



Lewisham Planning Service

Town and District Centres

Retail Report 2014

Part II: Centre analysis

February 2015

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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 2014.

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 – 2014 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.

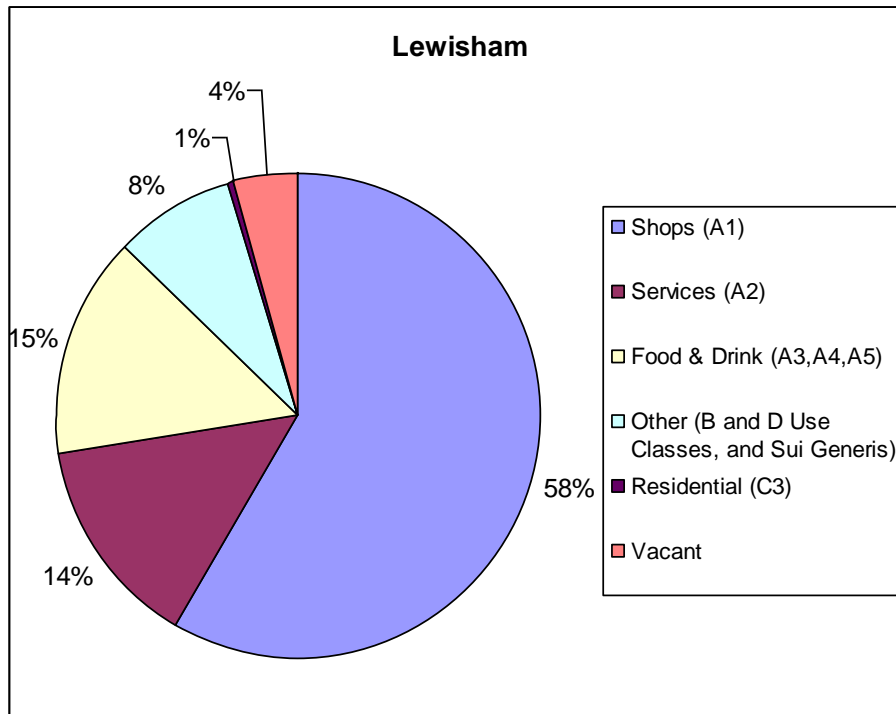
1.1.6 The key findings from Part I are also repeated in Part II, in order to present them by centre name as opposed to by topic.

2 Lewisham

2.1 Summary of town centre uses

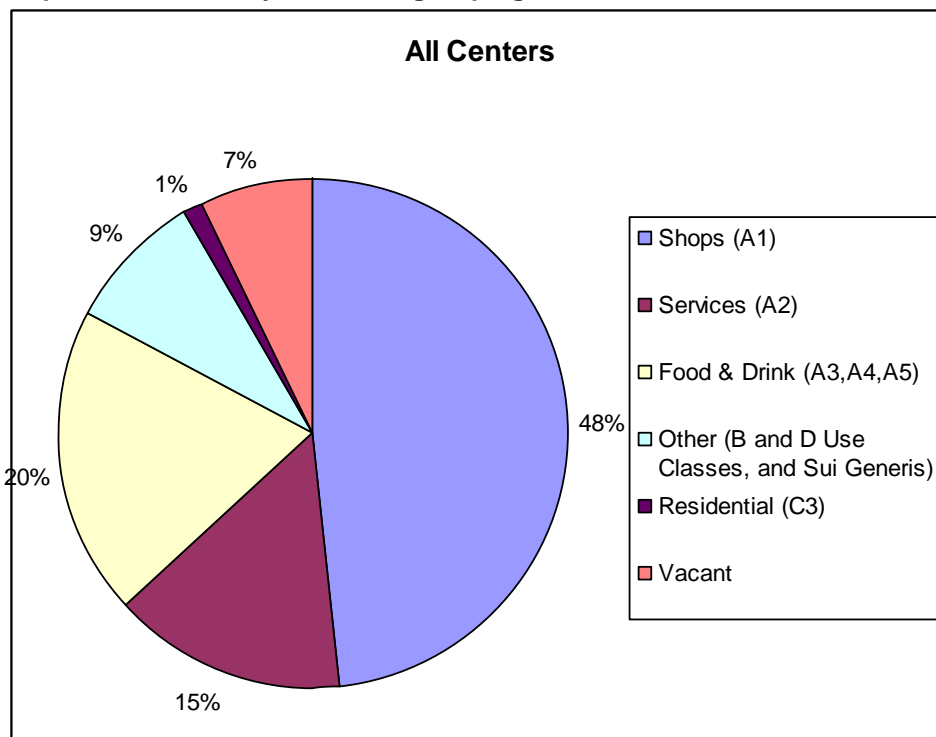
2.1.1 Figure 1 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 1: Proportion of units by use class grouping, Lewisham Town Centre 2014



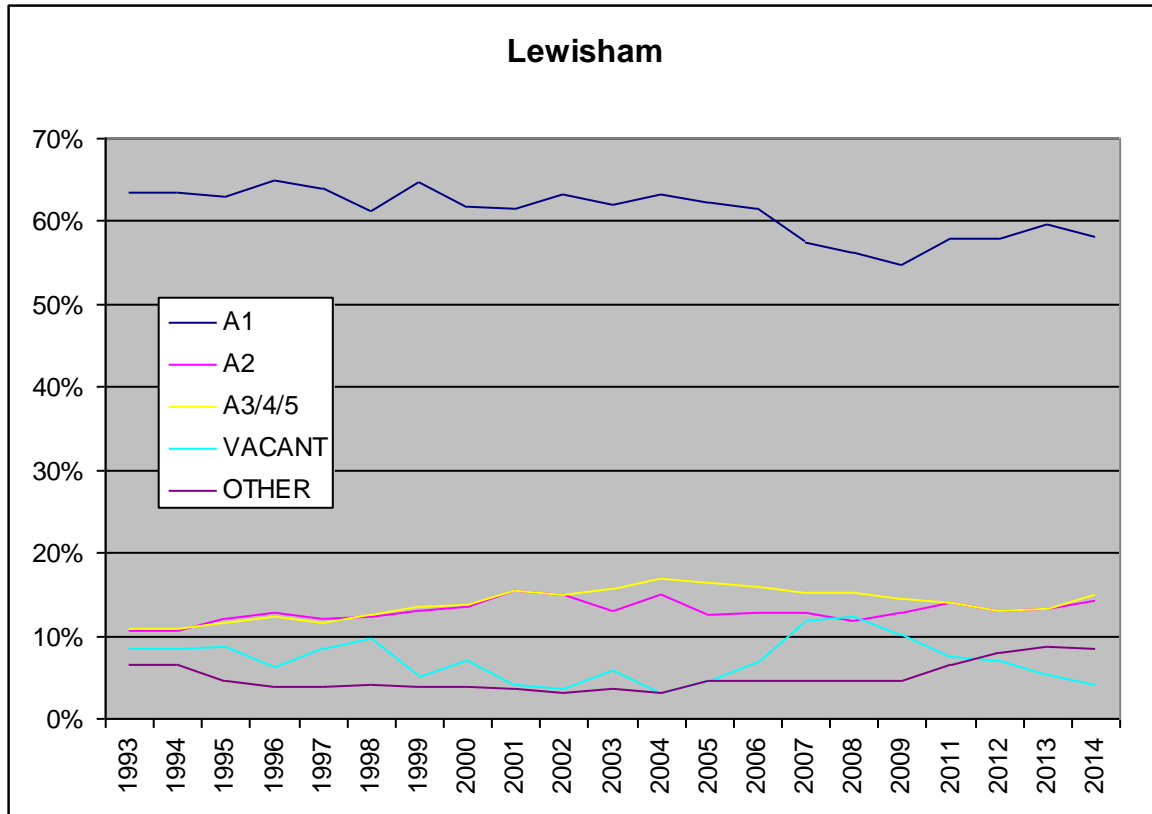
2.1.2 Figure 2 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 2: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



2.1.3 Figure 3 shows the changes in use classes over the period 1993 – 2014. 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 1993-2014



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%	82.5%
% of units within centre in A5 use	No more than 5%	5.7%

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 5.7%**, significantly below the national (11.8%) and regional (7.8%) average;
- **Vacancy rates** have significantly improved over the **six year period 2008-2014** from **12% to 4.1%**;
- 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 **82.5%**;
- **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 decreased from 19 to 18 in the year 2013-2014. The 2014 figure is now lower than the number of takeaways in 2008;
- The percentage of units in A5 **takeaway** use in the centre is **5.7%**, 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 2004-2014, 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	105
	Convenience	34
	Discount	6
	Hairdresser	23
	Other A1	11
A1 Total		184
A2	Bank / Building Society	9
	Betting Shop	8
	Other A2	5
	Pawnbrokers and Pay Day Loans	5
	Services	18
A2 Total		45
A3	Restaurant / Café	24
A4	Pub / Bar	5
A5	Hot Food Takeaway	18
B1	Office	1
B2	General Industrial	1
C3	Residential	2
D1	Community and Advice	3
	Medical	1
	Other D1	3
D1 Total		1
D2	Gym	2
Sui generis	Beauty	6
	Other S/G	7
Sui generis Total		13
Vacant	Vacant	13
Total units		316

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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Belmont Hill	1-3	Takeaway	Bucketmouth	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Belmont Hill	5	Charcoal Belt Kebab	Charcoal Belt Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Belmont Hill	7-9	Cafe Panorama	Cafe Panorama	Cafe	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	Vacant	Driving School	Vacant	S/G	Other S/G
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	Vacant	Vacant shop	Vacant	Vacant	Vacant	Vacant	Vacant
Lee High Road	08	Ladbroke	Ladbroke	Betting Shop	Betting Shop	A2	A2	Betting Shop
Lee High Road	09	Dua Brow Bar	Dua Brow Bar	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lee High Road	14	Nandos	Nandos	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee High Road	15	Blackheath Direct Cars Ltd	Blackheath Direct Cars Ltd	Minicab Office	Minicab Office	S/G	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	Sathyam	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	Dahia's Hair Cut	Dahia's Hair Cut	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	21a	Laptop PC Mini	Laptop PC Mini	Clothes	Clothes	A1	A1	Comparison
Lee High Road	23	1st Avenue	Hairdresser	Clothes	Hairdresser	A1	A1	Hairdresser
Lee High Road	25	Vacant	Dosa Sambal	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
Lee High Road	26	Lifestyle	Lifestyle	Jewellery / Watches	Jewellery / Watches	A1	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	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Lee High Road	33	Best Food	Best Food	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lee High Road	35	Fashion 4 You	Fashion 4 You	Electrical and Electronics	Hairdresser	A1	A1	Hairdresser
Lee High Road	37	La Maison des Gateaux	Vacant	Cafe	Vacant	A3	Vacant	Vacant
Lee High Road	39	La Patisserie D'or	La Patisserie D'or	Vacant	Cafe	Vacant	A3	Restaurant / Café
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	Cafe	A5	A3	Restaurant / Café
Lee High Road	51	No Name	Vacant	Clothes	Clothes	A1	A1	Comparison
Lee High Road	53	Exclusive Designer Clothes	Vacant	Clothes	Clothes	A1	A1	Comparison
Lee High Road	55	My Hair Lounge	Vacant	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	Satellite Solutions	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lee High Road	61	NEA	Midway Property	Employment and Training	Estate and Letting Agent	A2	A2	Services
Lee High Road	63	Chamesmead Carpet Shop Company	Bedtime in Dreamland	Carpet Shop	Furniture and Homeware	A1	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	A3	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lee High Road	67	ROC	ROC	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Lee High Road	68	Lewisham Computer Repairs	Lewisham Computer Repairs	Communications and Printing	Communications and Printing	A2	A2	Other A2
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	Juici's Jamaican Grill	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	AM Store	Convenience	Convenience	A1	A1	Convenience
Lee High Road	78	Kem's Klips	Kem's Klips	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	79	Elle Hair and Beauty	Elle Hair and Beauty	Hairdresser	Hairdresser	A1	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	Rox Burger	Hairdresser	Restaurant	A1	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lee High Road	83	London Mini Cabs	London Mini Cabs	Minicab Office	Minicab Office	S/G	S/G	Other S/G
Lee High Road	84	Chin's Beauty Shop	Zuico	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee High Road	85-87	Hua Xia	Hua Xia	Convenience	Convenience	A1	A1	Convenience
Lee High Road	86	Sensuals	Sensuals	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	Sputnick	Sputnick	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Lee High Road	89	Comb and Rollers	Comb and Rollers	Hairdresser	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	Data Cars	Data Cars	Minicab Office	Minicab Office	S/G	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	Chemist	A1	A1	Comparison
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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lewis Grove	11	Levante	Levante	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewis Grove	13	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Lewis Grove	15	Lucent Cosmetics	Soni Hair and Beauty	Beauty Goods	Beauty Goods	A1	A1	Comparison
Lewis Grove	17	Leaders	Leaders	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Lewis Grove	19	Vacant	Klos Deli	Vacant	Delicatessen	Vacant	A1	Convenience
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	Beauty Goods	A1	A1	Comparison
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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lewisham High Street	052	Brook Street Bureau	Brook Street Bureau	Employment and Training	Employment and Training	A2	A2	Other A2
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	Beverley Morris and Co	Legal	Legal	A2	A2	Services
Lewisham High Street	064	Halifax	Halifax	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Lewisham High Street	065-069	Twin Group	Twin Group	Employment and Training	Training Centre (D1)	A2	D1	Education and Training
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	A2	Other A2
Lewisham High Street	070	Venus News	Venus News	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	71	Soho Gyms	Soho Gyms	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Lewisham High Street	072-078	Boots	Boots	Chemist	Chemist	A1	A1	Comparison
Lewisham High Street	073	The Mojo Hair	Express Food and Wine	Hairdresser	Convenience	A1	A1	Convenience
Lewisham High Street	075	Subway	Subway	Sandwich Bar	Sandwich Bar	A1	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	A2	A2	Services

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Butcher / Fishmonger	Electrical and Electronics	A1	A1	Comparison
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	British Heart Foundation	British Heart Foundation	Charity Shop	Charity Shop	A1	A1	Charity
Lewisham High Street	100	Style	AK Mobile Phone Accessories	Hairdresser	Electrical and Electronics	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lewisham High Street	102-106	Lewisham Food Market	Lewisham Food Market	Convenience	Convenience	A1	A1	Convenience
Lewisham High Street	99-105	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
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	A2	A2	Pawnbrokers and Pay Day Loans
Lewisham High Street	122-126	Marks & Spencer	Marks & Spencer	Department Store	Department Store	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lewisham High Street	123	Albermarle + Bond	Albermarle + Bond	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	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	Vacant	Burger King	Vacant	Restaurant	Vacant	A3	Restaurant / Café
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	The Home Store	Fashion Club	Furniture and Homeware	Clothes	A1	A1	Comparison
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	Bright Home	Clothes	Homeware Shop	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	A5	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	Noodle Bar	Butcher / Fishmonger	Restaurant	A1	A3	Restaurant / Café
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
Lewisham High Street	174-6	Hop's	Hop's	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison
Lewisham High Street	177	Beauty First	My Fish	Beauty Goods	Butcher / Fishmonger	A1	A1	Convenience
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 Housing Advice	Community and Advice	Community and Advice	D1	D1	Community and Advice

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lewisham High Street	183	Wimpy	Wimpy	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	187	Levante Pide	Levante Pide	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham High Street	189	Corte	Corte	Cafe	Cafe	A3	A3	Restaurant / Café
Lewisham High Street	191-193	Vacant	Vacant	Vacant	Vacant	Vacant	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	Africa Africa	Top Homes	Electrical and Electronics	Homeware Shop	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 'N' Gems	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
Lewisham High Street	205	YouFix	YouFix	DIY, Hardware, Joinery / Building Supplies	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Lewisham High Street	210	Game Station	Game Station	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Lewisham High Street	213	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	Bellona	Bellona	Furniture and Homeware	Furniture and Homeware	A1	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	Restaurant	A5	A3	Restaurant / Café
Lewisham High Street	244	White Hall Clothiers	White Hall Clothiers	Clothes	Clothes	A1	A1	Comparison
Lewisham High Street	246	Bailwood	Bailwood	Clothes	Clothes	A1	A1	Comparison
Lewisham High Street	248	Amplifon	Amplifon	Medical	Medical	D1	D1	Medical
Lewisham High Street	250	Swinton Insurance	Charles Knight	Professional and Consulting Services	Estate and Letting Agent	A2	A2	Services
Lewisham High Street	252	Mama's Chicken	Mama's Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham High Street	254	Seven Star Mini Cabs	Seven Star Mini Cabs	Minicab Office	Minicab Office	S/G	S/G	Other S/G
Lewisham High Street	262A	Ludlow Thompson	Ludlow Thompson	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Cash Converters	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	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
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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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 Antique	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	Estate and Letting Agent	Electrical and Electronics	A2	A1	Comparison
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	Second 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	African Hairways	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lewisham High Street	338	Unknown	Bagels and Cream	Office	Cafe	B1	A3	Restaurant / Café
Lewisham High Street	340	Network Recruitment Solutions	Network Recruitment Solutions	Employment and Training	Employment and Training	A2	A2	Other A2

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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 Pharmacy + Herbal	Sheel Pharmacy + Herbal	Convenience	Chemist	A1	A1	Comparison
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	Carpet Shop Direct	Carpet Direct	Carpet Shop	Carpet Shop	A1	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
Loampit Vale		Sports Direct	Sports Direct	Sports and Outdoor Activities Goods	Sports and Outdoor Activities Goods	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Loampit Vale		Carpet Shopright	Carpetright	Carpet Shop	Carpet Shop	A1	A1	Comparison
Marischal Road	01	Grant's Salon	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant
Marischal Road	03	Sach	Sach	Hairdresser	Hairdresser	A1	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	Net Printers	Net Printers	Communications and Printing	Communications and Printing	A2	A2	Other A2
Marischal Road	15	Serendib Lanka Travels Ltd	Serendib Lanka Travels Ltd	Travel Agent	Travel Agent	A1	A1	Other A1
Marischal Road	19a	Lucky's	PFP Gym	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Marischal Road	19	Kirby Autos	Kirby Autos	Vehicle Repairs	Vehicle Repairs	B2	B2	General Industrial
The Lewisham Centre	01	Claires	Claires	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	E.E	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
The Lewisham Centre	05	Warren James	Warren James	Jewellery / Watches	Jewellery / Watches	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Electrical and Electronics	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	Magenta	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	24	The Works	The Works	Book Shop	Book Shop	A1	A1	Comparison
The Lewisham Centre	25	Unknown	Italian Clothing	Optician	Optician	A1	A1	Other A1
The Lewisham Centre	26	Blue Inc	Blue Inc	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	28	Coffee	Coffee	Cafe	Cafe	A3	A3	Restaurant / Café
The Lewisham Centre	29	Vacant	Baron Jon	Vacant	Clothes	Vacant	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
The Lewisham Centre	30-32	Vacant	JD Sports	Vacant	Clothes	Vacant	A1	Comparison
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	Shoe Zone	Shoe Zone	Shoes	Shoes	A1	A1	Comparison
The Lewisham Centre	45	Italian Clothing	Italian Clothing	Clothes	Clothes	A1	A1	Comparison
The Lewisham Centre	46	Shop Mobility	Shop Mobility	Community and Advice	Community and Advice	D1	D1	Community and Advice

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
The Lewisham Centre	47	Muskann	Muskann	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	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	Muskann Brow Bar	Muskann Brow Bar	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
The Lewisham Centre	56	Poundland	Poundland	Discount Shop	Discount Shop	A1	A1	Discount
The Lewisham Centre	57	Notting Hill	Notting Hill	Clothes	Clothes	A1	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	Home Living	Home Living	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
The Lewisham Centre	63	Magenta	The Perfume Shop	Clothes	Perfume Shop	A1	A1	Comparison
The Lewisham Centre	65	Baron Jon	Vacant	Clothes	Vacant	A1	Vacant	Vacant
The Lewisham Centre	66	E.E	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	Virgin Media	Virgin Media	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
The Lewisham Centre	69-70	Shoe City	Vacant	Shoes	Vacant	A1	Vacant	Vacant
The Lewisham Centre	72	Liberta	Liberta	Shoes	Shoes	A1	A1	Comparison
The Lewisham Centre	72A	The Perfume Shop	The Perfume Shop	Perfume Shop	Perfume Shop	A1	A1	Comparison

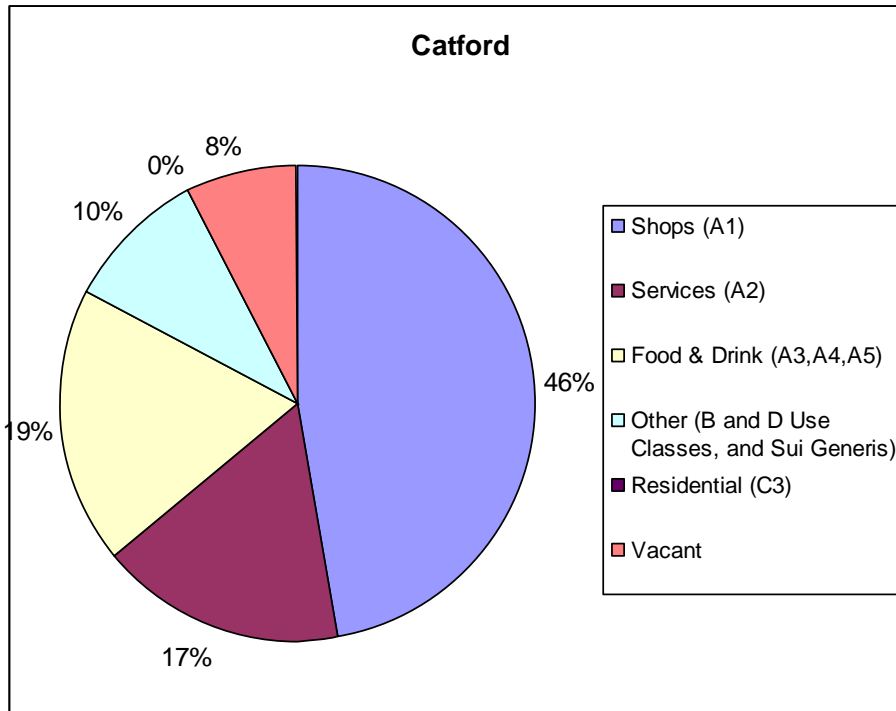
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
The Lewisham Centre	74	Muffin Break	Muffin Break	Cafe	Cafe	A3	A3	Restaurant / Café
The Lewisham Centre	75	Vacant	Choco Keyf	Vacant	Confectioner	Vacant	A1	Comparison

3 Catford

3.1 Summary of town centre uses

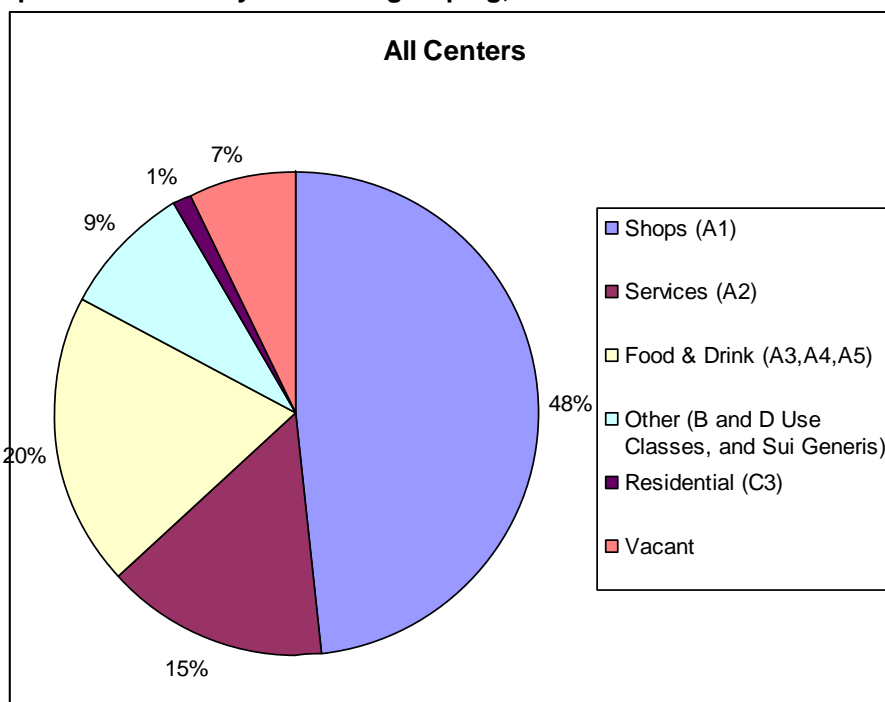
3.1.1 Figure 4 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 4: Proportion of units by use class grouping, Catford Town Centre 2014



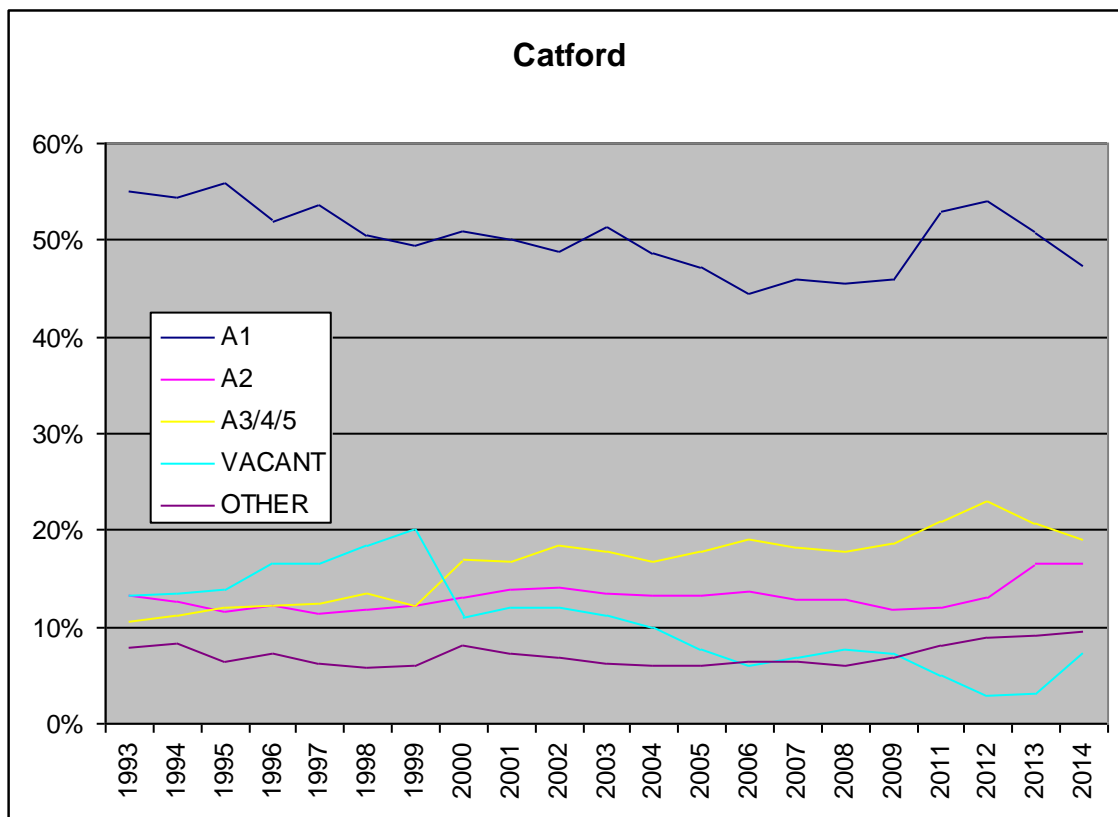
3.1.2 Figure 5 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 5: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



3.1.3 Figure 6 shows the changes in use classes over the period 1993 – 2014. There is a sharp decrease in the proportion of A1 and A3/4/5 units and a sharp increase in proportion of vacant units over the past year.

Figure 6: Change in proportion of units by use class grouping, Catford Town Centre 1993- 2014



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%	59.3%
% of units within centre in A5 use	No more than 5%	7.5%

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 **7.5%**, below the national (11.8%) and regional (7.8%) average;
- **Vacancy rates** significantly improved **over the five year period 2008-2015** from **9% to 3%**, but have degraded significantly in the **past year** to **7.5%**;
- Catford fails to 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 **59.5%**. This represents a noticeable worsening of the situation within the past year;
- **Betting shops** have increased in number from 4 to 6 in the period 2004-2014, an **increase of 50%**. However, the number of betting shops has not increased for the past four years;
- The number of **takeaways** increased from 12 to 15 in the six year period 2008-2013, although there was the loss of one unit in the past year;
- The percentage of units in A5 **takeaway** use in the centre is **7.5%**, which does not meet the local plan target of no more than 5%;
- The number of **public houses** in the centre has significantly declined in the period 2004-2014, from 7 to 4.

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	26
	Convenience	34
	Discount	4
	Hairdresser	14
	Other A1	12
A1 Total		94
A2	Bank / Building Society	5
	Betting Shop	6
	Other A2	3
	Pawnbrokers and Pay Day Loans	4
	Services	15
A2 Total		33
A3	Restaurant / Café	19
A4	Pub / Bar	4
A5	Hot Food Takeaway	15
B1	Office	1
D1	Community and Advice	4
	Education	1
	Medical	2
	Other D1	1
	Place of Worship	1
D1 Total		9
D2	Gym	1
Sui generis	Beauty	5
	Other S/G	3
Sui generis Total		8
Vacant	Vacant	15
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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Bromley Road	1	UCKG Help Centre	UCKG Help Centre	Place of Worship	Place of Worship	D1	D1	Place of Worship
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	CJ's Hair	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	Titilayo	Crown Savers	Hairdresser	Credit Union	A1	A2	Other A2
Brownhill Road	7	Nick's Barbers	Nick's Barbers	Hairdresser	Hairdresser	A1	A1	Hairdresser
Brownhill Road	8	PSR Employment	Le Crisadore	Employment and Training	Beauty / Tanning / Nails / Massage	A2	S/G	Beauty
Brownhill Road	9/11	Payless	Payless	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Catford Broadway		Ladbrokes	Ladbrokes	Betting Shop	Betting Shop	A2	A2	Betting Shop
Catford Broadway	01	Taj 2 - Peri Peri	Taj 2 - Peri Peri	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Catford Broadway	02	Lewisham Disability Coalition	Lewisham Disability Coalition	Office	Community and Advice	B1	D1	Community and Advice
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	Vacant	Catford Constitutional Club	Vacant	Public House	A3	A4	Pub / Bar
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 UK	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	Coasta Coffee	Coasta Coffee	Cafe	Cafe	A1	A3	Restaurant / Café
Catford Broadway	17	Repair Centre	Repair Centre	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Catford Broadway	18	T.A. Superstore	T.A. Superstore	Convenience	Convenience	A1	A1	Convenience
Catford Broadway	19	Tonys	Tonys	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Catford Broadway	20	Q Squared	Platinum 101	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	Butcher / Fishmonger	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	One Stop Express	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Catford Road	2	Yogi	Yogi	Convenience	Convenience	A1	A1	Convenience
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 (Turkish Food Express)	TFX (Turkish Food Express)	Baker	Convenience	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	Kebabish	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Doggett Road	1A	Bless You	Bless You	Hairdresser	Hairdresser	A1	A1	Hairdresser
Doggett Road	1B	Vacant	Vacant	Vacant	Vacant	A1	Vacant	Vacant
Doggett Road	3A	Mye Green Mango	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	Coco Reef	Vacant	Cafe	Vacant	A3	Vacant	Vacant
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	Vacant	Takeaway	Vacant	A5	Vacant	Vacant

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Eros House	9	Appetito	Vacant	Cafe	Vacant	A3	Vacant	Vacant
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	Polski Skiep	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
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
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	Yatas	Vacant	Furniture and Homeware	Vacant	A1	Comparison
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	A2	Other A2
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	Global Link	Global Link	Communications and Printing	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	Zara	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/demolished	Vacant/demolished	Vacant	Vacant	Vacant	Vacant	Vacant

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
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
Rushey Green	093/95	Motown Soul Bar	Vacant	Restaurant	Vacant	A3	Vacant	Vacant
Rushey Green	094	The Money Shop	The Money Shop	Pawnbrokers and Pay Day Loans	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	Kasper's Desserts	Vacant	Cafe	Vacant	A3	Restaurant / Café
Rushey Green	099/101/103/105	Blockbusters Video	Vacant	Film Rental	Vacant	Vacant	Vacant	Vacant
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	No name	Happy Days	Cards / Gifts / Toys / Party Goods	Travel Agent	A1	A1	Other A1
Rushey Green	107a	IT shop 107	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 Food & Beverage	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
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
Rushey Green	114	Catford Discount	Catford Discount	Discount Store	Discount Store	A1	A1	Discount
Rushey Green	115	The After School Club	The After School Club	Nursery / Day Centre / Education	Nursery / Day Centre / Education	B1	D1	Education and Training
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	One 23 Services	One 23 Services	Estate and Letting Agent	Travel Agent	A1	A1	Other A1
Rushey Green	124/126	Shoe Zone	Shoe Zone	Shoes	Shoes	A1	A1	Comparison
Rushey Green	125	Boots	Boots	Optician	Optician	A1	A1	Other A1

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Rushey Green	127	The Meeting Place	The Meeting Place	Cafe	Cafe	A3	A3	Restaurant / Café
Rushey Green	128	Acorn	Acorn	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Rushey Green	129	Elpoco Mexico	Marrakech Express	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	Vacant	Convenience	Vacant	A1	Vacant	Vacant
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	Phones 4 U	Convenience	Electrical and Electronics	A1	A1	Comparison
Rushey Green	150	Meat Express	Subway	Butcher / Fishmonger	Sandwich Bar	A1	A1	Other A1
Rushey Green	151	Credence	Crown	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	Savais	Hunters	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Rushey Green	154	Ronald Brown Centre	Scrivens	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	Santander	Santander	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Rushey Green	163	TK. Food & Wine	Catford 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	Krispy	Morleys	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	Vacant	Vacant	Vacant	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	Aya Sofya	Restaurant	Restaurant	A4	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Rushey Green	197	Betred	Betred	Betting Shop	Betting Shop	A2	A2	Betting Shop
Rushey Green	199	Frank Convenience Store	Frank's	Convenience	Convenience	A1	A1	Convenience
Sangley Road	21A	Magic Signs and Graphics	Vacant	Communications and Printing	Vacant	A1	Vacant	Vacant
Sangley Road	21B	Yuk Building & Decorations	Vacant	Office	Vacant	B1	Vacant	Vacant
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
Sangley Road	27	LSK London Property	LSK London Property	Estate and Letting Agent	Estate and Letting Agent	?	A2	Services
Sangley Road	29	XCE Computer Repair	XCE Computer Repair	Electrical and Electronics	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	W & R	W & R	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sangley Road	40	ARK	L'Abidjanise	Hairdresser	Convenience	A1	A1	Convenience
Sangley Road	44	Familys	Familys	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Station Approach		The Catford Tavern	Vacant	Public House	Vacant	A4	Vacant	Vacant
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
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	Vacant	Book Shop	Vacant	A1	Vacant	Vacant
Winslade Way	25/26	Poundstrecher	Poundstrecher	Discount Store	Discount Store	A1	A1	Discount
Winslade Way	27	R&A Discount Store	Vacant	Discount Store	Vacant	A1	Vacant	Vacant

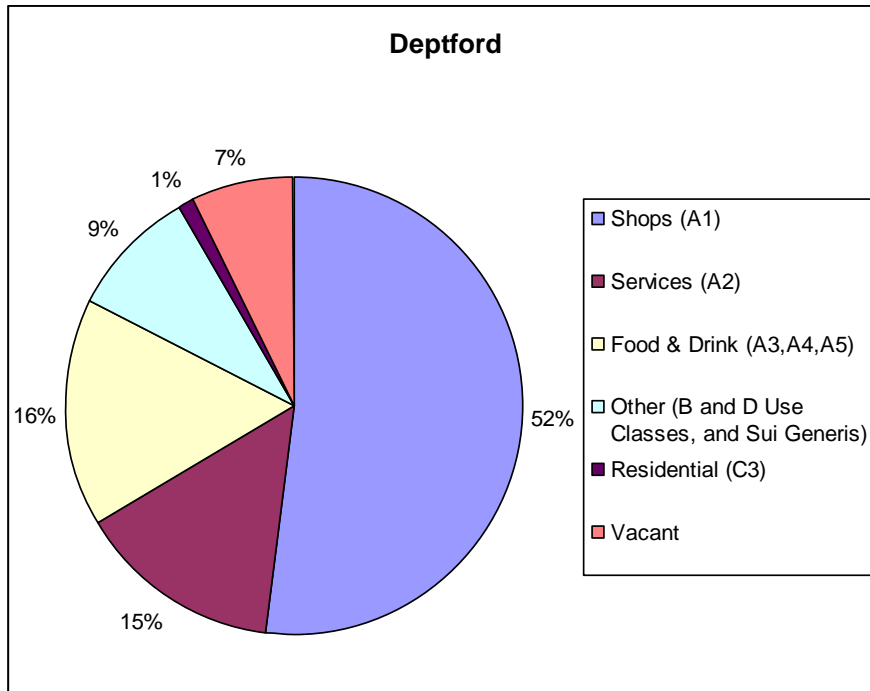
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Classes	2014 Use Classes	2014 Category
Winslade Way	28	Health and Herbs	Vacant	Alternative Health / Health Foods	Vacant	A1	Vacant	Vacant
Winslade Way	29	Centre Cafe	Centre Cafe	Sandwich Bar	Sandwich Bar	A3	A1	Other A1
Winslade Way	30/31	Bon Marche	Bon Marche	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	Inspire Beauty	Inspire Beauty	Beauty / Tanning / Nails / Massage	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	Evans Supermarket	Evans Supermarket	Convenience	Convenience	A1	A1	Convenience

4 Deptford

4.1 Summary of town centre uses

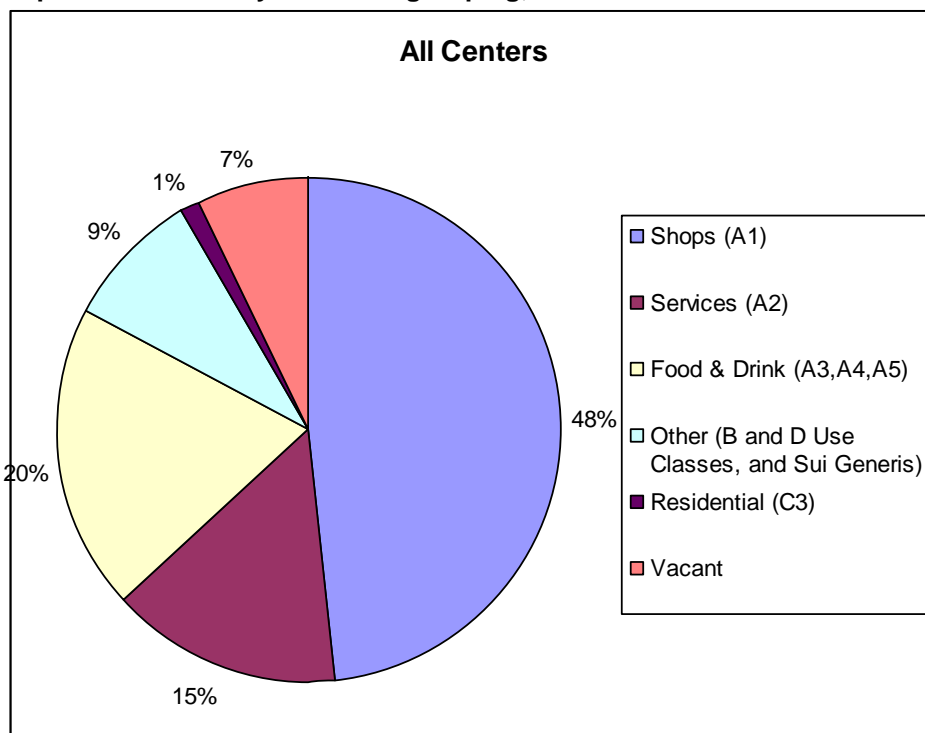
4.1.1 Figure 7 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 7: Proportion of units by use class grouping, Deptford Town Centre 2014



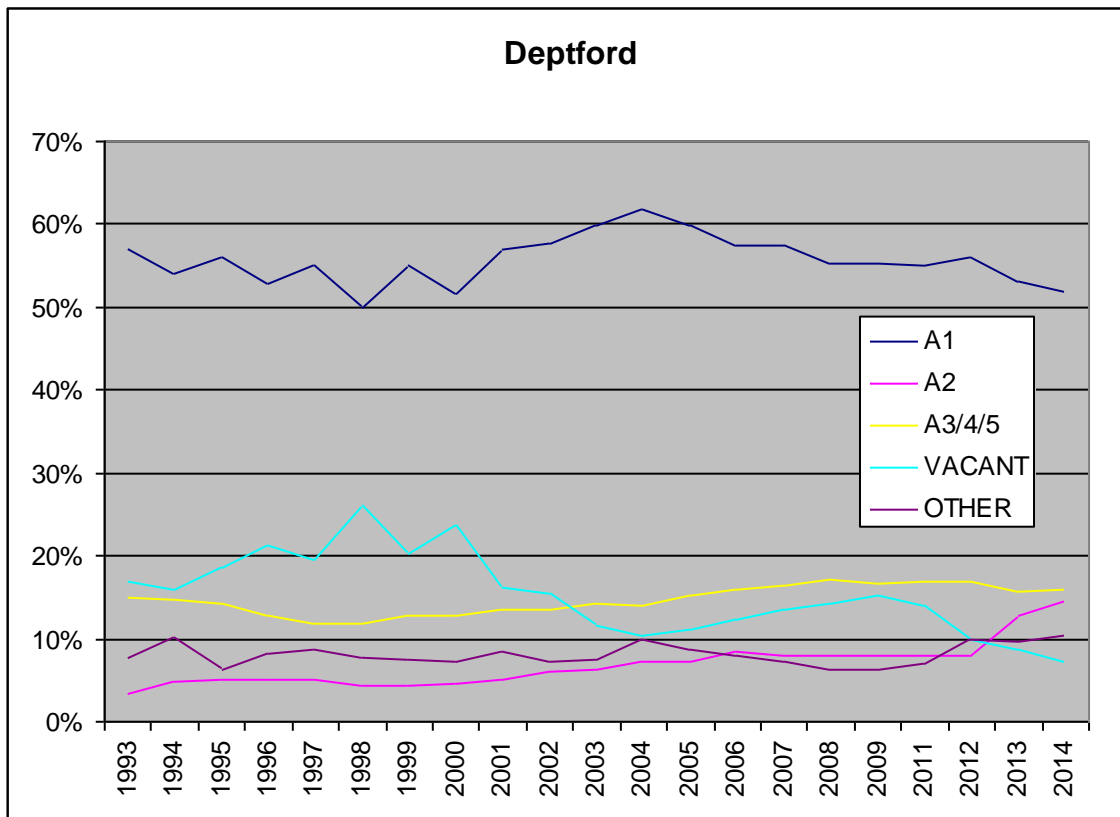
4.1.2 Figure 8 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 8: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



4.1.3 Figure 9 shows the changes in use classes over the period 1993 – 2014. There is a significant decrease in proportion of vacant units since 2010, and a notable increase in the proportion of A2 units over the two years.

Figure 9: Change in proportion of units by use class grouping, Deptford Town Centre 1993- 2014



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%	70.4%
% of units within centre in A5 use	No more than 5%	6.0%

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 7.1%**, are significantly below the national average, and are just below the regional average;
- The **vacancy rate** has significantly declined over the **six year period 2008-2014** from **14% to 7.1%**;
- 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 **70.4%**;
- **Betting shops** increased in number from 4 to 7 in the period 2004-2011, an **increase of 75%**. 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 six year period 2008-2014;
- The percentage of units in A5 **takeaway** use in the centre is **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 2004-2014, 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	7
	Hairdresser	20
	Other A1	8
A1 Total		136
A2	Bank / Building Society	2
	Betting Shop	7
	Other A2	7
	Pawnbrokers and Pay Day Loans	7
	Services	15
A2 Total		38
A3	Restaurant / Café	21
A4	Pub / Bar	5
A5	Hot Food Takeaway	16
B1	Office	3
B1 Total		3
C3	Residential	3
D1	Community and Advice	2
	Education and Training	2
	Medical	2
	Place of Worship	1
D1 Total		7
D2	Other D2	1
Sui generis	Beauty	7
	Other S/G	5
	Tattoo and Piercing	1
Sui generis Total		13
Vacant	Vacant	19
Grand Total		262

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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford Broadway	01	The Broadway Restaurant	The Broadway Restaurant	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	02	Mimi	Vacant	Book Shop	Vacant	A1	Vacant	Vacant
Deptford Broadway	04	Afab Star	Afab Star	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	06	Posh and Beauty	Posh and Beauty	Hairdresser	Hairdresser	A1	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	Chairbears Day Nursery	Vacant	Nursery / Day Centre / Education	Vacant	D1	Education and Training
Deptford Broadway	13/14	J5	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	B1	B1	Office
Deptford Broadway	18-19	999 Club	999 Club	Community and Advice	Community and Advice	D1	D1	Community and Advice
Deptford Broadway	20	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford Broadway	22	Excel Passenger Services	Excel Passenger Services	Minicab Office	Minicab Office	S/G	S/G	Other S/G
Deptford Broadway	24	MK Law	Vacant	Legal	Legal	A2	A2	Services

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford Broadway	35-36	Tin Tin	Tin Tin	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford Broadway	37	Lazania	Lazania	Restaurant	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	Deptford Cinema Office (planned to be a cinema)	Vacant	Office	Vacant	B1	Office
Deptford Broadway	40	Rogers	Rogers	Vehicle Parts and Accessories	Vehicle Parts and Accessories	A1	A1	Comparison
Deptford Broadway	41-42	Le 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	Vacant	Vacant	Vacant
Deptford Broadway	46	The Lighthouse	Michael Stevens Solicitors	Communication s and Printing	Professional and Consulting Services	A2	A2	Services
Deptford Broadway	47	Vacant	Vacant	Vacant	Vacant	Vacant	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 Kollections	Meg Charles Kollections	Clothes	Clothes	A1	A1	Comparison
Deptford Broadway	51	Abstractions	Abstractions	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Deptford Broadway	52	First Step	First Step	Nursery / Day Centre / Education	Nursery / Day Centre / Education	D1	D1	Education and Training

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford Broadway	53	Plan Personnel	Plan Personnel	Employment and Training	Employment and Training	A2	A2	Other A2
Deptford Broadway	54	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford Broadway	55	Nat Ado	Nat Ado	Legal	Legal	A2	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	A2	A2	Other A2
Deptford High Street	012	Street Flava	Street Flava	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	013	Your Choice Pound Shop+Plus	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	Ash Arcade	Ash Arcade	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	016	Ash's	Ash's	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford High Street	017	Babs Collection	Ebis Collection	Clothes	Clothes	A1	A1	Comparison
Deptford High Street	018	African Hairdresser	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant
Deptford High Street	019	New Vision	La Belle	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	S/G	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	Halal	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Deptford High Street	028	Legal	Vacant	Legal	Vacant	A2	Vacant	Vacant
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	Agege Bread	Agege Bread	Baker	Baker	A1	A1	Convenience
Deptford High Street	034	Vina Footwear	no name	Shoes	Convenience	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Vacant	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	038-040	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	039-043	99p+Store	The Bargain Store	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	042	Rose African	Rose African	Textiles and Crafts	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	HFC	Vacant	Takeaway	Takeaway	A5	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	More Time	Vacant	Furniture and Homeware	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	Electricals and Electronics	Electricals 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 Furniture	Discount Store	Furniture and Homeware	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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
Deptford High Street	060	Deptford Pawnbrokers and Jewellery	Deptford Pawnbrokers and Jewellery	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	061	Faris	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	A3	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford High Street	072	H&T	H&T	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	073	no name	Deptford Cobbler	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Deptford High Street	074	Pound Shop Plus	Pound Shop Plus	Discount Store	Discount Store	A1	A1	Discount
Deptford High Street	075	Robert Walker	El Cheap'ou	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	076	Fardeen Fabrics	Fardeen Fabrics	Clothes	Clothes	A1	A1	Comparison
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	A.Z. 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	No Name	No Name	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Cash Generator	Cash Generator	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	097	Sharpes Afro Cosmetics	Sharpes Afro Cosmetics	Beauty Goods	Beauty Goods	A1	A1	Comparison
Deptford High Street	099	Family Halal Butcher	Family Halal Butcher	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
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	Anything Chinese 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	Perfect Fried Chicken	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	A1	Hairdresser
Deptford High Street	112-114	Iceland	Iceland	Supermarket	Supermarket	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford High Street	137A	Vacant	Demolished	Vacant		Vacant	#N/A	#N/A
Deptford High Street	137B	Vacant	Demolished	Vacant		Vacant	#N/A	#N/A
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 N 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	D1	D1	Community and Advice
Deptford High Street	146	Bridge House	Bridge House	Estate and Letting Agent	Estate and Letting Agent	A2	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	A2	A2	Other A2
Deptford High Street	152	Bearspace	Bearspace	Art Studio/ Showroom	Art Studio/ Showroom	A1	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	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford High Street	155	Karisma Italian Shoes	Karisma Italian Shoes	Shoes	Shoes	A1	A1	Comparison
Deptford High Street	157	Afri Pay	Afri Pay	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	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	Share, Think and Act	Share, Think and Act	Professional and Consulting Services	Professional and Consulting Services	A2	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
Deptford High Street	163	Chung Viet	Pho Thytay	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	A1	A1	Other A1
Deptford High Street	169	Gem	Gem	Photography, Film / Printing	Photography, Film / Printing	A2	A2	Services
Deptford High Street	170	Styles	Styles	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	171	Vacant	SE8 Gallery	Vacant	Art Studio/ Showroom	Vacant	A1	Comparison
Deptford High Street	172	Designer KOCC Barma	Designer KOCC Barma	Clothes	Clothes	A1	A1	Comparison
Deptford High Street		Vacant	Address doesn't exist	Vacant		Vacant	#N/A	#N/A

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford High Street	174	CN Nail Supply	CN Nail Supply	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Deptford High Street	175	Paddypower	Paddypower	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
Deptford High Street	184	Cash Xchange	Cash Xchange	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Deptford High Street	185	Morley's	Morley's	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	186	Shital	RCCG Vinebranch The Redeemed Christine Church of God Vinebranch	Off-licence	Place of Worship	A1	D1	Place of Worship
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	Meat + Sea	Restaurant	Restaurant	A3	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	S/G	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	A3	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	Adams	Vacant	Professional and Consulting Services	Vacant	A2	Services
Deptford High Street	203	A. J. 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	S/G	S/G	Beauty
Deptford High Street	206	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Deptford High Street	207	Pho Hanoi	Pho Hanoi	Restaurant	Restaurant	A3	A3	Restaurant / Café
Deptford High Street	208	Pizza Vesuvio	Pizza Vesuvio	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	209	Savanna	Savanna	Restaurant	Restaurant	A3	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Deptford High Street	210	Galaxy	Galaxy	Travel Agent	Travel Agent	A1	A1	Other A1
Deptford High Street	211	Perfecto	Perfecto	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	212	Viet Signs	Vacant	Sign makers	Vacant	B1	Vacant	Vacant
Deptford High Street	213	A & A	A & A	Hairdresser	Hairdresser	A1	A1	Hairdresser
Deptford High Street	214	BABA Food and Wine	BABA Food and Wine	Off-licence	Off-licence	A1	A1	Convenience
Deptford High Street	215	Just In	Just In	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	216	Cell Fone City	Cell Fone City	Communication s and Printing	Communication s and Printing	A2	A2	Other A2
Deptford High Street	217	The White Swan	The White Swan	Public House	Public House	A4	A4	Pub / Bar
Deptford High Street	218-220	Bao Long	Bao Long	Convenience	Convenience	A1	A1	Convenience
Deptford High Street	219	Star Jerk Hut	Star Jerk Hut	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Deptford High Street	221-225	Le Grand Trading Ltd	Nisa Local	Supermarket	Supermarket	A1	A1	Convenience
Deptford High Street	227	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Deptford High Street	229	Vacant	Art for Fun	Vacant	Art Studio/ Showroom	Vacant	A1	Comparison
Douglas Way	1a	Rostaleah	Rostaleah	Convenience	Convenience	A1	A1	Convenience
Douglas Way	1b	Tandori Express	Tandori Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Douglas Way	1c	Mace	Mace	Convenience	Convenience	A1	A1	Convenience
Douglas Way	2a	Goodfriends	Goodfriends	Takeaway	Takeaway	A5	A5	Hot Food Takeaway

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Douglas Way	2b	H. Nicks	H. Nicks	Hairdresser	Hairdresser	A1	A1	Hairdresser
Douglas Way	2c	Jal Tech Solutions	Jal Tech Solutions	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
New Cross Road	483-485	Hand Car Wash	Hand Car Wash	Car Wash	Car Wash	S/G	S/G	Other S/G
New Cross Road	487-487a	Zizi Beauty Shop	High Street Printing	Beauty / Tanning / Nails / Massage	Professional and Consulting Services	S/G	A2	Services
New Cross Road	487a	Divami	Divami	Hairdresser	Hairdresser	A1	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	S/G	S/G	Other S/G
New Cross Road	491b	Bos Net	Bos Net	Communications and Printing	Communications and Printing	A2	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	A1	A1	Convenience
New Cross Road	494	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
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	PC & Laptop Clinic	Vacant	Electrical and Electronics	Vacant	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	499	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	Marilyn	Marilyn	Hairdresser	Hairdresser	A1	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	Bee Europe	Bee Europe	Employment and Training	Employment and Training	A2	A2	Other A2
New King Street	12	Bench Outreach	Bench Outreach	Charity Shop	Charity Shop	A1	A1	Charity
New King Street	14	Jessica Mathers Trust	Jessica Mathers Trust	Charity Shop	Charity Shop	A1	A1	Charity
New King Street	2-4	The Harp	Vacant	Public House	Vacant	A4	Vacant	Vacant
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
Tanners Hill	10b	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	S/G	S/G	Other S/G

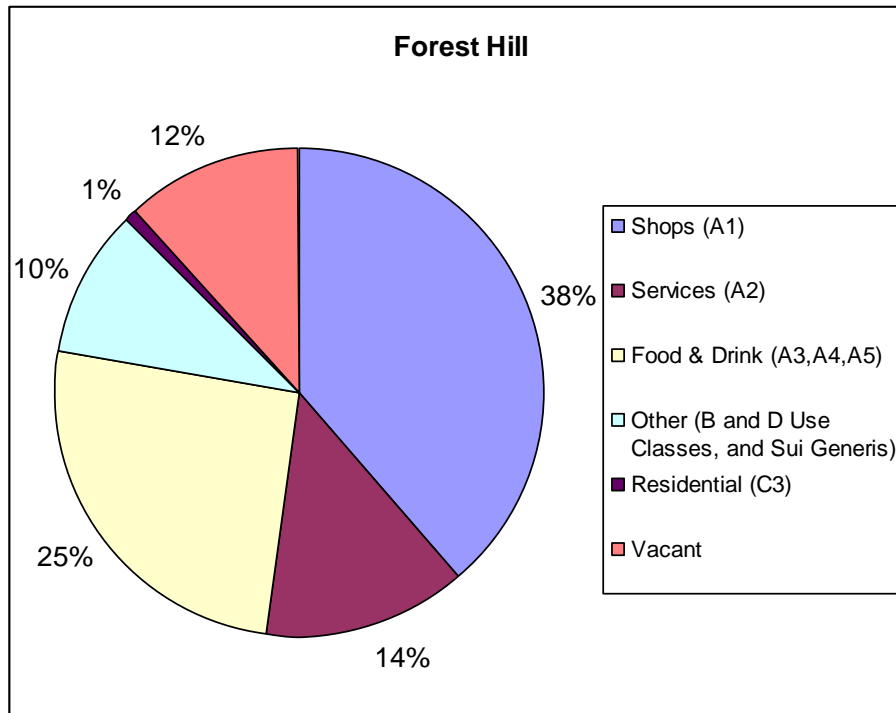
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Tanners Hill	21	Residential	Residential	Residential	Residential	C3	C3	Residential
Tanners Hill	22	Apsara Thai Spa	Apsara Thai Spa	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Tanners Hill	23	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Tanners Hill	25	Residential	Residential	Residential	Residential	C3	C3	Residential
Tanners Hill	27	Vacant	Residential	Vacant	Residential	Vacant	C3	Residential
Tanners Hill	29	Launderette	Vacant	Launderette	Launderette	A1	A1	Other A1
Tanners Hill	31	Wellbeloved	Wellbeloved	Butcher / Fishmonger	Vacant	A1	Vacant	Vacant
Watergate Street	5	Orlando Cars and Airport Transfers	Orlando Cars and Airport Transfers	Minicab Office	Minicab Office	S/G	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	A2	A2	Other A2
Edward Street	1a	Ria Money Exchange	Ria Money Exchange	Money Transfers	Money Transfers	A2	A2	Services
Edward Street	1c	No Name	No Name	Convenience	Convenience	A1	A1	Convenience

5 Forest Hill

5.1 Summary of town centre uses

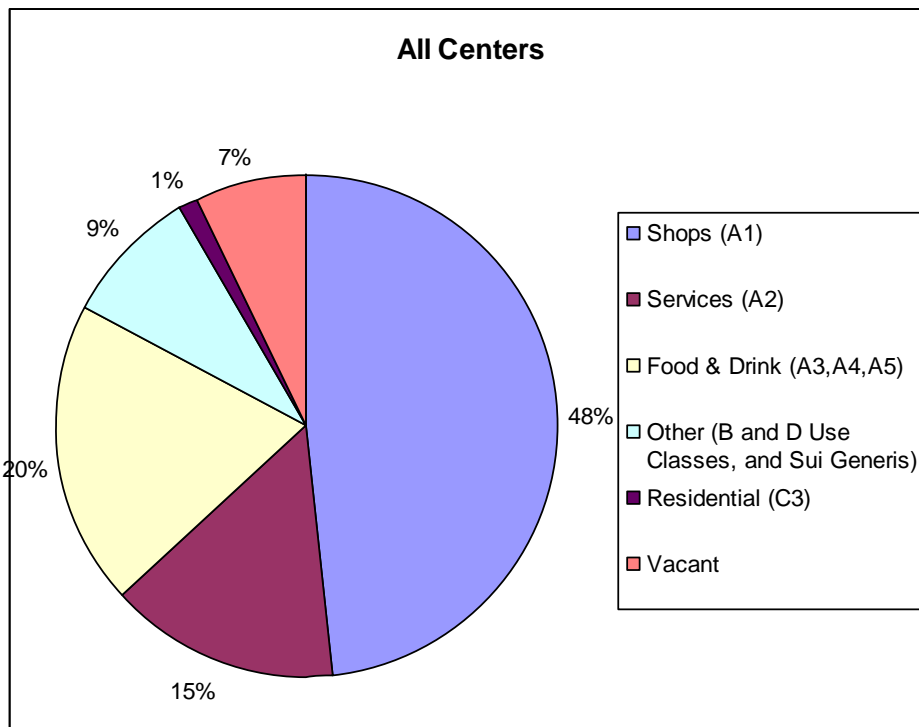
5.1.1 Figure 10 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 10: Proportion of units by use class grouping, Forest Hill Town Centre 2014



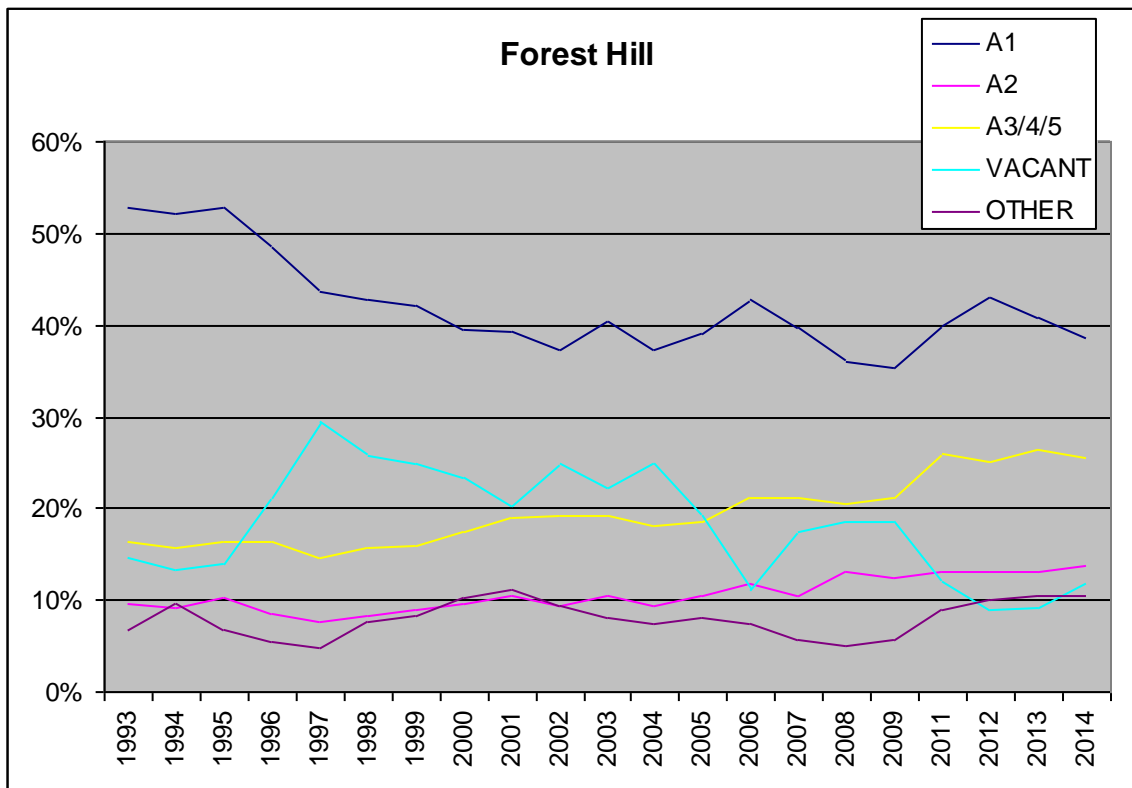
5.1.2 Figure 11 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 11: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



5.1.3 Figure 12 shows the changes in use classes over the period 1993 – 2014. There is a slight increase in the proportion of A1 units and a decrease in proportion of vacant units since 2009.

Figure 12: Change in proportion of units by use class grouping, Forest Hill Town Centre 1993- 2014



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: Forest Hill 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%	33.3%
% of units within centre in A5 use	No more than 5%	8.5%

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 **11.8%**, similar to the national average, and higher than the regional average;
- The **vacancy rate** significantly declined over the **five year period 2008-2013** from **20% to 9%**, however it has risen to **11.8%** in the last year;
- 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 **33.3%**;
- **Betting shops** have increased in number from 1 to 2 in the period 2004-2014, the number of betting shops has not increased for the past three years;
- The number of **takeaways** has decreased from 14 to 13 in the six year period 2008-2014;
- The percentage of units in A5 **takeaway** use in the centre is **8.5%**, 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 2004-2014, 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	4
	Comparison	22
	Convenience	10
	Discount	1
	Hairdresser	15
	Other A1	7
A1 Total		4
A2	Bank / Building Society	2
	Betting Shop	2
	Other A2	2
	Pawnbrokers and Pay Day Loans	1
	Services	14
A2 Total		21
A3	Restaurant / Café	21
A4	Pub / Bar	5
A5	Hot Food Takeaway	13
B1	Office	1
C3	Residential	1
D1	Medical	3
	Place of Worship	2
D1 Total		5
D2	Gym	1
Sui generis	Beauty	5
	Other S/G	2
	Tattoo and Piercing	1
Sui generis		8
Vacant	Vacant	18
Grand Total		153

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Dartmouth Road	010A	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Dartmouth Road	010B	Nephrite Jade Massage	The Framing Shop	Beauty / Tanning / Nails / Massage	Furniture and Homeware	S/G	A1	Comparison
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	Vacant	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	Gloss Nail Salon	Convenience	Beauty / Tanning / Nails / Massage	A1	S/G	Beauty
Dartmouth Road	018	The Wok Express	The Wok Express	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Dartmouth Road	019	Laurel's	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	Authentic Kebab	Restaurant	Takeaway	A3	A5	Hot Food Takeaway
Dartmouth Road	027	BB & Friends	BB & Friends	Cafe	Cafe	A3	A3	Restaurant / Café
Dartmouth Road	029	City of Cash	Vacant	Pawnbrokers and Pay Day Loans	Vacant	A2	Vacant	Vacant

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Dartmouth Road	031	Vacant	The Hideaway	Vacant	Beauty / Tanning / Nails / Massage	Vacant	S/G	Beauty
Dartmouth Road	033	The Montage	The Montage	Cafe	Clothes	A3	A1	Comparison
Dartmouth Road	035	Bird in Hand	Bird in Hand	Public House	Public House	A4	A4	Pub / Bar
Dartmouth Road	039	BMO Services	BMG 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	The H Hill	The H Hill	Restaurant	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	049	Aga's Little Deli Cafe	Aga's Little Deli Cafe	Cafe	Cafe	A3	A3	Restaurant / Café
Dartmouth Road	049A	Elegance	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant
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	The Archie Parker	Vacant	Cafe	Vacant	A3	Restaurant / Café
Dartmouth Road	057	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Dartmouth Road	057A	Sugar Mountain	Sugar Mountain	Confectioner	Confectioner	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Seven's Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Dartmouth Road	063A	Edyta's	Pizza Napoli	Restaurant	Restaurant	A3	A3	Restaurant / Café
Dartmouth Road	063B	Fortune Inn	Fortune Inn	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Dartmouth Road	065	Gionetta	Hair Lounge	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	Maries 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	Hair and Beauty	Hairdresser	Hairdresser	A1	A1	Hairdresser
Dartmouth Road	081-083	Ald Life	Ald Life	Charity Shop	Charity Shop	A1	A1	Charity
Dartmouth Road	095	Aquataps	Clothes for Causes	DIY, Hardware, Joinery / Building Supplies	Charity Shop	A1	A1	Charity

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Pedder Estate Agent	Laundrette	Estate and Letting Agent	A1	A2	Services
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
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	A4	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	S/G	S/G	Beauty

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	A2	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	Vacant	Estate and Letting Agent	Vacant	A2	Vacant	Vacant
London Road	47	The India Gate	The India Gate	Restaurant	Restaurant	A3	A3	Restaurant / Café
London Road	49	The Butchery	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	A2	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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? (Indigo Mansions)	Hodsim	Office	Place of Worship	B1	D1	Place of Worship
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
Perry Vale	09B	May Morris & Co.	May Morris & Co.	Legal	Legal	A2	A2	Services
Perry Vale	10	Cut above the best	Cut above the best	Hairdresser	Hairdresser	A1	A1	Hairdresser
Perry Vale	11	United Barbers	United Barbers	Hairdresser	Hairdresser	A1	A1	Hairdresser
Perry Vale	12	Glorious	Glorious	Convenience	Convenience	A1	A1	Convenience
Perry Vale	13	La Camer Market	Vacant	Convenience	Vacant	A1	Vacant	Vacant
Perry Vale	14	Distinguish Doors	Distinguish Doors	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Perry Vale	15	Cinnamon	Cinnamon	Restaurant	Restaurant	A3	A3	Restaurant / Café
Perry Vale	17	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Perry Vale	18-20	Dataswift	Dataswift	Employment and Training	Employment and Training	A1	A2	Other A2
Perry Vale	19	M'n'M Beauty Clinic	M'n'M Beauty Clinic	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Perry Vale	21	Dawson Associates	Dawson Property Services	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Perry Vale	22-24	Forest Hill Radio Cars	Forest Hill Radio Cars	Minicab Office	Minicab Office	S/G	S/G	Other S/G
Perry Vale	23	Capriserend	Kora Lee	Convenience	Hairdresser	A1	A1	Hairdresser
Perry Vale	25-27	Finches	Finches	Sports and Outdoor Activities Goods	Sports and Outdoor Activities Goods	A1	A1	Comparison
Perry Vale	29	Vacant	GB Express	Vacant	Convenience	Vacant	A1	Convenience
Perry Vale	26-28	Forest Hill Radio Cars	Forest Hill Radio Cars	Minicab Office	Minicab Office	S/G	S/G	Other S/G
Perry Vale	53	All in One	All in One	Public House	Public House	A4	A4	Pub / Bar
Stanstead Road	01	Cafe at No.1	Cafe at No.1	Cafe	Cafe	A3	A3	Restaurant / Café
Stanstead Road	03	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
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	Aroma	Takeaway	Cafe	A5	A3	Restaurant / Café
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

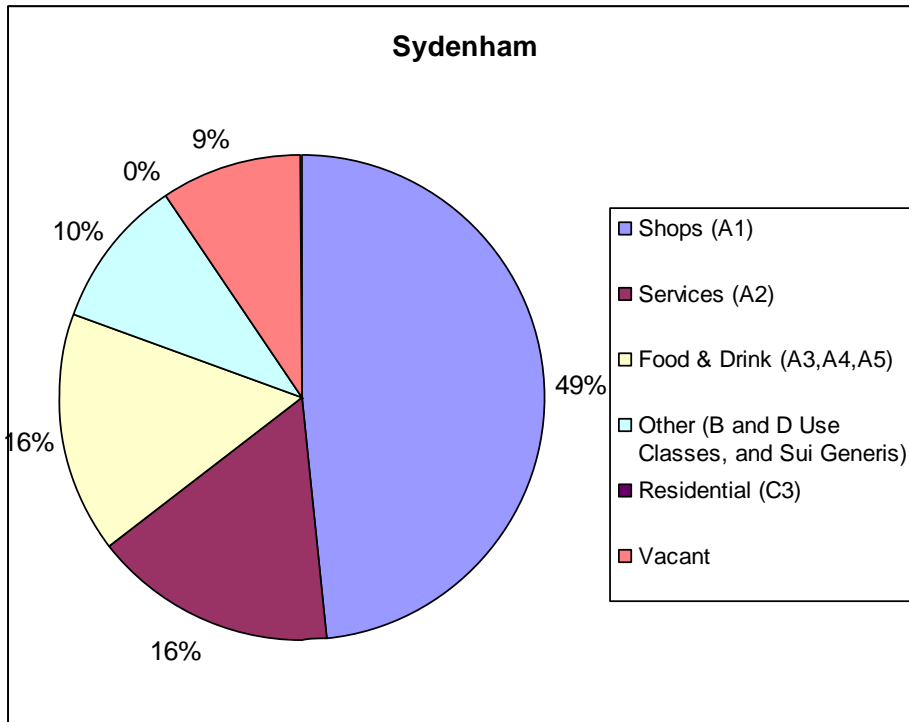
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Westbourne Terrace	3	Angels	Angels	Hairdresser	Hairdresser	A1	A1	Hairdresser
Westbourne Terrace	3A	Black Ink Tattoos	Black Ink Tattoos	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo 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

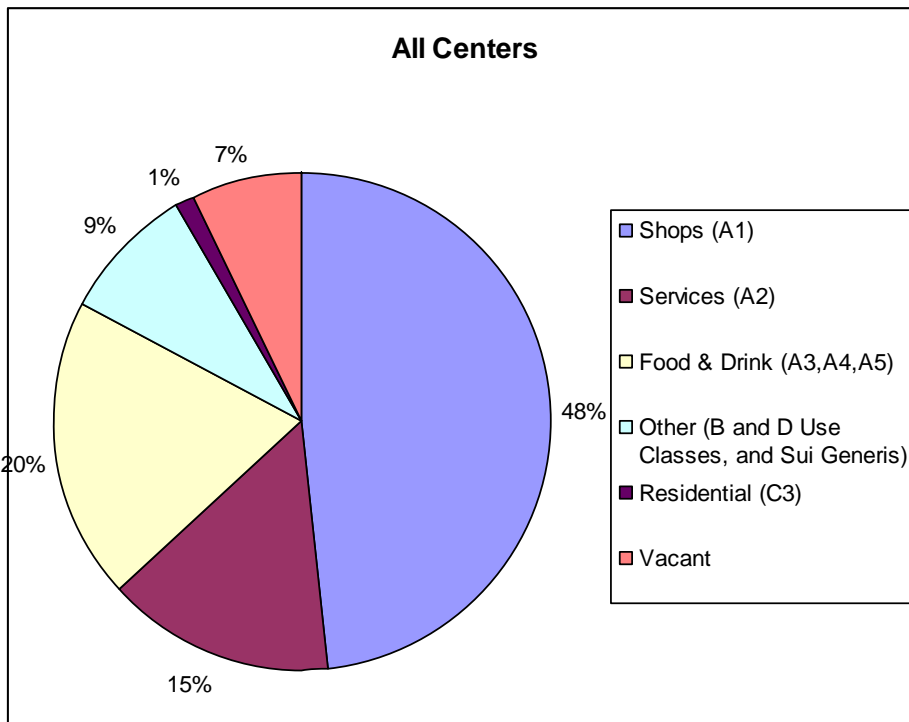
6.1.1 Figure 13 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 13: Proportion of units by use class grouping, Sydenham Town Centre 2014



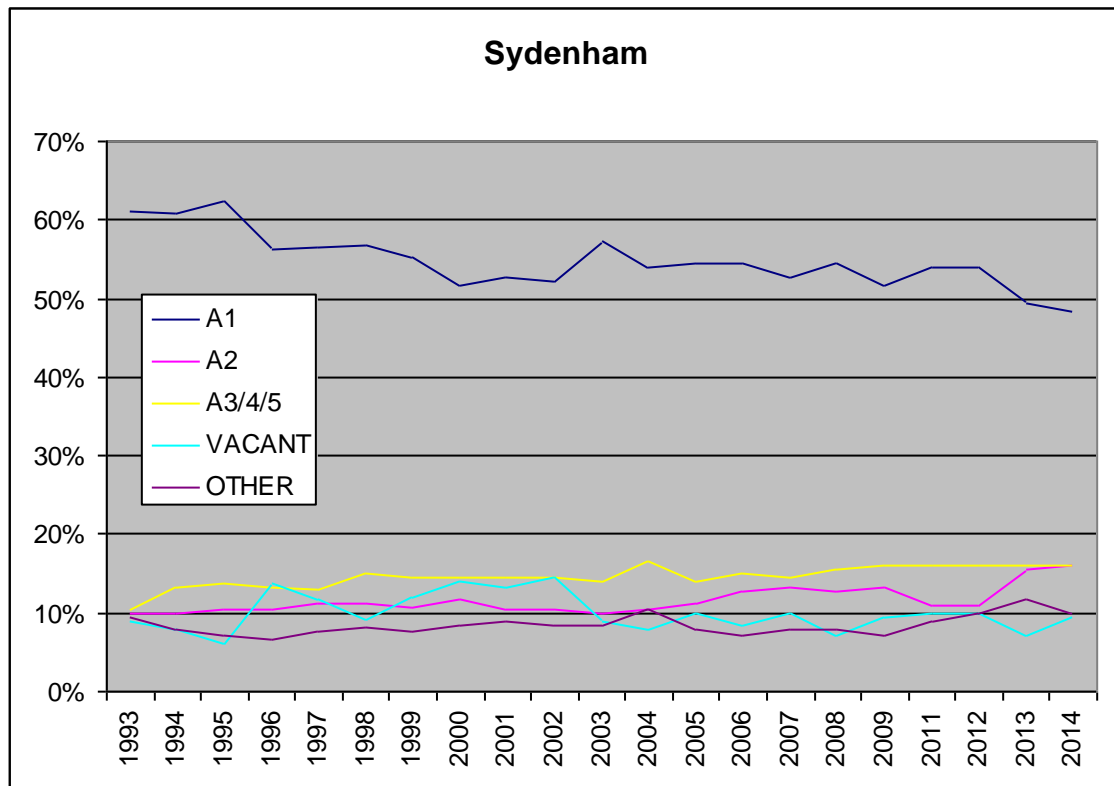
6.1.2 Figure 14 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 14: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



6.1.3 Figure 15 shows the changes in use classes over the period 1993 – 2014. The proportions of different uses within the centre has remained relatively stable over the period, with the exception of a gradual decrease in the percentage of A1 uses.

Figure 15: Change in proportion of units by use class grouping, Sydenham Town Centre 1993- 2014



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: Sydenham 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%	54.9%
% of units within centre in A5 use	No more than 5%	6.1%

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 **9.4%**, below the national average (11.8%), but above the regional (7.8%) average. The vacancy rate increased from 7% in the past year;
- Sydenham has **54.9%** of **units within the primary shopping frontage in A1 use**, which fails to meet the Local Plan target of at least 70% of units,;
- One additional **betting shops** has opened within the past year, bringing the total to **4 units**;
- The number of **takeaways** has increased from 8 to 11 in the six year period 2008-2014;
- The percentage of units in A5 **takeaway** use in the centre is **6.1%**, 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 2004-2014, 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	28
	Discount	2
	Hairdresser	12
	Other A1	12
A1 Total		87
A2	Bank / Building Society	5
	Betting Shop	4
	Other A2	2
	Pawnbrokers and Pay Day Loans	2
	Services	16
A2 Total		29
A3	Restaurant / Café	15
A4	Pub / Bar	3
A5	Hot Food Takeaway	11
B1	Office	1
B2	General Industrial	2
B2 Total		2
D1	Community and Advice	1
	Medical	2
D1 Total		3
D2	Gym	2
S/G	Beauty	4
	Other S/G	5
	Tattoo and Piercing	1
Sui generis Total		10
Vacant	Vacant	17
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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Kirkdale	242	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	244-248	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Kirkdale	250	Sugahill	Sugahill	Cafe	Cafe	A3	A3	Restaurant / Café
Kirkdale	252	Rose Samuel Odele and Partners	Rose Samuel Odele and Partners	Legal	Legal	A2	A2	Services
Kirkdale	254	Vacant	Inkwa Tattoos	Vacant	Tattoo and Piercing	Vacant	S/G	Tattoo and Piercing
Kirkdale	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	Touchwood Pharmacy	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 & Gallery	Kirkdale Bookshop & Gallery	Book Shop	Book Shop	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Kirkdale	273	Code 456	Code 456	Furniture and Homeware	Furniture and Homeware	?	A1	Comparison
Kirkdale	275	World of Hair	World of Hair	Hairdresser	Hairdresser	?	A1	Hairdresser
Kirkdale	274	Sydenham DIY	Sydenham DIY	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Kirkdale	277a	Gulf	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	293-295	L A Fitness	L A Fitness	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Kirkdale	297	Nisa Lord	Nisa Local	Convenience	Convenience	A1	A1	Convenience
Kirkdale	299-301	Citizen Advice Bureau	Citizen Advice Bureau	Legal	Legal	A2	A2	Services
Kirkdale	303-305	Orange Blossom	Orange Blossom	Clothes	Clothes	A1	A1	Comparison
Kirkdale	309-315	Cobbs Court	Vacant commercial unit at ground floor	Residential	Vacant	Vacant	Vacant	Vacant
Kirkdale	321	Habour	Habour	Takeaway	Takeaway	Vacant	A5	Hot Food Takeaway
Kirkdale	323a	Cinderella	Cinderella	Professional and Consulting Services	Professional and Consulting Services	A1	A2	Services
Kirkdale	325	The Pavilion	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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
Sydenham Road	005	Shaktlin Supermarket	Shakthi Supermarket	Supermarket	Supermarket	A1	A1	Convenience
Sydenham Road	006	R. Woodfall	R. Woodfall	Optician	Optician	A1	A1	Other A1
Sydenham Road	007	Launderette	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	Hunters	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	Multisport Academy London	Vacant	Professional and Consulting Services	Vacant	A2	Services
Sydenham Road	019	Well Being	Well Being	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	020	Baysons Globe	Baysons Globe	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	021	Vacant	Vacant	Vacant	Vacant	A1	Vacant	Vacant
Sydenham Road	022	The Goldshop	Vacant	Jewellery / Watches	Vacant	A1	Vacant	Vacant
Sydenham Road	024	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Sydenham Road	023	Jay Optician	Vacant	Optician	Vacant	A1	Vacant	Vacant
Sydenham Road	024a	Riney	Vacant	Office	Vacant	A1	Vacant	Vacant
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	Cherry & Ice	Cherry & Ice	Cafe	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	American Nails and Spa Studio	American Nails and Spa Studio	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Sydenham Road	033	Local	Diya	Convenience	Clothes	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	035	Smart Chaps	Smart Chaps	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	036a	Sydenham Flower Studio	Sydenham Flower Studio	Florist	Florist	A1	A1	Other A1
Sydenham Road	036b	Stay	Stay	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	037	H&T Pawnbroker	Discount Secondhand Jewelry	Pawnbrokers and Pay Day Loans	Jewellery / Watches	A1	A1	Comparison
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	Eaton Green	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	Tesco Express	Tesco Express	Convenience	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 / 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	RSPCA	RSPCA	Charity Shop	Charity Shop	A1	A1	Charity
Sydenham Road	047	Herbs and Beauty Products 2000	Herbs and Beauty Products 2000	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	048	Popular Barbers	Charisma	Hairdresser	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
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	Boilers R Us	Boilers R Us	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
Sydenham Road	057	Carpet Shops and Curtains Ltd	Carpet Shops and Curtains Ltd	Carpet Shop	Carpet Shop	A1	A1	Comparison
Sydenham Road	058	Golden City	Golden City	Restaurant	Restaurant	A1	A3	Restaurant / Café
Sydenham Road	059	The Co-op Funeral Care	The Co-op Funeral Care	Funeral Parlour	Funeral Parlour	Vacant	A1	Other A1
Sydenham Road	060	Vacant	Vacant	Vacant	Vacant	A1	Vacant	Vacant
Sydenham Road	061a	National Westminster	National Westminster	Bank / Building Society	Bank / Building Society	A1	A2	Bank / Building Society
Sydenham Road	062	The Pharmacy	Touchwood Pharmacy	Chemist	Chemist	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	063	Mann+Countrywide	Mann+Countrywide	Estate and Letting Agent	Estate and Letting Agent	A1	A2	Services
Sydenham Road	064	Adamas	Adamas	Off-licence	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
Sydenham Road	069	Chef's delight	Chef's delight	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	070	Kontrasti	Kontrasti	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	Vacant	S/G	Beauty
Sydenham Road	071	Sue Ryder	Sue Ryder	Charity Shop	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	Cash and Cheques Express	Cash and Cheques Express	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans
Sydenham Road	080	Whites	Whites	Pet shop	Pet shop	A1	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Paddy Power	Cafe	Betting Shop	A3	A2	Betting Shop
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	Megagrove International Ltd	Megagrove International Ltd	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Road	093	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
Sydenham Road	094	Trattoria Raffaele	Trattoria Raffaele	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	095	Morleys	Morleys	Takeaway	Takeaway	A5	A5	Hot Food Takeaway

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	096	Arbico	Arbico	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Sydenham Road	096a	Connaught Leisure	Vacant	Amusement Arcade	Vacant	S/G	Vacant	Vacant
Sydenham Road	097	INKX	ICKX	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	Greengrocer	Hairdresser	Convenience	A1	A1	Convenience
Sydenham Road	103	Bargain World	Bargain World	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	104	Febeus Ltd	La Tienda	Electrical and Electronics	Convenience	A1	A1	Convenience
Sydenham Road	105	Cheque Centre	Cheque Centre	Payday Loans	Pawnbrokers and Pay Day Loans	Vacant	A2	Pawnbrokers and Pay Day Loans
Sydenham Road	106-112	Lidl	Lidl	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	107	Miami	Mr Kebabish	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Major's Accounts	Major's Accounts	Professional and Consulting Services	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	MW Flooring	MW Flooring	Carpet Shop	Carpet Shop	A1	A1	Comparison
Sydenham Road	123-125	Steven Mears Memorial Centre	Steven Mears Memorial Centre	Stonemason	Stonemason	A1	B2	General 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	Jerk Night	Launderette	Takeaway	A1	A5	Hot Food Takeaway
Sydenham Road	135	Supreme Fish Bar	Supreme Fish Bar	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	137	Sydenham Kebab	Sydenham Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Sydenham Road	138	Solo	Solo	Employment and Training	Employment and Training	A2	A2	Other A2
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	Vacant	The Lovely Gallery	Vacant	Art Studio/ Showroom	A1	A1	Comparison
Sydenham Road	142	Healthy Options	Healthy Options	Cafe	Cafe	A3	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	144	Lemon Tree	Lemon Tree	Restaurant	Restaurant	A3	A3	Restaurant / Café
Sydenham Road	145-151	Sydenham Hand Car Wash and MOT testing centre	Sydenham Hand Car Wash and MOT testing centre	Car Wash	Car Wash	S/G	S/G	Other S/G
Sydenham Road	146	Busy Bees	Sydenham Dry Cleaners	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Sydenham Road	148	Mr M Rosenfeld	Chiroprapist	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	O'Rourke Contracting	O'Rourke Contracting	Office	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	Vacant	Furniture and Homeware	Vacant	A1	Vacant	Vacant
Sydenham Road	163	Grace Salon	Grace Salon	Hairdresser	Hairdresser	Vacant	A1	Hairdresser
Sydenham Road	164	Taste Buds	Taste Buds	Takeaway	Takeaway	Vacant	A5	Hot Food Takeaway
Sydenham Road	165	Bannings	Bannings	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	166	Vacant	Style Barbers	Vacant	Hairdresser	A1	A1	Hairdresser
Sydenham Road	167	Gunpowder Cherry Pie& Flash Trash	Gunpowder Cherry Pie& Flash Trash	Clothes	Clothes	Vacant	A1	Comparison

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Road	168	Narayan	SK Food and Wine	Convenience	Convenience	A1	A1	Convenience
Sydenham Road	169	Cafe Gold	Cafe Gold	Cafe	Cafe	A3	A3	Restaurant / Café
Sydenham Road	170	On the House	Vacant	Estate and Letting Agent	Vacant	A2	Vacant	Vacant
Sydenham Road	171-173	Vacant	Vacant	Vacant	Vacant	A3	Vacant	Vacant
Sydenham Road	172	Love Harlem	Carnival Emporium	Art Studio/ Showroom	Cards / Gifts / Toys / Party Goods	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 Miracle	Vacant	Place of Worship	Vacant	D1	Vacant	Vacant
Sydenham Road	185-191	KwikFit	KwikFit	Vehicle Repairs	Vehicle Repairs	B1	B2	General Industrial
Sydenham Road	201	Sydenham Dental Practice	Sydenham Dental Practice	Medical	Medical	D1	D1	Medical
Sydenham Station Approach	001	London Cars	London Cars	Car Hire	Minicab Office	B1	S/G	Other S/G
Sydenham Station Approach	002	Outback Salon	Outback Salon	Hairdresser	Hairdresser	A1	A1	Hairdresser
Sydenham Station Approach	004	Sydenham Retail	Sydenham Retail	Convenience	Convenience	A1	A1	Convenience

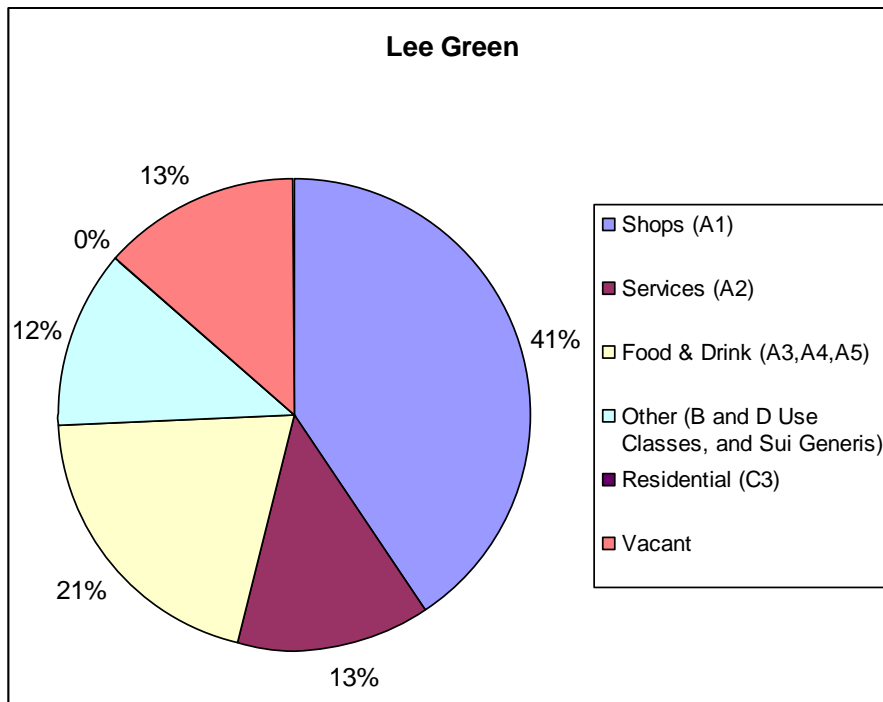
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Sydenham Station Approach	006	Shoe Repairs and Key Cutting	Shoe Repairs and Key Cutting	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
Sydenham Station Approach	008 - 10	Gymnastics	Shapers	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym

7 Lee Green

7.1 Summary of town centre uses

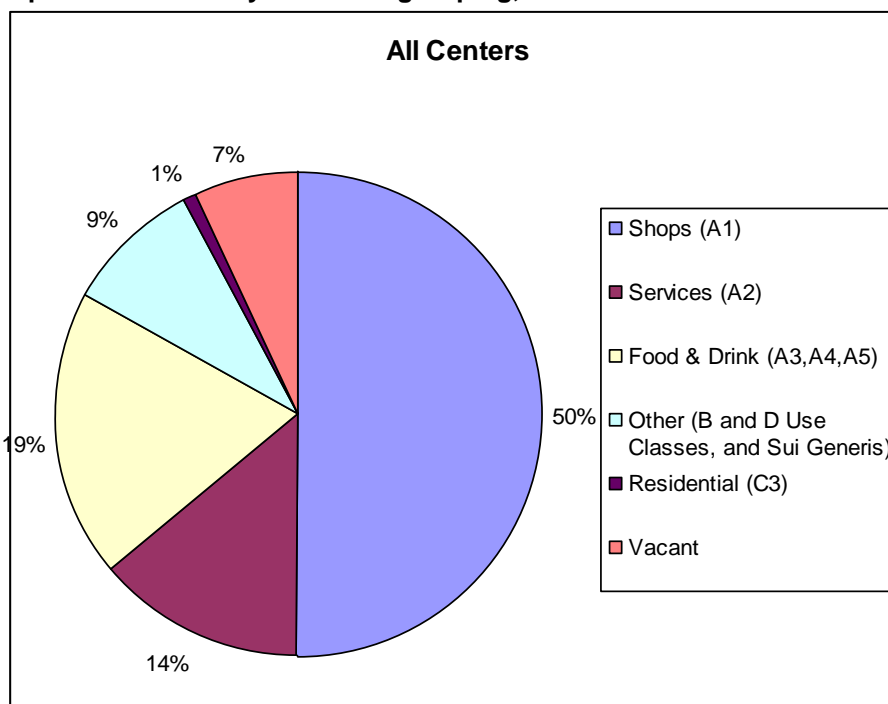
7.1.1 Figure 16 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 16: Proportion of units by use class grouping, Lee Green Town Centre 2014



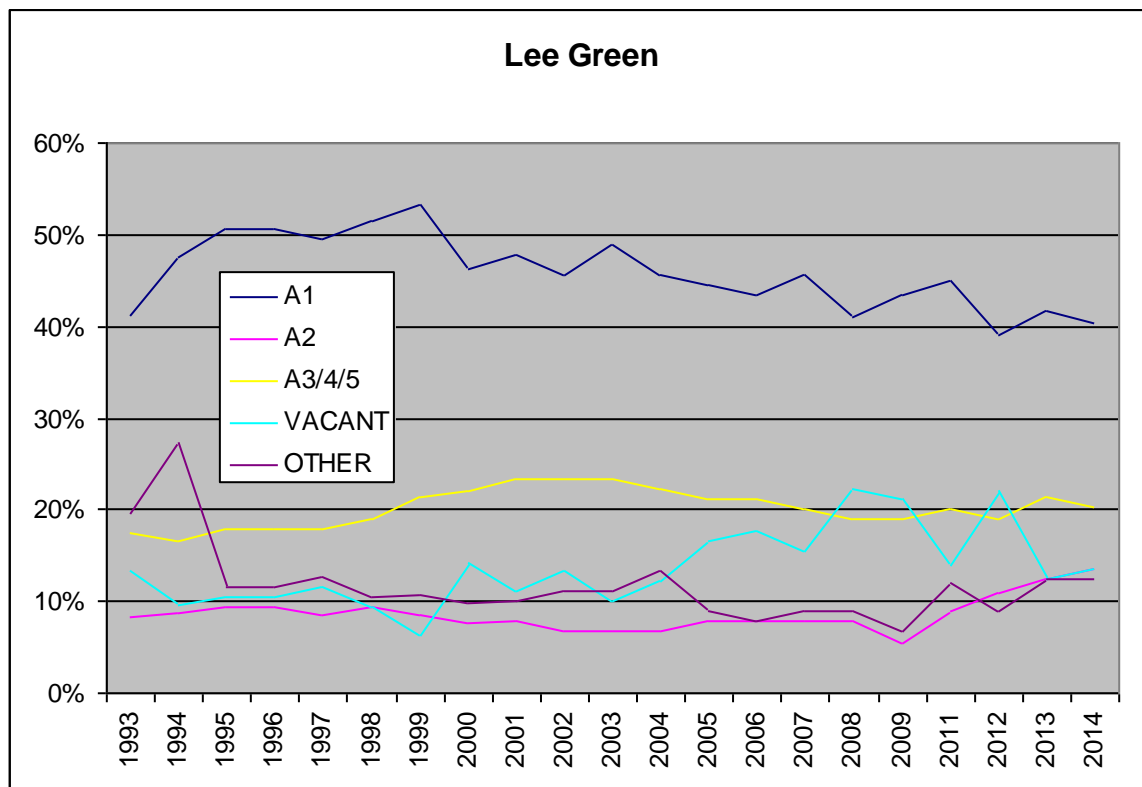
7.1.2 Figure 17 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 17: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



7.1.3 Figure 18 shows the changes in use classes over the period 1993 – 2014. There has been a gradual decline in the proportion of A1 units since 1999. There is a notable decrease in proportion of vacant units since 2012.

Figure 18: Change in proportion of units by use class grouping, Lee Green Town Centre 1993- 2014



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%	36.4%
% 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 higher than the regional (9%) and national (11.8%) average, being **13.5%**, however this is significantly lower than the 2012 vacancy rate of 22%;
- 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 **36%**, significantly below the Local Plan target of at least 70% of units;
- **Betting shops** have not increased in number in the six year period from 2008-2014, staying at **2** units;
- The number of **takeaways** has increased from 4 to 5 in the six year period 2008-2014;
- 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 2004-2014, 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	13
	Convenience	7
	Discount	1
	Hairdresser	7
	Other A1	5
A1 Total		36
A2	Betting Shop	2
	Other A2	1
	Pawnbrokers and Pay Day Loans	2
	Services	7
A2 Total		12
A3	Restaurant / Café	10
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	12
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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Brightfield Road	2/4	Aroma Beauty Rooms	Aroma Beauty Rooms	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
Brightfield Road	6	Stocker and Roberts	Stocker and Roberts	Professional and Consulting Services	Professional and Consulting Services	A2	A2	Services
Brightfield Road	8	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Burnt Ash Road	02	Tattooze	Tattooze	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo and Piercing
Burnt Ash Road	04	Gold 'N' Bits	iBuy Gold	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Burnt Ash Road	06	Five Star Dry Cleaner	Five Star Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
Burnt Ash Road	07	Reho Foods	Vacant	Convenience	Vacant	A1	Vacant	Vacant
Burnt Ash Road	08	Bambinos	Bambinos	Clothes	Clothes	A1	A1	Comparison
Burnt Ash Road	09	Reho Foods	Vacant	Convenience	Vacant	A1	Vacant	Vacant
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	Ginseng Tang	Vacant	Alternative Health / Health Foods	Vacant	A1	Comparison
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	Vacant	Hairdresser	Vacant	A1	Vacant	Vacant
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	Maybridge	Maybridge	Financial Services	Financial Services	A2	A2	Services
Eltham Road	14	No Name	Launderette	Employment and Training	Launderette	A1	A1	Other A1
Eltham Road	16	Hair Inc.	Hair Inc.	Hairdresser	Hairdresser	A1	A1	Hairdresser
Eltham Road	18	The Eltham Gallery	The Eltham Gallery	Hairdresser	Hairdresser	A1	A1	Hairdresser
Eltham Road (LBG)	01-03	Geranium shop	Geranium shop	Charity Shop	Charity Shop	A1	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	Southeast Residential	Southeast Residential	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	Ladbrokes	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	AS Solicitors	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	Cerberus	Cerberus	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	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 (under renovation)	Hayward Golding	Vacant	Hairdresser	Vacant	A1	Hairdresser
Lee High Road	426	Jennys	Jennys	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee High Road	428	Sim's Steak House	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	Naz Indian Spice	Naz Indian Spice	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lee Road	122	Thomas Spencer	122 Hairdresser	Hairdresser	Hairdresser	A1	A1	Hairdresser
Lee Road	124	Kingfisher	Kingfisher	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee Road	126	Kebab Ye	Kebab Ye	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lee Road	128	Fancy Fingers	Fancy Fingers	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty

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	A1	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	FC Meats	FC Meats	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Leegate	07	Stones	Stones	Convenience	Convenience	A1	A1	Convenience
Leegate	08	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Leegate	09	Soul Refresh Cafe and bookshop	Soul Refresh Cafe and bookshop	Cafe	Cafe	A3	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	Vacant	Cafe	Vacant	A3	Vacant	Vacant
Leegate	13	Vacant	Shalom Family Centre	Vacant	Employment and Training	Vacant	A2	Other A2
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

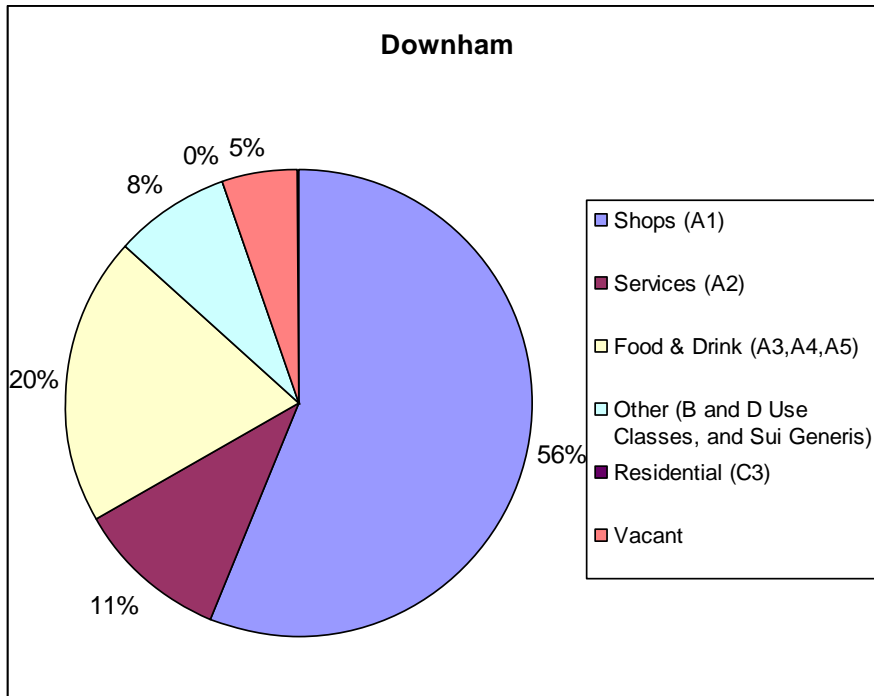
Leegate	17	Big Bal Gym, SE London	Big Bal Gym, SE London	Gym, Health and Fitness	Gym, Health and Fitness	D2	D2	Gym
Leegate	18	Vantage	Vantage	Chemist	Chemist	A1	A1	Comparison
Leegate	19	Handy Stores	Handy Stores	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	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

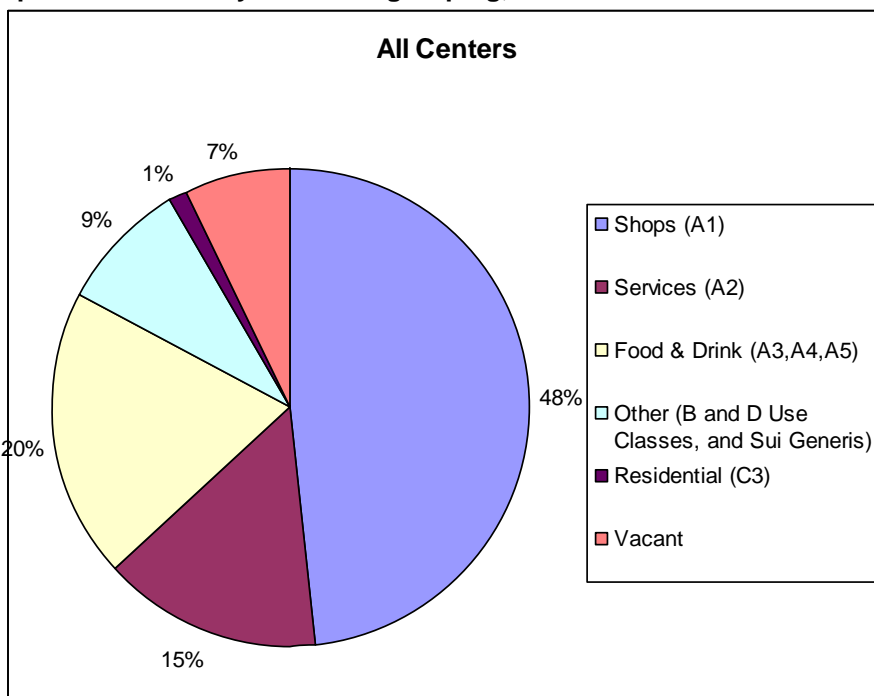
8.1.1 Figure 19 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 19: Proportion of units by use class grouping, Downham Town Centre 2014



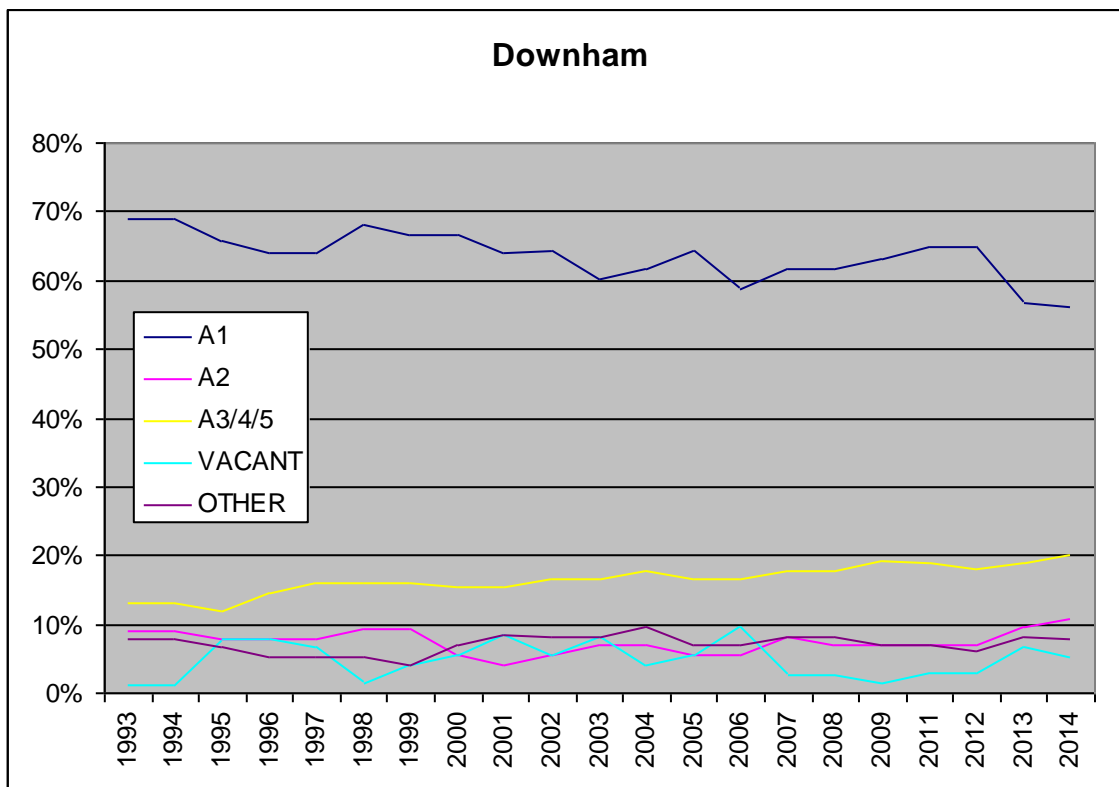
8.1.2 Figure 20 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 20: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



8.1.3 Figure 21 shows the changes in use classes over the period 1993 – 2014. There is a gradual decrease in the proportion of A1 units over the period. There has been an decrease in the proportion of vacant units over the past year.

Figure 21: Change in proportion of units by use class grouping, Downham Town Centre 1993- 2014



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%	73.9%
% of units within centre in A5 use	No more than 5%	12.0%

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 six year period 2008-2014 with a higher **vacancy rate** than it began, increasing from **3% to 5.3%** however the 2014 vacancy rate is the third lowest in the Borough, and is below the national (11.8%) and regional (7.8%) 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 **73.9%**;
- **Betting shops** have increased in number from 1 to 3 in the period 2004-2014;
- The number of **takeaways** has increased from 6 to 9 in the period 2008-2014;
- The percentage of units in A5 **takeaway** use in the centre is **12%**, 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	10
	Convenience	14
	Hairdresser	7
	Other A1	8
A1 Total		42
A2	Betting Shop	3
	Other A2	2
	Pawnbrokers and Pay Day Loans	3
A2 Total		8
A3	Restaurant / Café	6
A5	Hot Food Takeaway	9
D1	Medical	1
Sui generis	Beauty	2
	Other S/G	3
Sui generis Total		5
Vacant	Vacant	4
Grand Total		75

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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 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	Vacant	Fireworks	Vacant	A1	Vacant	Vacant
Bromley Road	425/7	Costcutter	Costcutter	Convenience	Convenience	A1	A1	Convenience
Bromley Road	429	Swift Print	Swift Print	Communications and Printing	Communications and Printing	A2	A2	Other A2
Bromley Road	429A	Lando's	Lando's	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Bromley Road	431	Barnados	Barnados	Charity Shop	Charity Shop	A1	A1	Charity
Bromley Road	433	Bathroom and Plumbing Centre	Premier	DIY, Hardware, Joinery / Building Supplies	Convenience	A1	A1	Convenience
Bromley Road	434	Bromley Van Centre	Bromley Van Centre	Vehicle Sales	Vehicle Sales	S/G	S/G	Other S/G
Bromley Road	435	Bella Napoli 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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Bromley Road	438	H&T Pawnbroker	H&T Pawnbroker	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	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	S/G	S/G	Beauty
Bromley Road	442	Sunbeam Sunbed Studio	Sunbeam Sunbed Studio	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	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	The Money Shop	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Bromley Road	455	Arkh-View	Arkh-View	Medical	Medical	D1	D1	Medical
Bromley Road	456A	Bromley Surf	Bromley Surf	Communications and Printing	Communications and Printing	A2	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Bromley Road	458	Downham Kebab House	Downham Kebab House	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
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	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	Derya Bella	Derya Bella	Hairdresser	Hairdresser	A1	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	Vacant	Iceland	Vacant	Convenience	Vacant	A1	Convenience
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	Vacant	Betfred	Vacant	Betting Shop	Vacant	A2	Betting Shop

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Bromley Road	476	Paddy Power	Paddy Power	Betting Shop	Betting Shop	A2	A2	Betting Shop
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	George's	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 Hot Pizza	Millennium Pizza and Chicken	Restaurant	Takeaway	A3	A5	Hot Food Takeaway
Bromley Road	495A	No Name	Ophthalmic Optician	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	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Bromley Road	498+500	The Furniture Hub	The Furniture Hub	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison

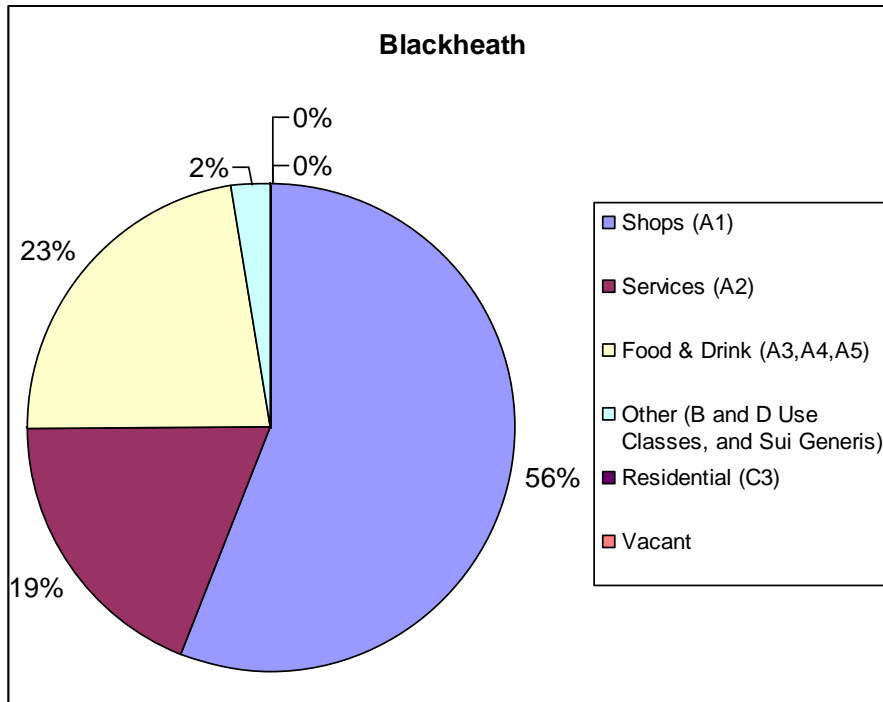
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Bromley Road	499	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Bromley Road	440	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Downham Way	16	Cash Gold	Cash Gold	Pawnbrokers and Pay Day Loans	Pawnbrokers and Pay Day Loans	A2	A2	Pawnbrokers and Pay Day Loans
Downham Way	16B	N/A	BB Caribbean Express	N/A	Takeaway	N/A	A5	Hot Food Takeaway
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	S/G	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

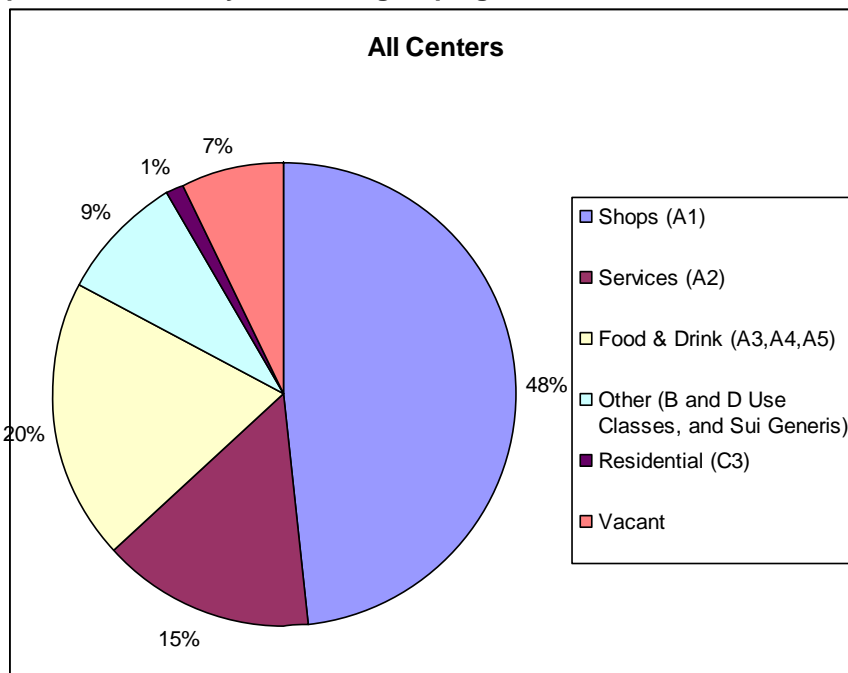
9.1.1 Figure 22 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 22: Proportion of units by use class grouping, Blackheath Town Centre 2014



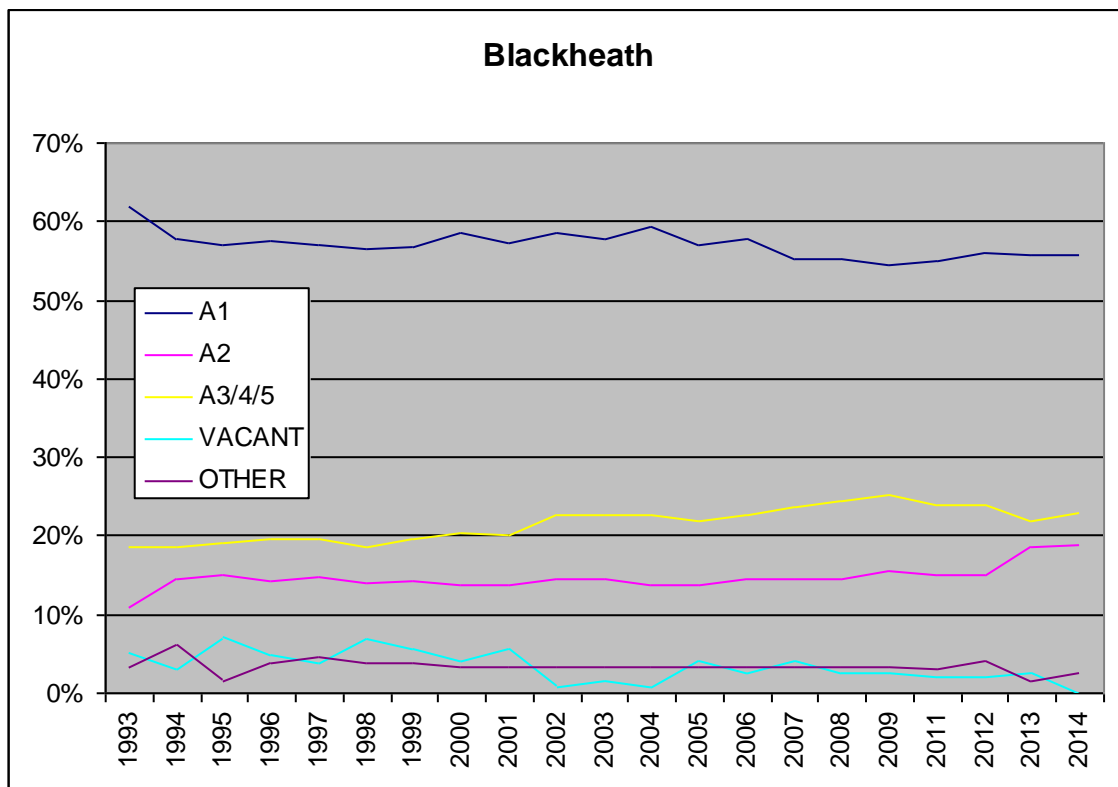
9.1.2 Figure 23 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 23: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



9.1.3 Figure 24 shows the changes in use classes over the period 1993 – 2014. The proportion of units in different use classes has remained relatively stable in recent years. There has been a notable drop in vacant units over the entire period, with the proportion dropping to zero in the past year.

Figure 24: Change in proportion of units by use class grouping, Blackheath Town Centre 1993- 2014



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%	64.5%
% 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 0%;**
- 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 **64.5%**;
- **Betting shops** have not increased in number in the six year period from 2008-2014, staying at **1** unit;
- The number of **takeaways** has decreased from 2 to 1 in the six year period 2008-2014;
- 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 and bars** in the centre has increased from 4 to 5 the period 2004-2014.

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	10
A1 Total		68
A2	Bank / Building Society	2
	Betting Shop	1
	Other A2	1
	Services	19
A2 Total		23
A3	Restaurant / Café	22
A4	Pub / Bar	5
A5	Hot Food Takeaway	1
D1	Community and Advice	1
	Education and Training	1
	Medical	1
D1 Total		3
Grand Total		122

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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 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 and Training
Blackheath Grove	Post Office	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	Master Butcher	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	Blackbird	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Blackheath Village	34	Blackheath Locksmith	Blackheath Locksmith	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
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	Blackheath Contemporary Art	Furniture and Homeware	Art Studio/ Showroom	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	Age Exchange	Age Exchange	Antiques	Community and Advice	A1	D1	Community and Advice
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	Vacant	Bianco	Vacant	Restaurant	Vacant	A3	Restaurant / Café
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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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
Montpelier Vale	03-05	Bella Vista	Aqua	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	Mordens Wine Bar	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 Impressions	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	15-17	Noa Noa	Tzigano	Clothes	Restaurant	A1	A3	Restaurant / Café
Montpelier Vale	16-18	Cafe Rouge	Cafe Rouge	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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
Montpelier Vale	25/27	Kinleigh, Falkard & Hayward	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	Zero Degrees	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	33-35	Mortgage Direct	Montpelier	Professional and Consulting Services	Cafe	A2	A3	Restaurant / Café
Montpelier Vale	34	Fergus Noone Photography	Fergus Noone Photography	Art Studio/ Showroom	Art Studio/ Showroom	A1	A1	Comparison
Montpelier Vale	36	jdm	jdm	Estate and Letting Agent	Estate and Letting Agent	A2	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Montpelier Vale	49	Raffles	Raffles	Clothes	Clothes	A1	A1	Comparison
Royal Parade	08	Rockit	Rockit	Hairdresser	Hairdresser	A1	A1	Hairdresser
Royal Parade	09	Taste of Raj	Taste of Raj	Restaurant	Restaurant	A3	A3	Restaurant / Café
Royal Parade	10-12	Cactus Pit	Cau	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	A2	A2	Services
Royal Parade	15-16	Cote Brasserie	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	jigsaw	jigsaw	Clothes	Clothes	A1	A1	Comparison
Tranquil Vale	09	Vacant	Simon Carter	Vacant	Clothes	Vacant	A1	Comparison
Tranquil Vale	11	Best One Express	Best One Express	Convenience	Convenience	A1	A1	Convenience
Tranquil Vale	13	Spirited Wines	Spirited Wines	Off-licence	Off-licence	A1	A1	Convenience
Tranquil Vale	15	Sun Bo	Sun Bo	Restaurant	Restaurant	A3	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Tranquil Vale	16	Barclays	Barclays	Bank / Building Society	Bank / Building Society	A2	A2	Bank / Building Society
Tranquil Vale	17	Fenner	No Name	Convenience	Convenience	A1	A1	Convenience
Tranquil Vale	18	Cook	Cook	Convenience	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	Cluttons	Vacant	Estate and Letting Agent	Vacant	A2	Services
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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Tranquil Vale	33-35	Selectric	Selectric	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
Tranquil Vale	34	Right Angle	Vacant	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
Tranquil Vale	36	Blackheath Gallery	Blackheath Gallery	Photography, Film / Printing	Photography, Film / Printing	A2	A2	Services
Tranquil Vale	37	Oliver Field Assc.	Oliver Field Assc.	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
Tranquil Vale	38	Comber & Co	Comber & Co	Estate and Letting Agent	Estate and Letting Agent	A2	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	A2	A2	Other A2
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

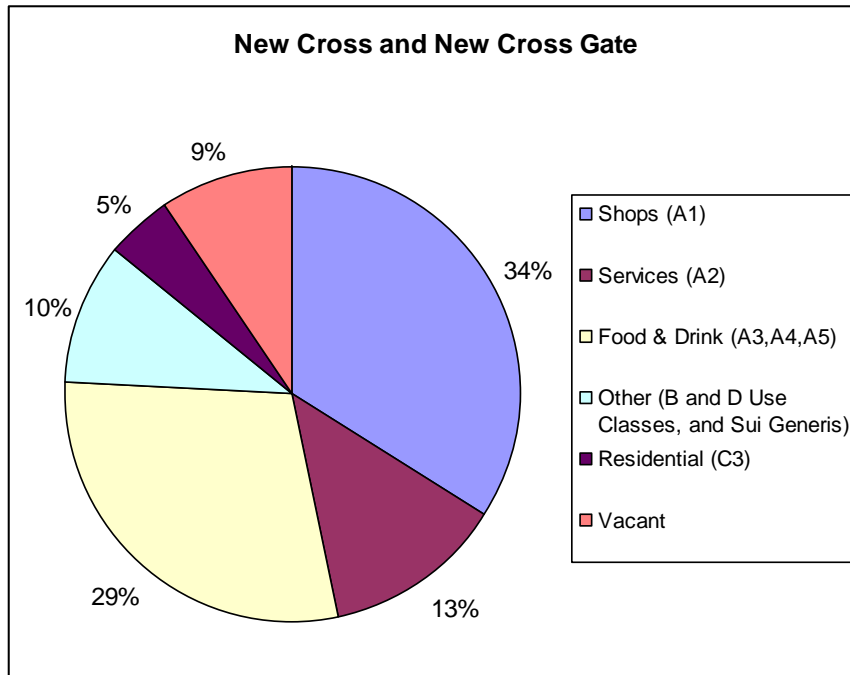
Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Tranquil Vale	50	Coquillage	Coquillage	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
Tranquil Vale	52	O'Neills	O'Neills	Public House	Public House	A4	A4	Pub / Bar
Tranquil Vale	54	Jennings	Jennings	Betting Shop	Betting Shop	A2	A2	Betting Shop
Tranquil Vale	56	Blackburn Bridal Couture	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	DIY, Hardware, Joinery / Building Supplies	A2	A1	Comparison
Tranquil Vale	72	Curry Garden	Le Bouchon	Restaurant	Public House	A3	A4	Pub / Bar
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

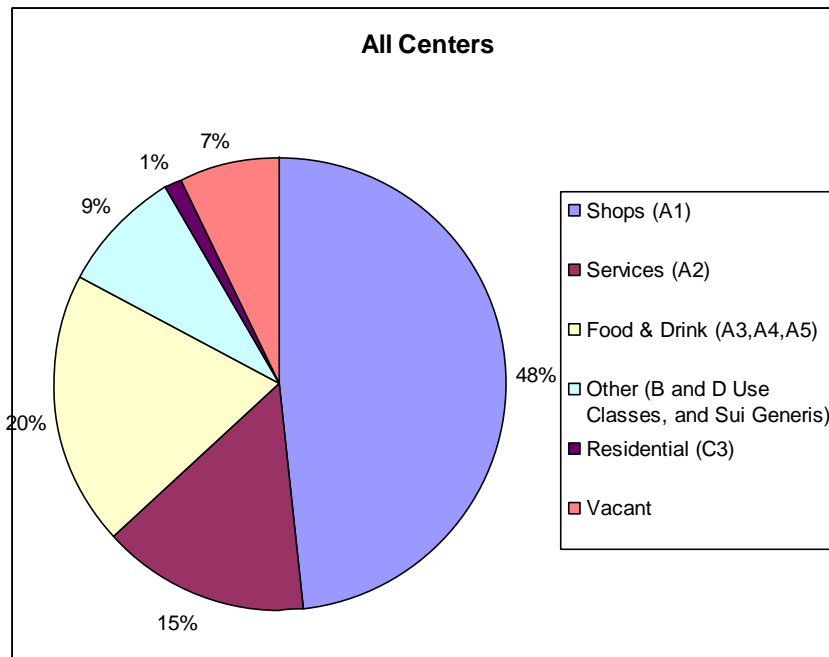
10.1.1 Figure 25 shows the use classes of units within the town centre as a proportion of the total number of units within the centre.

Figure 25: Proportion of units by use class grouping, New Cross and New Cross Gate Town Centre 2014



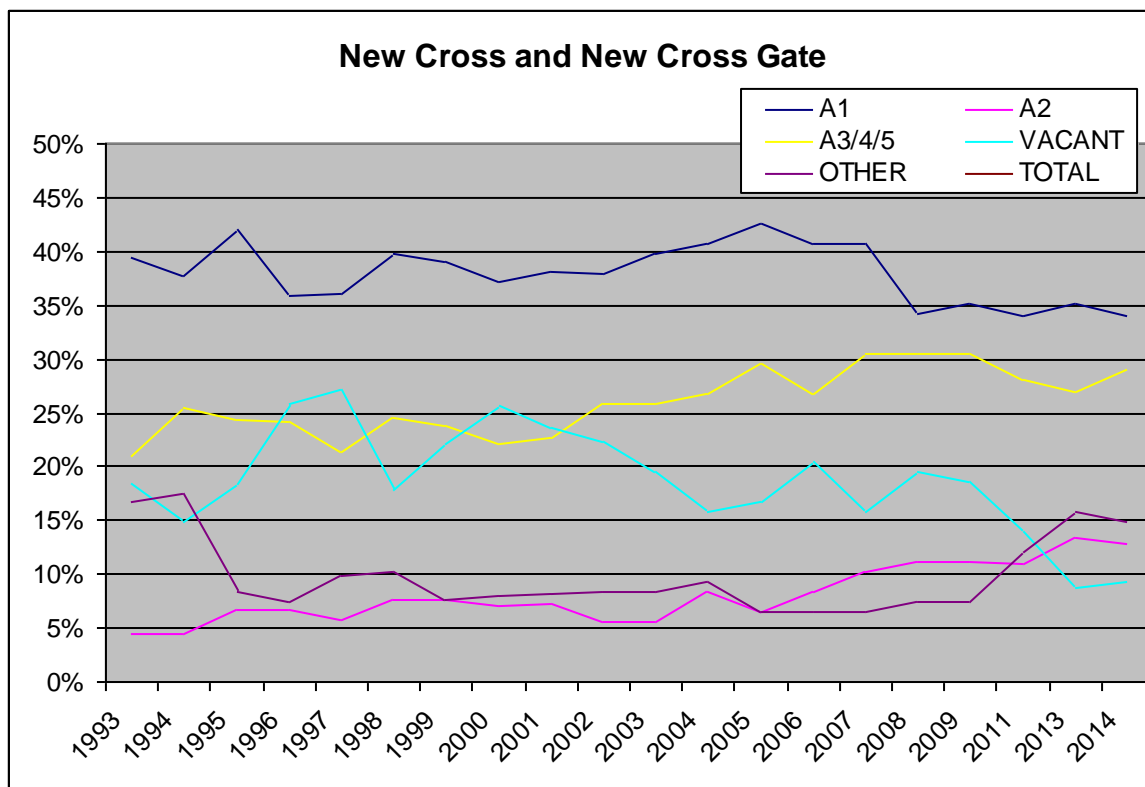
10.1.2 Figure 26 shows the same chart for all centres in the Borough, for comparison purposes.

Figure 26: Proportion of units by use class grouping, all centres within Lewisham Borough 2014



10.1.3 Figure 27 shows the changes in use classes over the period 1993 – 2014. There is an increase in the proportion of A3/4/5 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- 2014



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: New Cross & New Cross Gate: 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%	14.3%

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 (11.8%) but are above the regional average (7.8%), at **9.4%**;
- There are **3** betting shops in the centre, the same number as in 2013;
- The percentage of units in A5 **takeaway** use in the centre is **14.3%**, 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 7 **public houses and bars** in the centre in 2014, which is a reduction of 1 in the period 2013-2014.

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	Charity	1
	Comparison	17
	Convenience	26
	Discount	1
	Hairdresser	14
	Other A1	10
A1 Total		69
A2	Bank / Building Society	1
	Betting Shop	3
	Other A2	4
	Services	18
A2 Total		26
A3	Restaurant / Café	23
A4	Pub / Bar	7
A5	Hot Food Takeaway	29
B1	Office	1
C1	Hotel	1
C3	Residential	10
D1	Community and Advice	1
	Medical	1
	Other D1	2
	Place of Worship	1
D1 Total		5
D2	Other D2	1
S/G	Beauty	4
	Other S/G	6
	Tattoo and Piercing	2
S/G Total		12
Vacant	Vacant	19
Grand Total		203

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 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
Clifton Rise	05A	Chick Chicken	Chick Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Clifton Rise	06	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Clifton Rise	06a	Vacant	Vacant	Vacant	Vacant	Vacant	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	9A	Choice	Choice	Car Hire	Minicab Office	S/G	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	Worldwide Courier and Business Services	Worldwide Courier and Business Services	Office	Office	B1	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	Birdie Num Num's	Convenience	Cafe	A1	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 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	Chinwag	Chinwag	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Lewisham Way	23	Valbon	Valbon	Bar	Bar	A4	A4	Pub / Bar
Lewisham Way	25	Goldsmith's Coffee Shop	Goldsmith's Café	Cafe	Cafe	A3	A3	Restaurant / Café
Lewisham Way	27	Arrow Courier and Business Services	Vacant	Professional and Consulting Services	Vacant	A2	Vacant	Vacant
Lewisham Way	29-31	Goldsmith's Garden Cafe	Goldsmith's Garden Cafe	Restaurant	Restaurant	A3	A3	Restaurant / Café
Lewisham Way	33	Sainsbury Local	Sainsbury Local	Convenience	Convenience	A1	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	Milena G	Milena G	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	117	New Hardware Centre	New Hardware Centre	DIY, Hardware, Joinery / Building Supplies	DIY, Hardware, Joinery / Building Supplies	A1	A1	Comparison
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	Family Rodzina	Family Rodzina	Off-licence	Off-licence	A1	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	A3	A3	Restaurant / Café
New Cross Road	129	Alaowern Restaurant	Alaowern Restaurant	Restaurant	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	Window 135	Vacant	Art Gallery (non-sales)	Vacant	D1	Other D1
New Cross Road	137	King of Hearts	King of Hearts	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo and Piercing
New Cross Road	139	Durga 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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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
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	Lewisham Credit Union	Lewisham Plus 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	No name (internet café)	Photography, Film / Printing	Internet Café	A2	A1	Other A1
New Cross Road	183	Perfect Fried Chicken	Perfect Fried Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	185	Vacant	Vacant	Convenience	Convenience	A1	A1	Convenience

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	187 and 189	Cash Counts Supermarket	Londis	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
New Cross Road	195 and 197	Barclays	Vacant	Bank / Building Society	Vacant	A2	Vacant	Vacant
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	Queen's Road Pharmacy	Queen's Road Pharmacy	Chemist	Chemist	A1	A1	Comparison
Queen's Road	391	Vacant	DJZ Superstore	Vacant	Convenience	Vacant	A1	Convenience
Queen's Road	393	Queen's Kebab	Queen's Kebab	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
Queen's Road	395	Egi's Restaurant	Egi's Restaurant	Takeaway	Takeaway	A5	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	no name	Number 178	Vacant	Restaurant	Vacant	A3	Restaurant / Café
New Cross Road	176	Bamboo Garder	New China House	Restaurant	Restaurant	A3	A3	Restaurant / Café
New Cross Road	174	William Hill	William Hill	Betting Shop	Betting Shop	A2	A2	Betting Shop
New Cross Road	172	Big T'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	Huong Que	Convenience	Convenience	A1	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	Hairdresser	Zion Nadir Salon	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	160	New Cross Hair and Beauty Salon	New Cross Hair and Beauty Salon	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	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	AQ Thompson Enterprise	Supreen Services	Communications and Printing	Professional and Consulting Services	A2	A2	Services

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	154d	Sund Cargo Services Ltd	Pivol Estate	Communications and Printing	Estate and Letting Agent	A2	A2	Services
New Cross Road	152	Hairdresser	Honey Hand	Hairdresser	Vacant	A1	Vacant	Vacant
New Cross Road	150	Estate and Letting Agent	Interstar Properties	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	146 and 148	No name	No name	Minicab Office	Minicab Office	S/G	S/G	Other S/G
New Cross Road	144	Dry Cleaner	Whistle and Flute	Dry Cleaner	Dry Cleaner	A1	A1	Other A1
New Cross Road	142	Clothes	Vacant	Clothes	Vacant	A1	Vacant	Vacant
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	De Lords Canteen	De Lords Canteen	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	134	Base Cut	Flame	Hairdresser	Tailor	A1	A1	Other A1
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	UK Skunkworks	UK Skunkworks	Alternative Health / Health Foods	Alternative Health / Health Foods	A1	A1	Comparison
New Cross Road	130c	Skyline Estates	Skyline Estates	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	128	Residential	Residential	Residential	Residential	C3	C3	Residential

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Residential	Residential	Residential	Residential	C3	C3	Residential
New Cross Road	116	Music Room	Music Room	Rehearsal Studios	Rehearsal Studios	S/G	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
New Cross Road	106a	Vacant	Tandoori	Vacant	Restaurant	Vacant	A3	Restaurant / Café
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	Gregans Leaf	Oregano Loaf	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	C3	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	Java Bar	Java Bar	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	265c	Gates News	Vacant	Residential	Vacant	C3	Vacant	Vacant
New Cross Road	265d	New Cross Connect	New Cross Connect	Convenience	Convenience	A1	A1	Convenience
New Cross Road	265e	Cummin' Up	Cummin' Up	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	265f	No name	No name	Locksmith / Shoe Repairs	Locksmith / Shoe Repairs	A1	A1	Other A1
New Cross Road	265g	Direct	Minicab Direct	Electrical and Electronics	Minicab Office	A1	S/G	Other S/G
New Cross Road	269	Gateway	No Name	Clothes	Estate and Letting Agent	A1	A2	Services
New Cross Road	267	Vacant	Gateway Chicken	Vacant	Takeaway	Vacant	A5	Hot Food Takeaway
New Cross Road	271a	No Name	Gateway Market	Convenience	Convenience	A1	A1	Convenience
New Cross Road	271b	Nailstop	Nailstop	Beauty / Tanning / Nails / Massage	Beauty / Tanning / Nails / Massage	S/G	S/G	Beauty
New Cross Road	273	Skin and ink	Skin and ink	Tattoo and Piercing	Tattoo and Piercing	S/G	S/G	Tattoo and Piercing
New Cross Road	272	Dig This Nurser	Dig This Nurser	Convenience	Convenience	A1	A1	Convenience
New Cross Road	275	Rising Sun	Rising Sun	Cafe	Cafe	A3	A3	Restaurant / Café

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	277-281	Iceland	Iceland	Supermarket	Supermarket	A1	A1	Convenience
New Cross Road	283-285	New Cross Learning	New Cross Learning	Library	Library	D1	D1	Other D1
New Cross Road	287a	No name	UK Connect	Electrical and Electronics	Electrical and Electronics	A1	A1	Comparison
New Cross Road	287b	Top Knotch	Top Knotch	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	289	Morley's	Morley's	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	291	Zafaa Awards	Human Relief Foundation	Photography, Film / Printing	Charity shop	A2	A1	Charity
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	La Bodega Del Barrio	La Bodega Del Barrio	Off-licence	Off-licence	A1	A1	Convenience
New Cross Road	299	Uncle Wrinkle	Uncle Wrinkle	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	301	Little Debees Salon	No Name	Beauty / Tanning / Nails / Massage	Hairdresser	S/G	A1	Hairdresser
New Cross Road	302	No Name	Vacant	Second Hand Goods	Vacant	A1	Vacant	Vacant
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	No name	Prangsta	Shop	Clothes	A1	A1	Comparison
New Cross Road	305	Mankind	Mankind	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
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	GSM Supermarket	Adult Sauna	Convenience	S/G	A1	Convenience
New Cross Road	311	Ada Solicitors	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	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	A2	A2	Other A2
New Cross Road	318	The Allotment	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

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	325-327 and 2a Clifton Rise	Venue	Venue	Nightclub	Nightclub	S/G	S/G	Other S/G
New Cross Road	326	Express Shipping and Freight	Express Shipping and Freight	Communications and Printing	Communications and Printing	A2	A2	Other A2
New Cross Road	328	Bola Cuisine	Bola Cuisine	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	330	Hair Technique	Hair Technique	Hairdresser	Hairdresser	A1	A1	Hairdresser
New Cross Road	332	La Beaute	La Beaute	Hairdresser	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	Kungfu Kitchen	Kungfu Kitchen	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	341	Perfect Fried Chicken	Perfect Fried Chicken	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	343-345	Road Londis	New Cross Road Londis	Convenience	Convenience	A1	A1	Convenience
New Cross Road	355	Divine Cargo Communications	Divine Cargo Communications	Communications and Printing	Communications and Printing	A2	A2	Other A2
New Cross Road	357	Le Sandra	Lady Sandra	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	359	Alternative Health / Health Foods	Chinese Health Centre	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	Delicious Cafe and sandwich bar	Delicious Cafe and sandwich bar	Cafe	Cafe	A3	A3	Restaurant / Café
New Cross Road	367	Shade Enterprises	Vacant	Luggage Shop	Vacant	A1	Vacant	Vacant
New Cross Road	369	Employment and Training	Laundrette	Employment and Training	Laundrette	A2	A1	Other A1
New Cross Road	371	New Cross Butcher	Atriglobal Butchers	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	Convenience
New Cross Road	373	Tobeal	Tobeal	Estate and Letting Agent	Estate and Letting Agent	A2	A2	Services
New Cross Road	375	TAS Office Equipment	TAS Office Equipment	Furniture and Homeware	Furniture and Homeware	A1	A1	Comparison
New Cross Road	377	TAS Office Equipment	TAS Office Equipment	Furniture and Homeware	Furniture and Homeware	A1	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	A2	A2	Other A2
New Cross Road	387	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	388	Amersham Arms	Amersham Arms	Public House	Public House	A4	A4	Pub / Bar
New Cross Road	389	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
New Cross Road	391	Square Pizza	Square Pizza	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
New Cross Road	393	Gnekis	Gnekis	Hairdresser	Hairdresser	A1	A1	Hairdresser

Street	Property Nos 2014	2013 Occupant	2014 Occupant	2013 Use	2014 Use	2013 Use Class	2014 Use Class	2014 Category
New Cross Road	395	Chaly's	Chaly's	Minicab Office	Minicab Office	S/G	S/G	Other S/G
New Cross Road	397	Sirius Fish & Chip	Maddy's	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	LPB	Takeaway	Takeaway	A5	A5	Hot Food Takeaway
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