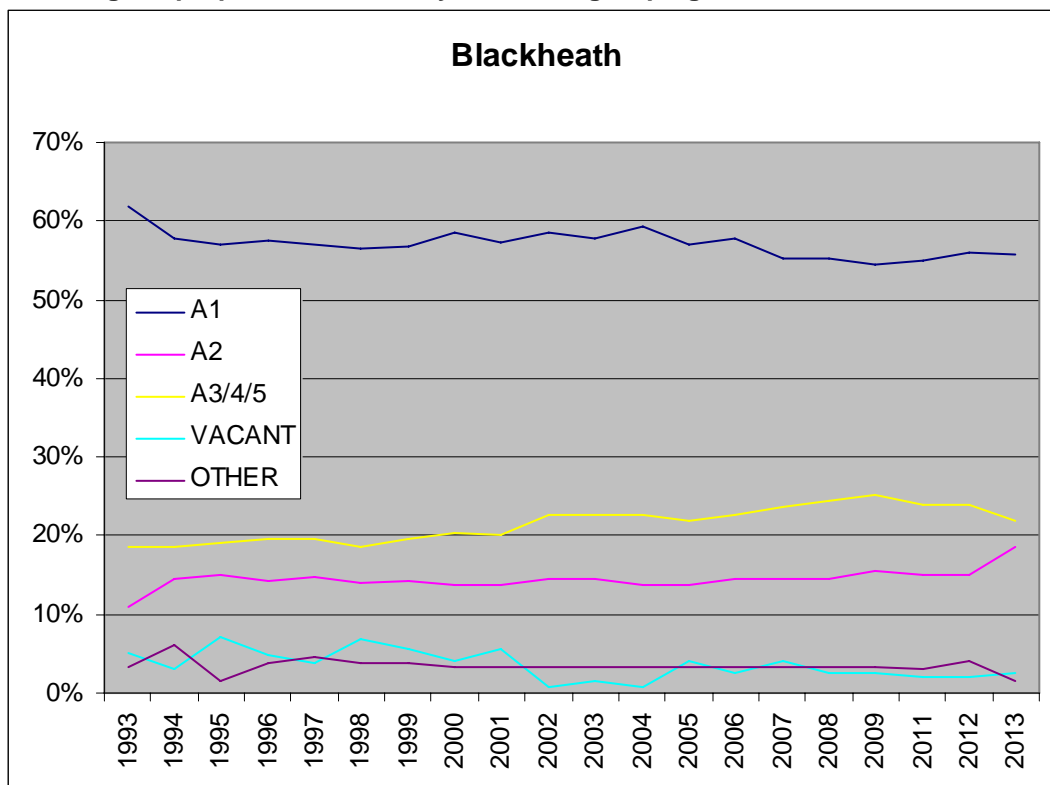
9.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 23: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



9.1.3 Figure 16 shows the changes in use classes over the period 1993 – 2013. The proportion of units in different use classes has remained relatively stable in recent years.

Figure 24: Change in proportion of units by use class grouping, Blackheath Town Centre 1993- 2013



9.2 Local plan targets

9.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan.

Table 22: Blackheath Town Centre: Local Plan targets

Blackheath town centre: Local Plan targets		
Topic	Target	Blackheath centre performance
% of primary shopping frontage units in A1 use	At least 70%	61.9%
% of units within centre in A5 use	No more than 5%	0.8%

9.3 Summary of performance of centre in key topic areas

9.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

9.3.2 The following strengths and weaknesses have been identified:

- **Vacancy rates are significantly below the national and regional average**, at **2%** and are on a par with Oxford Street in central London;
- Blackheath fails to meet the Local Plan target of no more than 70% of **units within the primary shopping frontage being in A1 use**, with the figure for the centre being **62%**;
- **Betting shops** have not increased in number in the five year period from 2008-2013, staying at **1** unit;
- The number of **takeaways** has decreased from 2 to 1 in the five year period 2008-2013;
- The percentage of units in A5 **takeaway** use in the centre is **0.8%**, succeeding in meeting the local plan target of no more than 5%;
- The number of **public houses** in the centre has remained constant in the period 2004-2013, with there being 4 premises in total.

9.3.3 The table below summarises the use classes of all units within the centre.

Table 23: Blackheath Town Centre: Summary of uses

Blackheath Town Centre: Summary of uses		
A1	Charity	1
	Comparison	31
	Convenience	18
	Hairdresser	8
	Other A1	11
A1 Total		69
A2	Bank / Building Society	2
	Betting Shop	1
	Services	20
A2 Total		23
A3	Restaurant / Café	22
A4	Pub / Bar	4
A5	Hot Food Takeaway	1
D1	Education	1
	Medical	1
D1 Total		2
Vacant	Vacant	3
Grand Total		124

9.4 Full list of all units within Blackheath Centre

9.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 24: Full list of units within Blackheath Town Centre

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Blackheath Grove	01	Laicram Thai	Laicram Thai	Restaurant	Restaurant	A3	A3	Restaurant / Café
Blackheath Grove	02	Fired Earth	Fired Earth	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Blackheath Grove	03-04	Heath House Prep School	Heath House Prep School	Nursery / Day Centre / Education	Nursery / Day Centre / Education	D1	D1	Education
Blackheath Grove		Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience
Blackheath Village	006-008	Village Flower Shop	Village Flower Shop	Florist	Florist	A1	A1	Other A1
Blackheath Village	12	John Charles	Master Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Blackheath Village	16	The Railway	The Railway	Public House	Public House	A4	A4	Pub / Bar
Blackheath Village	20	Blackheath Dry Cleaner	Blackheath Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Blackheath Village	22/24	Good Looks	Good Looks	Hairdresser	Hairdresser	A1	A1	Hairdresser
Blackheath Village	26	Hortus	Hortus	Florist	Florist	A1	A1	Other A1
Blackheath Village	28a	Bailey	Blackbird	Clothes	Clothes	A1	A1	Comparison
Blackheath Village	28	La Petite Boulangerie Jade	La Petite Boulangerie Jade	Baker	Baker	A1	A1	Convenience
Blackheath Village	32	Neal's Yard Remedies	Neal's Yard Remedies	Chemist	Chemist	A1	A1	Comparison
Blackheath Village	34	Blackheath Locksmith	Blackheath Locksmith	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Blackheath Village	Station	Platform News	Platform News	Convenience	Convenience	A1	A1	Convenience
Blackheath Village (LBG)	01	Blackheath Fish and Chips	Blackheath Fish and Chips	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Blackheath Village (LBG)	03	India Jane	India Jane	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Blackheath Village (LBG)	05	Winkworth	Winkworth	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Blackheath Village (LBG)	07-09	Shepherd Foods	Shepherd Foods	Convenience	Convenience	A1	A1	Convenience
Blackheath Village (LBG)	11	Reminiscence	Age Exchange	Antiques	Antiques	A1	A1	Comparison
Blackheath Village (LBG)	13	Go Travel	Go Travel	Travel Agent	Travel Agent	A1	A1	Other A1
Blackheath Village (LBG)	15	Lloyds/TSB	Lloyds/TSB	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lawn Terrace	1	Locale	Locale	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee Road (LBG)	01-03	Venice	Vacant	Restaurant	Vacant	A3	Vacant	Vacant
Lee Road (LBG)	05	Strada	Strada	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee Road (LBG)	07	Chandler Wright	Chandler Wright	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee Road (LBG)	09	Foxtons	Foxtons	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lee Road (LBG)	11	W.C. One	W.C. One	Convenience	Convenience	A1	A1	Convenience
Lee Road (LBG)	13	Costcutter	Costcutter	Convenience	Convenience	A1	A1	Convenience
Montpelier Vale	01	John Payne	John Payne	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Montpelier Vale	02	Comber & Co	Comber & Co	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Montpelier Vale	03-05	Bella Vista	Bella Vista	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	04	Ryman	Ryman	Stationary	Stationary	A1	A1	Comparison
Montpelier Vale	06	Cancer Research UK	Cancer Research UK	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	07-09	Cave Austin	Mordens Wine Bar	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	08	Jones Lang Lasalle	Jones Lang Lasalle	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Montpelier Vale	10	2nd Impression	2nd Impressions	Cards / Gifts / Toys / Party Goods	Cards / Gifts / Toys / Party Goods	A1	A1	Comparison
Montpelier Vale	11	Whistles	Whistles	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	12-14	Fat Face	Fat Face	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	13	In Focus Opticians	In Focus Opticians	Optician	Optician	A1	A1	Other A1
Montpelier Vale	15	Noa Noa	Noa Noa	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	16-18	Cafe Rouge (Being Refitted)	Cafe Rouge	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	17	Le Querce	Tzigano Tapas Bar & Grill	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	19	Sparkly Smile	Sparkly Smile	Medical	Medical	D1	D1	Medical
Montpelier Vale	20	Oska	Oska	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	21	Jojo Meman Bebe	Jojo Meman Bebe	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	21A	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Montpelier Vale	22-24	Woods of London	Woods of London	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Montpelier Vale	25/27	Kinleigh	Kinleigh	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Montpelier Vale	26	Blackheath Hair	Blackheath Hair	Hairdresser	Hairdresser	A1	A1	Hairdresser
Montpelier Vale	28	Khans	Khans	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	29-31	ZeroDegrees	Zero Degrees	Public House	Public House	A4	A4	Pub / Bar
Montpelier Vale	30	Phase Eight	Phase Eight	Clothes	Clothes	A1	A1	Comparison
Montpelier Vale	32	Cookery Nook	Cookery Nook	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Montpelier Vale	33	Mortgage Direct	Mortgage Direct	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Montpelier Vale	34	Fergus Noone Photography	Fergus Noone Photography	Art Studio/ Showroom	Art Studio/ Showroom	A2	A1	Comparison
Montpelier Vale	35	Montpelier	Montpelier	Cafe	Cafe	A3	A3	Restaurant / Café
Montpelier Vale	36	Vacant	jdm	Vacant	Estate and Letting Agent	Vacant	A2	Services
Montpelier Vale	37	Kershaw	Kershaw	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Montpelier Vale	39	John Payne	John Payne	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Montpelier Vale	41	Everest Inn	Everest Inn	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	43-45	Chapters	Chapters	Restaurant	Restaurant	A3	A3	Restaurant / Café
Montpelier Vale	47	Reeba	Reeba	Hairdresser	Hairdresser	A1	A1	Hairdresser
Montpelier Vale	49	Raffles	Raffles	Clothes	Clothes	A1	A1	Comparison
Royal Parade	08	Rockit	Rockit	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Royal Parade	09	Taste of Raj	Taste of Raj	Restaurant	Restaurant	A3	A3	Restaurant / Café
Royal Parade	10-12	Cactus Pit	Cactus Pit	Restaurant	Restaurant	A3	A3	Restaurant / Café
Royal Parade	13	The Village Barbers	The Village Barbers	Hairdresser	Hairdresser	A1	A1	Hairdresser
Royal Parade	14	Gallery on the Heath	Gallery on the Heath	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services
Royal Parade	15-16	Fistik	Cote Brasserie	Restaurant	Restaurant	A3	A3	Restaurant / Café
Royal Parade	17	Beunos Aires	Beunos Aires	Restaurant	Restaurant	A3	A3	Restaurant / Café
Tranquil Passage	01	Heath Estates	Heath Estates	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Passage	04	The Fabric Shop	The Fabric Shop	Textiles and Crafts	Textiles and Crafts	A1	A1	Comparison
Tranquil Passage	07	Norris Furniture	Norris Furniture	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Tranquil Vale	01-03	Village Deli	Village Deli	Convenience	Convenience	A1	A1	Convenience
Tranquil Vale	05-07	Starbucks	jigsaw	Restaurant	Clothes	A3	A1	Comparison
Tranquil Vale	09	Blacks	Vacant	Jewellery / Watches	Vacant	A1	Vacant	Vacant
Tranquil Vale	11	Best One Express	Best One Express	Convenience	Convenience	A1	A1	Convenience
Tranquil Vale	13	Nicolas	Spirited Wines	Off-licence	Off-licence	A1	A1	Convenience
Tranquil Vale	15	Sun Bo	Sun Bo	Restaurant	Restaurant	A3	A3	Restaurant / Café
Tranquil Vale	16	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Tranquil Vale	17	Fenner	Fenner	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Tranquil Vale	18	Sister and Daughters	Cook	Clothes	Convenience	A1	A1	Convenience
Tranquil Vale	19	Butcher Curnow	Butcher Curnow	Optician	Optician	A1	A1	Other A1
Tranquil Vale	20	McColls	McColls	Convenience	Convenience	A1	A1	Convenience
Tranquil Vale	21	Herbs Plus	Herbs Plus	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
Tranquil Vale	22	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Tranquil Vale	23	Felicity Lord	Felicity Lord	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Vale	24	Start Rite	Start Rite	Shoes	Shoes	A1	A1	Comparison
Tranquil Vale	25-27	Pares	Pares	Shoes	Shoes	A1	A1	Comparison
Tranquil Vale	26	Oddbins	Oddbins	Off-licence	Off-licence	A1	A1	Convenience
Tranquil Vale	28	Greggs	Greggs	Baker	Baker	A1	A1	Convenience
Tranquil Vale	29	Bonds	Bonds	Hairdresser	Hairdresser	A1	A1	Hairdresser
Tranquil Vale	30	Paydens	Paydens	Chemist	Chemist	A1	A1	Comparison
Tranquil Vale	31	Holland and Barrett	Holland and Barrett	Convenience	Convenience	A1	A1	Convenience
Tranquil Vale	32	Black Vanilla	Black Vanilla	Icecream Shop	Icecream Shop	A1	A1	Other A1
Tranquil Vale	33-35	Selectric	Selectric	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Tranquil Vale	34	Right Angle	Right Angle	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Tranquil Vale	36	Blackheath Gallery	Blackheath Gallery	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services

Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Tranquil Vale	37	Oliver Field Assc.	Oliver Field Assc.	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Vale	38	Hannah	Comber & Co	Nail and Spa	Estate and Letting Agent	S/G	A2	Services
Tranquil Vale	39	Saffron Club	Saffron Club	Restaurant	Restaurant	A3	A3	Restaurant / Café
Tranquil Vale	40	Hand Made Food	Hand Made Food	Cafe	Cafe	A3	A3	Restaurant / Café
Tranquil Vale	41	Costa	Costa	Cafe	Cafe	A3	A3	Restaurant / Café
Tranquil Vale	42	Devernos	Devernos	Clothes	Clothes	A1	A1	Comparison
Tranquil Vale	43	Fresh	Fresh	Hairdresser	Hairdresser	A1	A1	Hairdresser
Tranquil Vale	44	Boulangerie Jade	Boulangerie Jade	Baker	Baker	A1	A1	Convenience
Tranquil Vale	45	Paragon Properties	Paragon Properties	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Vale	45a	Village staff	Village staff	Employment and Training	Employment and Training	B1	A1	Other A1
Tranquil Vale	46	Humphreys Skitt & Co.	Humphreys Skitt & Co.	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Vale	47	Belmont	Belmont	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Tranquil Vale	48	Farrow and Ball	Farrow and Ball	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Tranquil Vale	49	The Crown	The Crown	Public House	Public House	A4	A4	Pub / Bar
Tranquil Vale	50	Coquillage	Coquillage	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Tranquil Vale	52	O'Neills	O'Neills	Public House	Public House	A4	A4	Pub / Bar
Tranquil Vale	54	Jennings	Jennings	Betting Shop	Betting Shop	A2	A2	Betting Shop

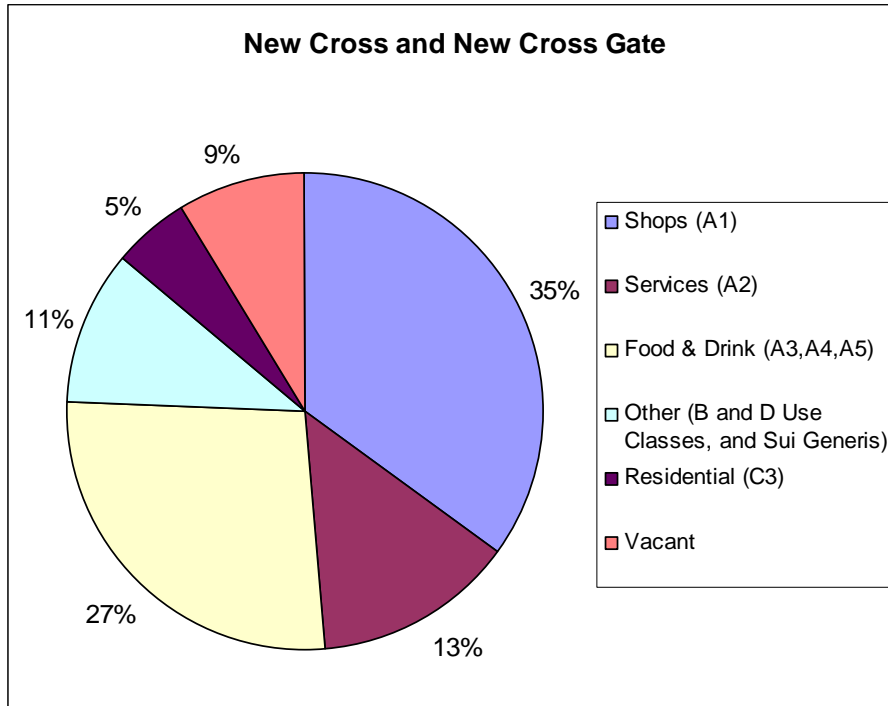
Street	Property Nos	2012 Occupant	2013 Occupant	2012 Use	2013 Use	2012 Use Class	2013 Use Class	2013 Category
Tranquil Vale	56	Blackburn Bridal	Blackburn Bridal Couture	Clothes	Clothes	A1	A1	Comparison
Tranquil Vale	58-62	Giraffe	Giraffe	Restaurant	Restaurant	A3	A3	Restaurant / Café
Tranquil Vale	63	Alex Neil	Alex Neil	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Vale	64-66	Pizza Express	Pizza Express	Restaurant	Restaurant	A3	A3	Restaurant / Café
Tranquil Vale	68	Oxfam	Oxfam	Charity Shop	Charity Shop	A1	A1	Charity
Tranquil Vale	70	John Lewis of Hungerford	John Lewis of Hungerford	Professional and Consulting Services	Professional and Consulting Services	A1	A2	Services
Tranquil Vale	72	Curry Garden	Curry Garden	Restaurant	Restaurant	A3	A3	Restaurant / Café
Tranquil Vale	74	The Bookshop	The Bookshop	Book Shop	Book Shop	A1	A1	Comparison

10 New Cross and New Cross Gate

10.1 Summary of town centre uses

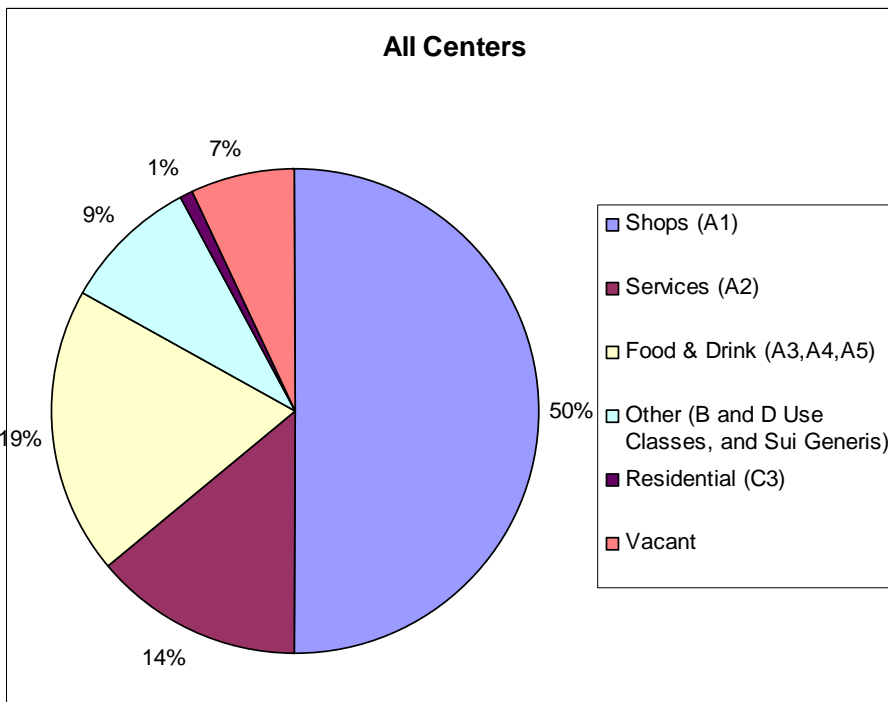
10.1.1 Figure 17 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 25: Proportion of units by use class grouping, New Cross and New Cross Gate Town Centre 2013



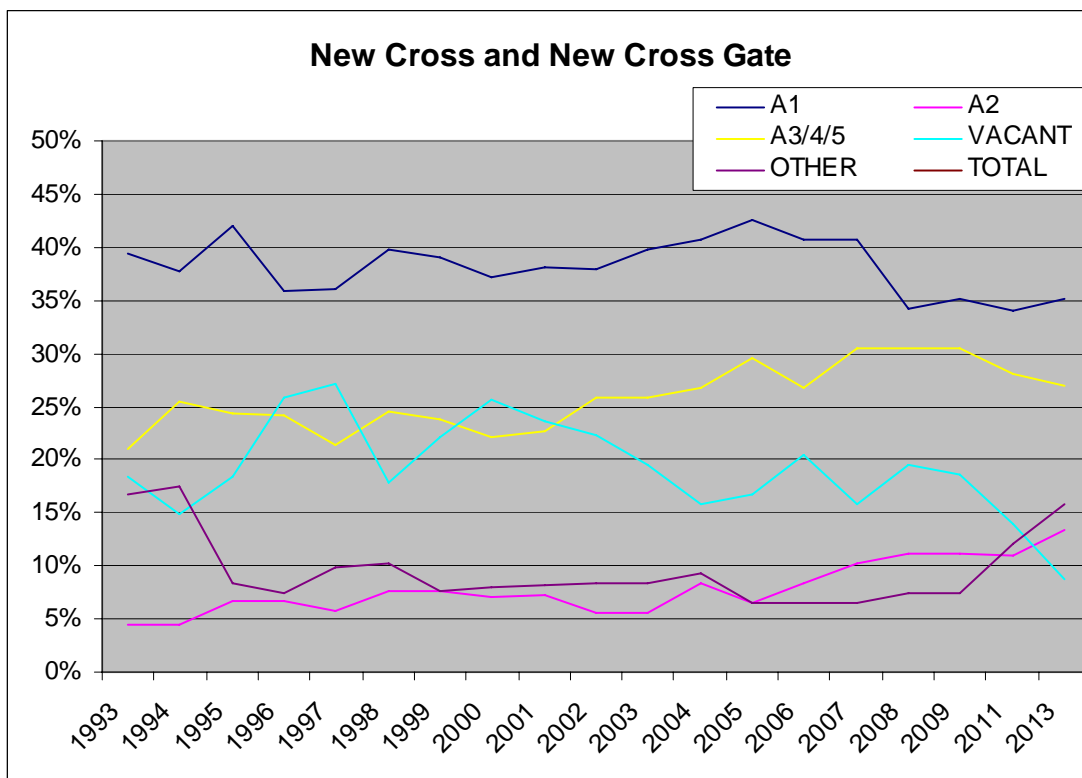
10.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 26: Proportion of units by use class grouping, all centres within Lewisham Borough 2013



10.1.3 Figure 18 shows the changes in use classes over the period 1993 – 2013. There is an increase in the proportion of A2 units in the past year, and a notable decrease in proportion of vacant units since 2009.

Figure 27: Change in proportion of units by use class grouping, New Cross and New Cross Gate Town Centre 1993- 2013



10.2 Local plan targets

10.2.1 This subsection sets out whether the centre meets the town centre targets in the Local Plan. Please note that no figure can be given for the percentage of primary shopping frontage units in A1 use as New Cross does not have a designated primary shopping frontage.

Table 25: Blackheath Town Centre: Local Plan targets

New Cross & New Cross Gate town centre: Local Plan targets		
Topic	Target	New Cross & New Cross Gate centre performance
% of primary shopping frontage units in A1 use	At least 70%	N/A
% of units within centre in A5 use	No more than 5%	13.5%

10.3 Summary of performance of centre in key topic areas

10.3.1 This subsection summarises the findings of Part I of this report. Please refer back to Part I for further information.

10.3.2 The strengths and weaknesses of the centre are outlined below, however please note that this section is limited as New Cross and New Cross Gate is a recently formed centre, therefore there is no trend data to identify strengths and weaknesses.

- **Vacancy rates** are below the national average (13%) and are similar to the regional average (9%), at **9%**;
- There are **3** betting shops in the centre, however there is no trend data available to enable a year-on-year analysis;
- The percentage of units in A5 **takeaway** use in the centre is **13.5%**, which is the highest figure for any centre in the Borough, and fails to meet the local plan target of no more than 5%;
- There are **8 public houses** in the centre in 2013. No trend data is available.

10.3.3 The table below summarises the use classes of all units within the centre.

Table 26: New Cross and New Cross Gate Town Centre: Summary of uses

New Cross and New Cross Gate Town Centre: Summary of uses		
A1	Comparison	21
	Convenience	25
	Discount	1
	Hairdresser	16
	Other A1	10
A1 Total		73
A2	Bank / Building Society	2
	Betting Shop	3
	Other A2	5
	Services	18
A2 Total		28
A3	Restaurant / Café	20
A4	Pub / Bar	8
A5	Hot Food Takeaway	28
B1	Office	1
C1	Hotel	1
C3	Residential	11
D1	Community and Advice	1
	Medical	1
	Other D1	1
	Place of Worship	1
D1 Total		4
D2	Other D2	1
S/G	Beauty	5
	Other S/G	7
	Tattoo and Piercing	3
S/G Total		15
Vacant	Vacant	18
Grand Total		208

10.4 Full list of all units within New Cross and New Cross Gate Centre

10.4.1 The table below lists the details of every ground floor unit within the town centre boundary.

Table 27: Full list of units within New Cross and New Cross Gate Town Centre

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
Clifton Rise	05A	Chick Chicken	Chick Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Clifton Rise	06	Community Business Centre	Vacant	Office	Vacant	B1	Vacant	Vacant
Clifton Rise	06a	Day Lewis	Vacant	Chemist	Vacant	A1	Vacant	Vacant
Clifton Rise	08	Rose's Kitchen	Rose's Kitchen	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Clifton Rise	08a	Golden City	Golden City	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Clifton Rise	10	Mamex Store	Mamex Store	Convenience	Convenience	A1	A1	Convenience
Clifton Rise	2	Venue	Venue	Nightclub	Nightclub	D2	S/G	Other S/G
Clifton Rise	9A	Choice	Choice	Car Hire	Car Hire	B1	S/G	Other S/G
Lewisham Way	02	Madisons Express	Madisons Express	Sandwich Bar	Sandwich Bar	A1	A1	Other A1
Lewisham Way	02a	Goldsmith Wines	Goldsmith Wines	Off-licence	Off-licence	A1	A1	Convenience
Lewisham Way	03	Vacant	Worldwide Courier and Business Services	Vacant	Office	Vacant	B1	Office
Lewisham Way	05	Noodle + Rice	Noodle + Rice	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham Way	07/9	Mackesys Solicitor	Mackesys Solicitor	Legal	Legal	A2	A2	Services
Lewisham Way	11	Essentials	Essentials	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
Lewisham Way	13	Yao Kee	Yao Kee	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham Way	15	The Thailand	The Thailand	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham Way	17	Go Sing	Go Sing	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham Way	19	Forbs	Forbs	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Lewisham Way	21	SFC Fried Chicken	Chinwag	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham Way	23	Release Night Club	Valbon	Bar	Bar	A4	A4	Pub / Bar
Lewisham Way	25	Goldsmith's Coffee Shop	Goldsmith's Coffee Shop	Cafe	Cafe	A3	A3	Restaurant / Café
Lewisham Way	27	Arrow Business Services	Arrow Courier and Business Services	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Lewisham Way	29-31	Goldsmith's Garden Cafe	Goldsmith's Garden Cafe	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham Way	33	The Believers Mission Church of God	Sainsbury Local	Place of Worship	Convenience	D1	A1	Convenience
Lewisham Way	35	The Believers Mission Church of God	The Believers Mission Church of God	Place of Worship	Place of Worship	D1	D1	Place of Worship
Lewisham Way	37-39	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	109	W. Uden and Sons Ltd	Milena G	Funeral Parlour	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
New Cross Road	111 and 113	Payless	Payless	Convenience	Convenience	A1	A1	Convenience
New Cross Road	115	Austins of New Cross	Austins of New Cross	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
New Cross Road	117	New Hardware Centre	New Hardware Centre	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	119	Tracy Nails	Tracy Nails	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
New Cross Road	121	Vacant	Family Rodzina	Vacant	Off-licence	Vacant	A1	Convenience
New Cross Road	123	Western Union	Western Union	Money Transfers	Money Transfers	A2	A2	Services
New Cross Road	125	3 Tees	3 Tees	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	127	Jade's	Jade's	Cafe	Cafe	A5	A3	Restaurant / Café
New Cross Road	129	4 Seasons	Alaowern Restaurant	Cafe	Restaurant	A3	A3	Restaurant / Café
New Cross Road	131	Happy Inn Chinese Food	Happy Inn Chinese Food	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	133	Neisha	Neisha	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	135	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	137	The Works	King of Hearts	Community and Advice	Tattoo and Piercing	D1	S/G	Tattoo and Piercing
New Cross Road	139	Durgon Convenience Store	Durga Convenience Store	Convenience	Convenience	A1	A1	Convenience
New Cross Road	141	Coral	Coral	Betting Shop	Betting Shop	A2	A2	Betting Shop
New Cross Road	143	Mountain Partnership	Mountain Partnership	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	145	Believers Bookshop	Believers Bookshop	Book Shop	Book Shop	A1	A1	Comparison
New Cross Road	147	New World Cash	New World Cash	Second Hand Goods	Second Hand Goods	A1	A1	Other A1
New Cross Road	155	The Five Bells	The Five Bells	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	157	Winkworth	Winkworth	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	159	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	161	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	163	Your Move	Your Move	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	165	Deptford and New Cross Credit Union	Lewisham Credit Union	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
New Cross Road	167	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	171	Spar	Spar	Convenience	Convenience	A1	A1	Convenience
New Cross Road	173	2T's	2T's	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	175	RC Hair and Beauty Studio	RC Hair and Beauty Studio	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	177	Something Special	Something Special	Clothes	Clothes	A1	A1	Comparison
New Cross Road	179	No name	No name	Discount Store	Discount Store	A1	A1	Discount
New Cross Road	181	DigiPix	DigiPix	Photography, Film / Printing	Photography, Film / Printing	A1	A2	Services
New Cross Road	183	Perfect Fried Chicken	Perfect Fried Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	185	New Cross Food and Vegland	Vacant	Convenience	Convenience	A1	A1	Convenience
New Cross Road	187 and 189	Cash Counts Supermarket	Cash Counts Supermarket	Convenience	Convenience	A1	A1	Convenience
New Cross Road	191	Speedway	Speedway	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
New Cross Road	193	Curl Up and Dry	Curl Up and Dry	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	195 and 197	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
New Cross Road	199-205	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	Post Office / Post Office and Convenience	A1	A1	Convenience
Queen's Road	387	The Queen's Road Partnership	The Queen's Road Partnership	Medical	Medical	D1	D1	Medical
Queen's Road	389a	Pot Black Snooker Club	Pot Black Snooker Club	Snooker Hall	Snooker Hall	D2	D2	Other D2
Queen's Road	389	Vacant	Queen's Road Pharmacy	Vacant	Chemist	Vacant	A1	Comparison
Queen's Road	391	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Queen's Road	393	Queen's Kebab	Queen's Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Queen's Road	395	Vacant	Egi's Restaurant	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
Queen's Road	397	Residential	Residential	Residential	Residential	C3	C3	Residential
Queen's Road	399	Ankay	Ankay	Restaurant	Restaurant	A3	A3	Restaurant / Café
Queen's Road	401	Lloyd's	Lloyd's	Chemist	Chemist	A1	A1	Comparison
New Cross Road	184	The White Hart Hotel	The White Hart Hotel	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	182	Duncan Lewis & Co	Duncan Lewis & Co	Legal	Legal	A2	A2	Services
New Cross Road	180	Parkers	Parkers	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	178	Vacant	no name	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	176	Bamboo Garder	Bamboo Garder	Restaurant	Restaurant	A3	A3	Restaurant / Café

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	174	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
New Cross Road	172	BT's Jamacian Cookhouse	Big T's Jamacian Cookhouse	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	170	Community Project	Community Project	Community and Advice	Community and Advice	D1	D1	Community and Advice
New Cross Road	168	Hong Kong	Hong Kong	Takeaway	Convenience	A5	A1	Convenience
New Cross Road	166	Gracias	Gracias	Convenience	Convenience	A1	A1	Convenience
New Cross Road	164	Alanya Steak & Kebab House	Alanya Steak & Kebab House	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	162	La Maison	Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	160	Herbal Medicine and Acupuncture	New Cross Hair and Beauty Salon	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	D1	S/G	Beauty
New Cross Road	158	Smokey Jerkey	Smokey Jerkey	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	156	Family Fish Bar	Family Fish Bar	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	154	Supreem Services	AQ Thompson Enterprise	Communications and Printing	Communications and Printing	A1	A2	Other A2
New Cross Road	154d	Kol Obok	Sund Cargo Services Ltd	Convenience	Communications and Printing	A1	A2	Other A2
New Cross Road	152	New Cross Beauty Salon	Hairdresser	Beauty / Tanning / Nails / Massage	Hairdresser	A1	A1	Hairdresser
New Cross Road	150	Estate and Letting Agent	Estate and Letting Agent	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	146 and 148	No name	No name	Mini Cab	Minicab Office	S/G	S/G	Other S/G
New Cross Road	144	Dry Cleaner	Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	142	Clothes	Clothes	Clothes	Clothes	A1	A1	Comparison
New Cross Road	140	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	138	Convenience	Convenience	Convenience	Convenience	A1	A1	Convenience
New Cross Road	136	Vacant	De Lords Canteen	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
New Cross Road	134	Vacant	Base Cut	Vacant	Hairdresser	Vacant	A1	Hairdresser
New Cross Road	132	Favourite Estate Agent	Favourite Estate Agent	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	130a	London Nail & Beauty Supply Ltd	London Nail & Beauty Supply Ltd	Beauty Goods	Beauty Goods	A1	A1	Comparison
New Cross Road	130	Vacant	UK Skunkworks	Vacant	Alternative Health / Health Foods	Vacant	A1	Comparison
New Cross Road	130c	Vacant	Skyline Estates	Vacant	Estate and Letting Agent	Vacant	A2	Services
New Cross Road	128	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	126	Goddis Lodge	Goddis Lodge	Hotel	Hotel	C1	C1	Hotel
New Cross Road	124	Super Kebab	Super Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	122	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	120	Vacant	Residential	Vacant	Residential	Vacant	C3	Residential
New Cross Road	116	Music Room	Music Room	Rehearsal Studios	Rehearsal Studios	D2	S/G	Other S/G
New Cross Road	110	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	108	Residential	Residential	Residential	Residential	C3	C3	Residential

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	106	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	104	OA George & Co	OA George & Co	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
New Cross Road	102	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	100	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	98	Pizza on Demand	Gregans Leaf	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	96	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	94	Residential	Residential	Residential	Residential	C4	C3	Residential
New Cross Road	92	Domino's Pizza	Domino's Pizza	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	263	Sainsburys	Sainsburys	Supermarket	Supermarket	A1	A1	Convenience
New Cross Road	263b	Curry's	Curry's	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
New Cross Road	263c	TK Maxx	TK Maxx	Clothes	Clothes	A1	A1	Comparison
New Cross Road	263d	Dreams	Dreams	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
New Cross Road	265b	Vacant	Java Bar	Vacant	Cafe	Vacant	A3	Restaurant / Café
New Cross Road	265c	Gates News	Gates News	Residential	Residential	A1	C3	Residential
New Cross Road	265d	Metz	New Cross Connect	Residential	Convenience	A1	A1	Convenience
New Cross Road	265e	Cummin' Up	Cummin' Up	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	265f	Money Gram	No name	Supermarket	Locksmith / Shoe Repairs	A2	A1	Other A1

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	265g	Direct	Direct	Electrical and Electronics	Electrical and Electronics	B1	A1	Comparison
New Cross Road	269	Gateway	Gateway	Clothes	Clothes	A1	A1	Comparison
New Cross Road	267	Vacant	Vacant	Furniture and Homeware	Vacant	Vacant	Vacant	Vacant
New Cross Road	271a	No Name	No Name	Convenience	Convenience	A1	A1	Convenience
New Cross Road	271b	Nailstop	Nailstop	Nail Salon	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
New Cross Road	273	Shalom Rev	Skin and ink	Christian Books/Videos	Tattoo and Piercing	A1	S/G	Tattoo and Piercing
New Cross Road	272	?	Dig This Nurser	?	Convenience		A1	Convenience
New Cross Road	275	Rising Sun	Rising Sun	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	277-281	Iceland	Iceland	Supermarket	Supermarket	A1	A1	Convenience
New Cross Road	283-285	Library	New Cross Learning	Library	Library	D2	D1	Other D1
New Cross Road	287a	Vacant	No name	Vacant	Electrical and Electronics	Vacant	A1	Comparison
New Cross Road	287b	Hairdresser	Top Knotch	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	289	Palm Island	Morley's	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	291	Zafaa Awards	Zafaa Awards	Photography, Film / Printing	Photography, Film / Printing	B1	A2	Services
New Cross Road	293	Subway	Subway	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	295	Zaki Communications	Zaki Communications	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
New Cross Road	297	Bafta's	La Bodega Del Barrio	Legal	Off-licence	A2	A1	Convenience

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	299	Uncle Wrinkle	Uncle Wrinkle	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	301	S & A	Little Debees Salon	Video Shop	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
New Cross Road	302	No Name	No Name	Second Hand Goods	Second Hand Goods	A1	A1	Other A1
New Cross Road	303	Second Hand Kitchen Appliances	Second Hand Kitchen Appliances	Second Hand Goods	Second Hand Goods	A1	A1	Other A1
New Cross Road	304	Prangsta	No name	Costume Shop	Shop	A1	A1	Comparison
New Cross Road	305	Mankind	Mankind	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	306	Cafe Crema	Cafe Crema	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	307	Ottoman BBQ	Ottoman BBQ	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	308	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	309	No Name	No Name	Adult Sauna	Adult Sauna	D2	S/G	Other S/G
New Cross Road	311	Lawmans	Ada Solicitors	Legal	Legal	A2	A2	Services
New Cross Road	312	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	313	Salami	Salami	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
New Cross Road	314	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	315	Nouvelle Spice	Nouvelle Spice	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	316	New Cross House	New Cross House	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	317	Unitech Exchange	Unitech Exchange	Communications and Printing	Communications and Printing	A1	A2	Other A2

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	318	Vacant	The Allotment	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	319	Tasty Kebab House	Tasty Kebab House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	321	R'n'J Barbers	R'n'J Barbers	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	322	Marquis of Granby	Marquis of Granby	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	323	New Cross Inn	New Cross Inn	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	324	Locks Unique	Locks Unique	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	325-327 and 2a Clifton Rise	Venue	Venue	Nightclub	Nightclub	D2	S/G	Other S/G
New Cross Road	326	Express Shipping and Freight	Express Shipping and Freight	Communications and Printing	Communications and Printing	B1	A2	Other A2
New Cross Road	328	Bola Cuisine	Bola Cuisine	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	330	Unique	Hair Technique	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	332	Savana Telecom	La Beaute	Communication Services	Hairdresser	A1	A1	Hairdresser
New Cross Road	333	Sefa	Sefa	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	335-337	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
New Cross Road	338	Monsoon	Monsoon	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	339	Fresco	Kungfu Kitchen	Sandwich Bar	Takeaway	A5	A5	Hot Food Takeaway

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	341	Perfect Fried Chicken	Perfect Fried Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	343-345	New Cross Mini-market	Road Londis	Convenience	Convenience	A1	A1	Convenience
New Cross Road	355	Divine Cargo Communications	Divine Cargo Communications	Communications and Printing	Communications and Printing	B1	A2	Other A2
New Cross Road	357	Le Sandra	Le Sandra	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	359	Alternative Health / Health Foods	Alternative Health / Health Foods	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
New Cross Road	361	Yip Oriental	Yip Oriental	Convenience	Convenience	A1	A1	Convenience
New Cross Road	365	New Cross Diner	Delicious Cafe and sandwich bar	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	367	Shade Enterprises	Shade Enterprises	Luggage Shop	Luggage Shop	A1	A1	Comparison
New Cross Road	369	Employment and Training	Employment and Training	Employment and Training	Employment and Training	A1	A1	Other A1
New Cross Road	371	New Cross Butcher	New Cross Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
New Cross Road	373	Vacant	Tobeal	Vacant	Estate and Letting Agent	Vacant	A2	Services
New Cross Road	375	Vacant	TAS Office Equipment	Vacant	Furniture and Homeware	Vacant	A1	Comparison
New Cross Road	377	Vacant	TAS Office Equipment	Vacant	Furniture and Homeware	Vacant	A1	Comparison
New Cross Road	379	Reyna	Reyna	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	385	Net Arena	Net Arena	Employment and Training	Employment and Training	B1	A1	Other A1
New Cross Road	387	Tobeal	Vacant	Estate and Letting Agent	Vacant	A2	Vacant	Vacant
New Cross Road	388	Amersham Arms	Amersham Arms	Public House	Public House	A4	A4	Pub / Bar

Street	Property Nos	2011 Occupant	2013 Occupant	2011 Use	2013 Use	2011 Use Class	2013 Use Class	2013 Category
New Cross Road	389	Square Pizza	Vacant	Takeaway	Vacant	A5	Vacant	Vacant
New Cross Road	391	Vacant	Square Pizza	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
New Cross Road	393	Gnekis	Gnekis	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	395	Chaly's	Chaly's	Minicab Office	Minicab Office	B1	S/G	Other S/G
New Cross Road	397	Sirius Fish & Chip	Sirius Fish & Chip	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	399	The London Particular	The London Particular	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	401	Yeung Sing	Yeung Sing	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	403	Hair Forest	Hair Forest	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	405	Skin and Ink	Skin and Ink	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo and Piercing
New Cross Road	407	Walpole	Walpole	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	407a	Kismet	Kismet	Convenience	Convenience	A1	A1	Convenience
New Cross Road	407c	Oasis	Oasis	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	407	Convenience	Convenience	Convenience	Convenience	A1	A1	Convenience