

# Neighbourhood local centres Retail Survey 2012

Published September 2012



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## INTRODUCTION

The Local Shopping Centres Health Checks survey was undertaken in July and August 2012 and forms part of the evidence for the Local Plan. The primary aim of the survey is to record the land uses in each of the local centres. This enables monitoring of the change in the retail use of local shopping centres since the last survey in 2005. The five local shopping centres are Brockley Cross, Crofton Park, Downham Way, Grove Park and Lewisham Way.

Local shopping centres ideally provide a mix of shops and services that meet the day to day needs of local residents. Easy access to local shops reduces the need for travel and is vital for less mobile residents who cannot easily reach larger shopping centres.

When comparing the 2005 survey data with the 2012 survey data, areas of particular interest are changes in the number of vacant units, hot food takeaways, betting shops and residential units.

The number of vacant units can provide an indication of the health of the centre and also contributes to the overall perception of the centre. Vacancies, like residential units, in a shopping centre present blank and inactive frontages which interrupts the shopping frontage and the shopping experience. They can also contribute to negative perceptions of crime and safety.

Concentrations of certain types of uses such as takeaway shops and betting shops reduces the variety of goods on offer and can impact on the vitality of a centre. High volumes of easily accessible takeaways and a lack of healthier food stores can negatively impact on human health and high concentrations of betting shops can have implications for crime and disorder.

# **BROCKLEY CROSS**

## BROCKLEY CROSS LOCAL CENTRE SUMMARY

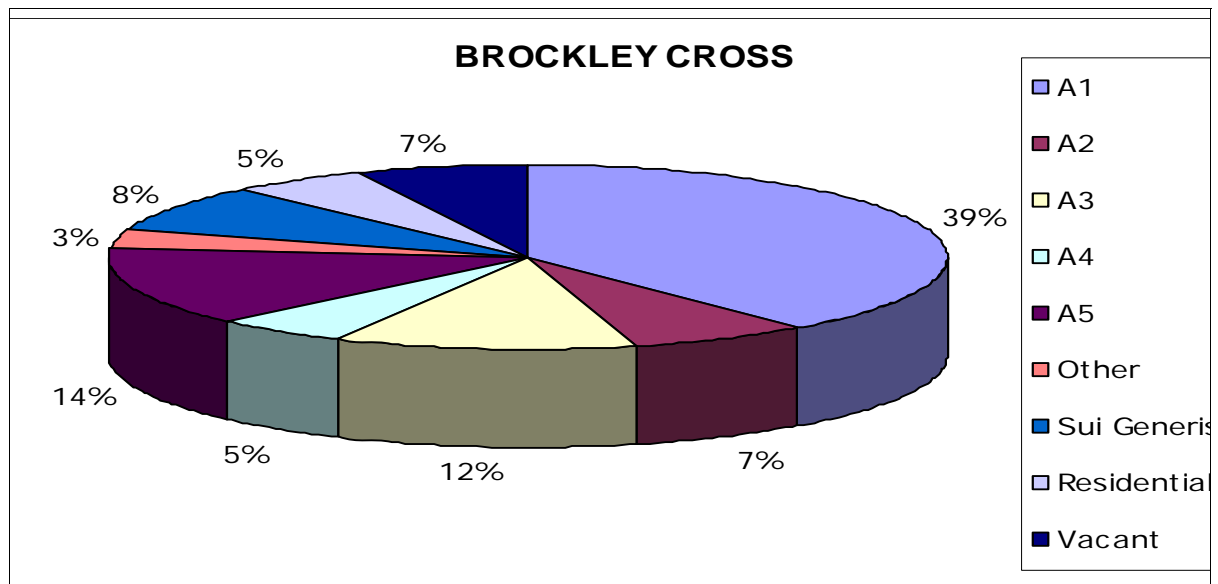


Brockley Cross is located in the north western part of the London Borough of Lewisham. It is identified in the Core Strategy as a “Neighbourhood Local Centre.” There are 59 units in total. In 2005 there were 52 units. The increase is due to Harefield Road being included in the 2012 survey, a road adjacent to Brockley Road, opposite Coulgate Street

### 1.1 RETAIL FLOOR SPACE

Types of Retail Floor Space	Total No. Units	% of Total
Catering	19	32%
Convenience	6	10%
Comparison	11	19%
Other	4	7%
Residential	3	5%
Service	12	20%
Vacant	4	7%
Total	59	100%

### 1.2 USE CLASS



The predominant use class is A1 with 23 units. The second highest use class is A5 with 8 units and then A3 with 7 units. There are a total of 19 catering, 6 convenience, 11 comparison and 12 service units. The most common type of land use is catering which accounts for 32% (19 units) of the retail units in Brockley Cross, this is an increase of 5% (5 units) since 2005. The second highest type of retail units is service covering 20% of Brockley Cross, a reduction of 9% (3 units) since 2005. Comparison stores have remained the same at 11 units.

Since 2005 three shops have become residential in Brockley Cross and vacancies have increased by 1 unit. The 3 vacant buildings in the 2005 survey have been turned into shops. The 4 vacant buildings in this survey are new vacancies. (See map of vacancies on page 5). There has been an increase of 5% (3 units) in residential buildings since 2005.

### **1.3 LEISURE, CIVIC & COMMUNITY FACILITIES**

There are 8 takeaways (an increase of 2 takeaways since 2005), 4 cafés, 4 restaurants, 1 public house, 1 wine bar, 1 post office and 1 bookmakers (no increase in bookmakers since 2005), an opticians, MOT centre and a few clothes shops. Brockley Cross is located close to a shopping parade further up Brockley Road which has a variety of shops and services as well as a shopping parade on the other side of the Railway Station over a bridge. Located near is Hilly Fields which has a food market open to the public every Saturday as well as a playground, sports clubs and also hosts fairs. There are leisure facilities in Brockley Cross centre. There is no public library in Brockley Cross but Crofton Park library is situated 15 minutes walk away.

There are 3 primary schools within a 10 minute walk, 1 of which is 5 minutes walk. There are 2 secondary schools within 10 minutes walking distance from Brockley Cross centre and a special needs school. There is a police station 5 minutes walk from the centre.

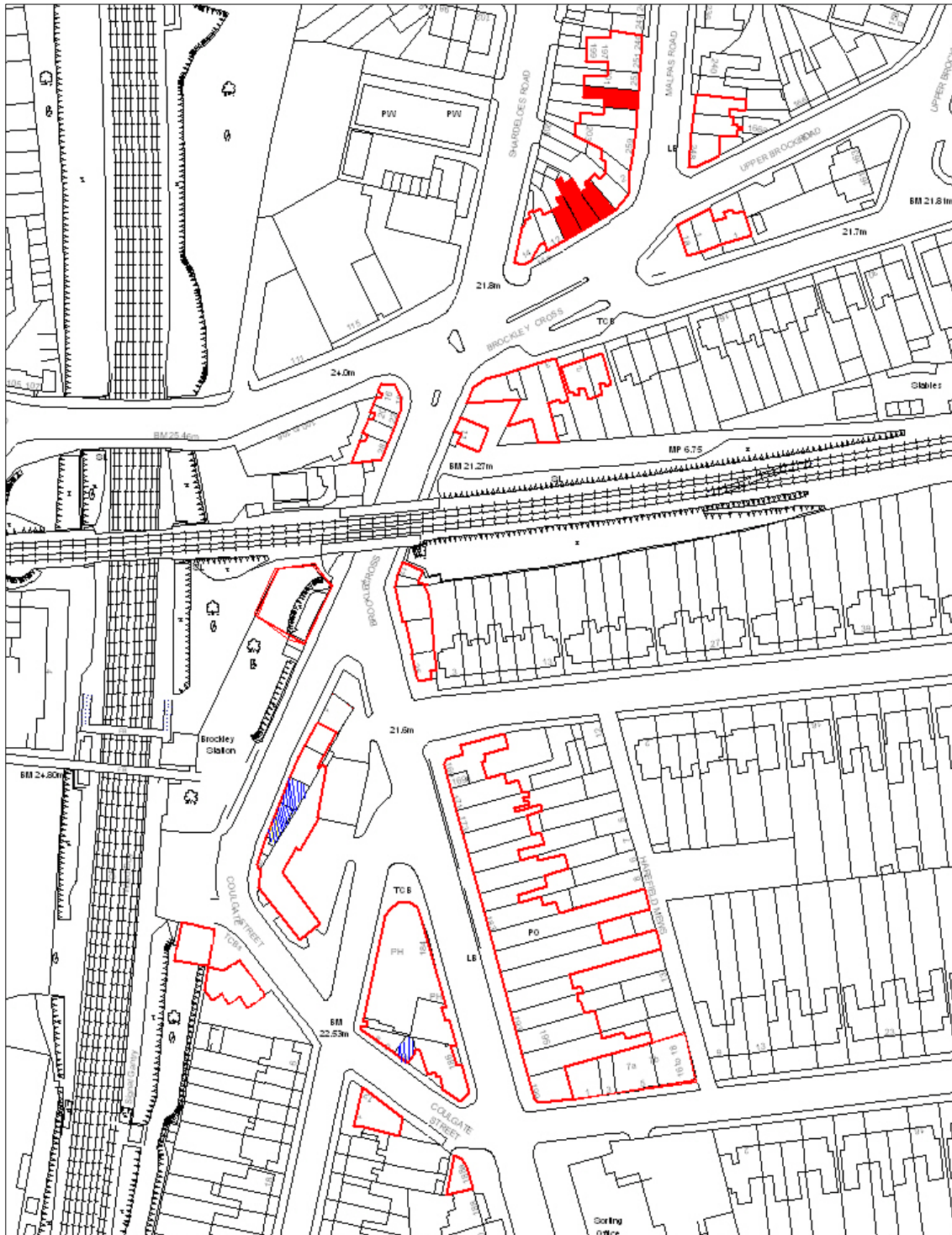
### **1.4 TRANSPORT**




Transport for London has calculated the PTAL score for Brockley Cross to be at Level 4, 1 level higher than in 2005.

The 484, 171 and 172 are buses that run through Brockley Cross. Brockley Station is located in the centre with the East London Line and southern trains servicing it, it takes 9 minutes to London Bridge Station.

PTAL is the Public Transport Accessibility Level which calculates the level of access to public transport from common origin points using a combination of walking distances and service levels.

Map of survey area showing vacant buildings in Brockley Cross 2005 and 2012.



-  2012 Vacancies
-  2005 Vacancies
-  2005 and 2012 Vacancies

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>169</b>	<i>Brockley Road</i>	Haydn Estates	Estate agents	Gently Elephant	Children's shop	A1
<b>171</b>	<i>Brockley Road</i>	Taste of India	Restaurant	Essence of India	Restaurant	A3
<b>173</b>	<i>Brockley Road</i>	Gulens Wine Bar	Wine bar	Gulens Wine Bar	Wine Bar	A4
<b>175</b>	<i>Brockley Road</i>	Gulen Kebab	Takeaway	Gulen Kebab	Takeaway	A5
<b>177</b>	<i>Brockley Road</i>	American Nail Designs	Beauty	Happy Nails	Beauty	S/G
<b>179</b>	<i>Brockley Road</i>	La Lanterna	Restaurant	Alby's Place	Restaurant	A3
<b>180</b>	<i>Brockley Road</i>	Brockley Park Cars	MOT test centre	Brockley Park Cars	MOT test centre	S/G
<b>181</b>	<i>Brockley Road</i>	City Noodles	Takeaway	City noodles	Takeaway	A5
<b>183</b>	<i>Brockley Road</i>	Central Café	Café	Central Café	Café	A3
<b>184</b>	<i>Brockley Road</i>	The Brockley Barge	PH	The Brockley Barge	Public House	A4
<b>185</b>	<i>Brockley Road</i>	Tina Stores & Post Office	PO	Tina Stores & Post Office	PO	A1
<b>186</b>	<i>Brockley Road</i>	E. Coombes	Bookmakers	Jenningsbe t	Bookmakers	A2
<b>187</b>	<i>Brockley Road</i>	Jeyam's Stores	Triple trader	Lions fried chicken	Takeaway	A5
<b>188a</b>	<i>Brockley Road</i>	The Toads Mouth Too	Café & restaurant	The Gantry	Restaurant and bar	A4
<b>189-91</b>	<i>Brockley Road</i>	Cost Cutter Supermarket	Triple trader	Cost Cutter Supermarket	Convenience store	A1
<b>193</b>	<i>Brockley Road</i>	Professionals	Beauty Salon	Magi gifts	Gift shop	A1
<b>195</b>	<i>Brockley Road</i>	Sounds Around Video Club	Video Rental	Sound Around	Video Rental	A1
<b>196</b>	<i>Brockley Road</i>	Majestic Motros	Motor parts	Majestic Motors	Motor parts	A1



Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
199	Brockley Road	Mira	Triple trader	Mira	Triple trader	A1
15-16	Coulgate Street	Speedi Cars	Taxi	Residential	Residential	C3
12	Coulgate Street	Pavilion	Estate agents	Dégustation	Delicatessen	A1
8-9	Coulgate Street	Nu Spice	Takeaway	Nu Spice	Takeaway	A5
10	Coulgate Street	Vacant	Vacant	Mo Pho	Restaurant	A3
6	Coulgate Street	N/A	N/A	Speedy cars	Taxi office	A2
3a-4	Coulgate Street	Magi	Ornaments/ bric-a-brac etc	The Broca	Café	A3
5	Coulgate Street	Vacant	Vacant	Browns of Brockley	Coffee shop	A3
1	Brockley Cross	Tony's Hair & Body Workshop	Hairdressers	Boutique	Hairdressers	A1
1a	Brockley Cross	B&M Motors	motor sales	B&M Motors	Motor sales	S/G
2	Brockley Cross	HHAG	Retail of electrical goods	Lifetime barbers	Hairdressers	A1
3	Brockley Cross	KTB Takeaway	Takeaway	Tickle Me	Takeaway	A5
4	Brockley Cross	Wing Lee	Takeaway	Wing lee	Takeaway	A5
5	Brockley Cross	Express Dry Cleaners	Dry cleaners	Sam's Dry Cleaners	Dry cleaners	A1
6	Brockley Cross	Cross Electronics	Electrical goods retail	Vacant	Vacant	V
7-9	Brockley Cross	Nicki Fiander	Florists	Smart team Services	Plumbers	S/G
8	Brockley Cross	Tony's Café	Café	Vacant	Vacant	V
9	Brockley Cross	N/A	N/A	Cash Tech	Cash Exchange shop	A2
10	Brockley Cross	Family Unisex Salon	Hairdressers	Vacant	Vacant	V

Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
12	Brockley Cross	Nat's Bake & Juices	Bakery	Nat's Bake & Juices	Bakery	A1
14a	Brockley Cross	Brockley Cross Supermarket	Triple trader	Brockley Cross Supermarket	Triple trader	A1
16-18	Brockley Cross	Dukes	Off licence	Dukes	Off licence	A1
17-19	Brockley Cross	Merdellas	Takeaway	no name	Hairdressers	A1
20-22	Brockley Cross	Austinmac	Estate agents	Libra associate	Accounts/Consultants	A2
21	Brockley Cross	Second Hand Store	Electrical goods retail	Second Hand Store	Electrical goods retail	A1
23	Brockley Cross	Doorstep	Bakery	Doorstep	Bakery	A1
25	Brockley Cross	Monoptics ITd	Opticians retail	Pavilion	Opticians retail	A1
26	Brockley Cross	Techniques Hair Salon	Hairdressers	Residential	Residential	C3
108	Endwell Road	N/A	N/A	Brockley Hydroponics	Hydro shop	A1
28	Malpas Road	Prestige Barber	Hairdressers	Residential	Residential	C3
248	Malpas Road	Jays Newsagent	Newsagents	Jays Londis	Newsagents	A1
253	Malpas Road	Good as New	Clothing retail	Good as New	Clothes retail	A1
255	Malpas Road	Birds Dress Agency	Clothes Rental	Birds Dress Agency	Clothes retail	A1
257	Malpas Road	Pauls Unisex Hairdressers	Clothes Rental	Vacant	Vacant	V
259	Malpas Road	Tony's Place	Takeaway	Tony's Place	Takeaway	A5
1	Harefield Road	N/A	N/A	Fishy Business	Takeaway	A5
3	Harefield Road	N/A	N/A	Tom Boyz	Hairdressers	A1
5	Harefield Road	N/A	N/A	The Orchard	Bar and Kitchen	A3
10	Brockley Cross	Family Unisex Salon	Hairdressers	Vacant	Vacant	V
7a	Harefield Road	N/A	N/A	Gruff	Architect office	B1

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>7b</b>	<i>Harefield Road</i>	N/A	N/A	Leafs	Letting Agency	B1

# **CROFTON PARK**

## CROFTON PARK LOCAL CENTRE SUMMARY

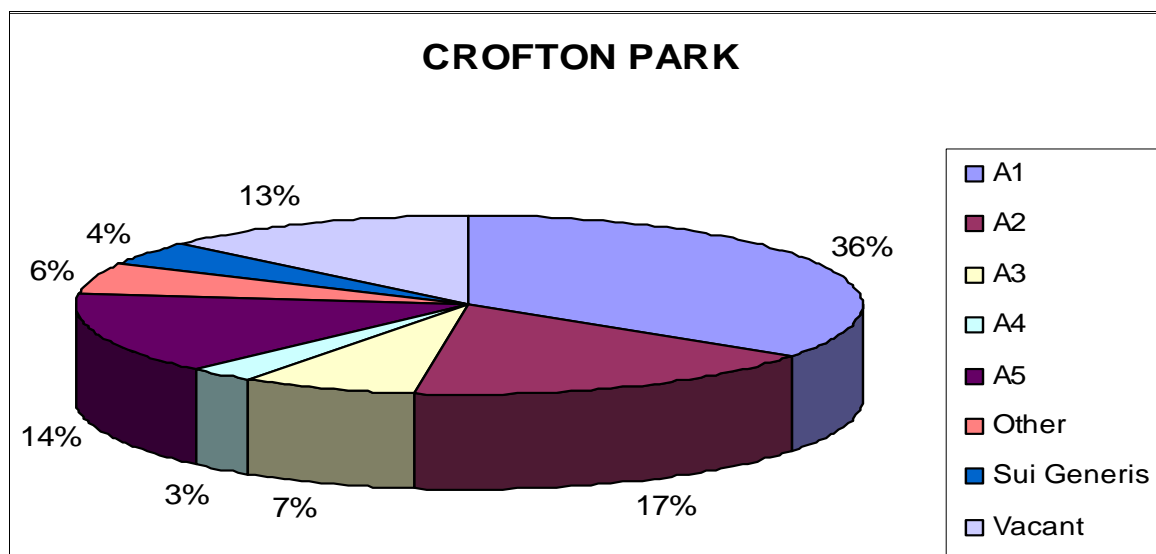


Crofton Park is located in the mid western part of the Borough of Lewisham. It is defined in the Core Strategy as a “Neighbourhood Local Centre”. There are 69 units in 2012, which is one unit less since 2005 as one building has been demolished. A few units have combined to increase in size however larger units have also split to create additional units to there is no net gain or loss.

### 2.1 RETAIL FLOOR SPACE

Types of Retail Floor Space	Total No. Units	Per cent of Total
Catering	18	26%
Comparison	7	10%
Convenience	8	12%
Other	6	9%
Service	21	30%
Vacant	9	13%
Total	69	100%

### 2.2 USE CLASS



A1 accounts for the largest number of retail units in Crofton Park with 24 units. A2 takes up the second largest number of units with 12 units. There are a total of 18 catering, 8 convenience, 7 comparison and 21 service units within Crofton Park. Services cover 30% of the retail floor space in Crofton Park, an 11% (8 unit) reduction since 2005. Convenience and comparison units have reduced marginally since 2005 whilst catering has remained at 18 units. There are 9 vacant units taking up 13% of the retail floor space in Crofton Park. In 2005 there were 3 vacancies and of these three, two units are the same vacancies since 2005. One vacancy has been filled as a result of the expansion of a general store (see vacancies map on page 13).

### **2.3 LEISURE, CIVIC & COMMUNITY FACILITIES**

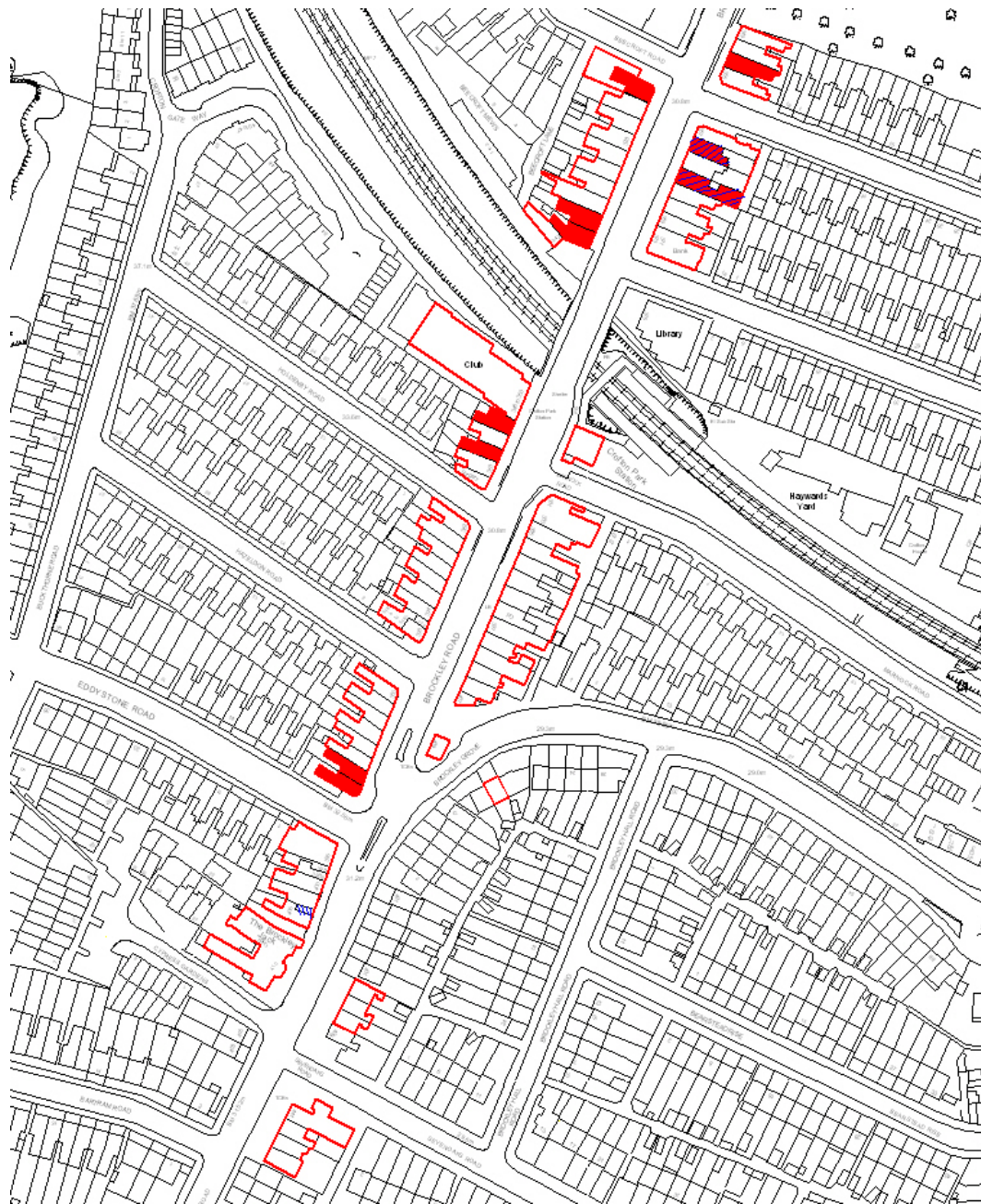
There have remained 9 takeaways in Crofton Park since 2005. There are 5 cafés, 1 public house, 1 bar, 1 theatre and 1 dance studio and club. There are also 7 hairdressers, 7 estate agents, 1 post office, a florist and a dentist. There is 1 bookmakers in Crofton Park which was there in 2005.

There is a public library in the centre and 4 primary schools within 10 minutes walking distance, 1 of them is within a 5 minutes walk and 1 of them is a special needs school. Hilly Fields Park is located north of Crofton Park and hosts a farmers market and sporting facilities such as tennis courts and football lessons. Ladywell cemetery is on the boarder of the centre.

### **2.4 TRANSPORT**

Transport for London has calculated the PTAL score for Crofton Park at level 3. Buses 122, 171, 72 and the P4 are located at Crofton Park centre. Crofton Park station provides a direct route to London Blackfriars.

**Map of survey area showing vacant buildings in Crofton Park 2005 and 2012.**



Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>322B</b>	<i>Brockley Road</i>	N/A	N/A	Perfect Hair Studio	Hairdressers	A1
<b>322</b>	<i>Brockley Road</i>	Jones & Verdi Residential Ltd	Estate agents	Vacant	Vacant	V
<b>324</b>	<i>Brockley Road</i>	Kar Audio Klinik	Car audio retail	Nail Venus Beauty	Beauty Salon	S/G
<b>326-328</b>	<i>Brockley Road</i>	Londis	Triple trader	Londis	Convenience store	A1
<b>330-332</b>	<i>Brockley Road</i>	Jam Circus	Café bar	Jam Circus	Café Bar	A4
<b>334</b>	<i>Brockley Road</i>	First Glance	Hairdressers	First Glance	Hairdressers	A1
<b>336</b>	<i>Brockley Road</i>	Maxin Chicken	Takeaway	Maxin Chicken	Takeaway	A5
<b>338</b>	<i>Brockley Road</i>	Crofton Domestic Appliances	appliances retailer	Vacant	Vacant	V
<b>340</b>	<i>Brockley Road</i>	Georges	Hairdressers	Vacant	Vacant	V
<b>342</b>	<i>Brockley Road</i>	Car sales	Car sales	Car Sales	Car Sales	S/G
<b>346-350</b>	<i>Brockley Road</i>	Rivoli Ballroom	Dance hall	Rivoli Ballroom	Dance hall	D2
<b>349-351</b>	<i>Brockley Road</i>	Dental Practice NHS Private Cosmetics	Dentists	Dental Practice NHS Private Cosmetics	Dentists	D1
<b>352</b>	<i>Brockley Road</i>	White's Trade & retail	paint shop	Vacant	Vacant	V
<b>353</b>	<i>Brockley Road</i>	MGC Secretarial Services Ltd	Printing shop	Vacant	Vacant	V
<b>354</b>	<i>Brockley Road</i>	Crofton Express	Grocers	Internet café	Internet café	A1
<b>355</b>	<i>Brockley Road</i>	Kinleigh Folkard & Hayward	Estate agents	Kinleigh Folkard & Hayward	Estate agents	A2
<b>356</b>	<i>Brockley Road</i>	Crofton Express	Triple trader	Vacant	Vacant	V
<b>357</b>	<i>Brockley Road</i>	The Shapla Indian takeaway	Takeaway	The Shapla Indian takeaway	Takeaway	A5



Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
358	Brockley Road	Vaillant Gas, Central Heating & Plumbing Services	Hardware	Pat-a-cake	Café	A3
359	Brockley Road	Vacant	Vacant	Vacant	Vacant	V
360	Brockley Road	Bells of Westminster	Building contractors office	Bells of Westminster	Building contractors	B1
361	Brockley Road	Quality Food & wine	Triple trader	Quality Food & Wine	Triple trader	A1
362	Brockley Road	C.T Motor Spares	Motor accessories retailer	C.T.Motor Spares	Motor accessories	A1
363	Brockley Road	Vacant	Vacant	Vacant	Vacant	V
364	Brockley Road	Lundies	Takeaway	Jerk Works	Takeaway	A5
365	Brockley Road	Paraphenalia Dress Agency	Clothes hire shop	Paraphenalia Dress Agency	Clothes hire shop	A1
366	Brockley Road	Shiv Shakti	laundrette	Shiv Shakti	Laundrette	S/G
367	Brockley Road	O'Reilly's Sandwich Bar	Café	Spiropoulos Lawal Solicitors	Solicitors	A2
368	Brockley Road	Wing's Welcome	Takeaway	Wing's Welcome	Takeaway	A5
369	Brockley Road	Saxton & Co	Estate agents	Saxton & Co	Estate agents	A2
370	Brockley Road	Starlite Dry Cleaners	Dry cleaners	Starlite Dry Cleaners	Dry cleaners	A1
371-373	Brockley Road	Barclays	Bank	Barclays	Bank	A2
372	Brockley Road	Illusions	Hairdressers	Illusions	Hairdressers	A1
374	Brockley Road	Chemist	Chemist	Chemist	Chemist	A1
376-378	Brockley Road	WR Estate Agents	Estate agents	Vacant	-	-
379	Brockley Road	Terry's all Locks	Key cutting	Terry's all Locks	Key cutting	A2
380	Brockley Road	N/A	N/A	Krizz Kutz	Hairdressers	A1
381-385	Brockley Road	Co-op	Triple trader	Co-op	Convenience store	A1

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>382</b>	<i>Brockley Road</i>	Walter Saunders	Commissioner for oaths	Walter Saunders	Solicitors	A2
<b>384</b>	<i>Brockley Road</i>	Optician	Optician	Optician	Optician	A1
<b>386</b>	<i>Brockley Road</i>	Kriss Kuts	Hairdressers	Hair Boutique	Hairdressers	A1
<b>387</b>	<i>Brockley Road</i>	Royal Tandoori	Restaurant	Royal Tandoori	Restaurant	A3
<b>388</b>	<i>Brockley Road</i>	Rocodells	Estate agents	Rocodells	Estate agents	A2
<b>389</b>	<i>Brockley Road</i>	Mr Lawrence	Wine bar	Mr Lawrence	Wine bar	A4
<b>391</b>	<i>Brockley Road</i>	Mr Lawrence	Wine merchant	Mr Lawrence	Wine merchant	A1
<b>392</b>	<i>Brockley Road</i>	Desiman	Wine bar	Desiman	Estate agents	A2
<b>393</b>	<i>Brockley Road</i>	Brockley Fish Bar	Takeaway	Brockley Fish Bar	Takeaway	A5
<b>395</b>	<i>Brockley Road</i>	Post Office	Post office	Post Office	Post office	A1
<b>397</b>	<i>Brockley Road</i>	Star Burger	Restaurant Café	Star Café	Café	A3
<b>399</b>	<i>Brockley Road</i>	Digital Colours	Photocopying etc	T.P Food & Wine	Grocers	A1
<b>401</b>	<i>Brockley Road</i>	Coral	Bookmakers	Coral	Bookmakers	A2
<b>400-406</b>	<i>Brockley Road</i>	Costcutter	Triple trader	Jay's Budgens	General Store	A1
<b>403</b>	<i>Brockley Road</i>	Aquar	Hairdressers	Aquar	Hairdressers	A1
<b>405</b>	<i>Brockley Road</i>	Face to Face	Insurance services	Swinton	Insurance Services	A2
<b>407</b>	<i>Brockley Road</i>	Acorn Estate Agents	Estate agents	Rosie	Florist	A1
<b>409</b>	<i>Brockley Road</i>	Acorn Estate Agents	Estate agents	Acorn Estate Agents	Estate agents	A2
<b>410</b>	<i>Brockley Road</i>	The Brockley Jack	Public house	The Brockley Jack	Public house and theatre	A3
<b>380</b>	<i>Brockley Road</i>	Café Blanca	Café	Café Blanca	Café	A3
<b>390</b>	<i>Brockley Road</i>	EXP	Estate agents	EXP	Takeaway	A5
<b>394</b>	<i>Brockley Road</i>	Edystone Café	Café	Jerk Garden	Takeaway	A5

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>396</b>	<i>Brockley Road</i>	Amin Hala	Grocers	Oliver Joseph master Estate and Windows shop	Estate Agents	A2
<b>398</b>	<i>Brockley Road</i>	Someone Very Beautiful	Hairdressers and beauty salon	Someone Very Beautiful	Hairdressers and beauty salon	A1
<b>433</b>	<i>Brockley Road</i>	Bowah's Best Value	Takeaway	Spring way Chinese	Takeaway	A5
<b>435</b>	<i>Brockley Road</i>	Crofton Park Pharmacy	Chemist	Crofton Park pharmacy	Chemist	A1
<b>441</b>	<i>Brockley Road</i>	Wheel Power	Car accessories	Wheel Power	Car accessories	A1
<b>443</b>	<i>Brockley Road</i>	Babur	Takeaway	Babur	Takeaway	A5
<b>445</b>	<i>Brockley Road</i>	Favorite	Takeaway	Perfect fried chicken Takeaway	Takeaway	A5
<b>447</b>	<i>Brockley Road</i>	Brockley Grocery & Wine	Triple trader	Brockley Grocery & Wine	Convenience store	A1
<b>18</b>	<i>Brockley Grove</i>	N/A	N/A	Crofton Park Dental practice	Dental Practice	D1

# **DOWNHAM WAY**

## DOWNHAM WAY LOCAL CENTRE SUMMARY

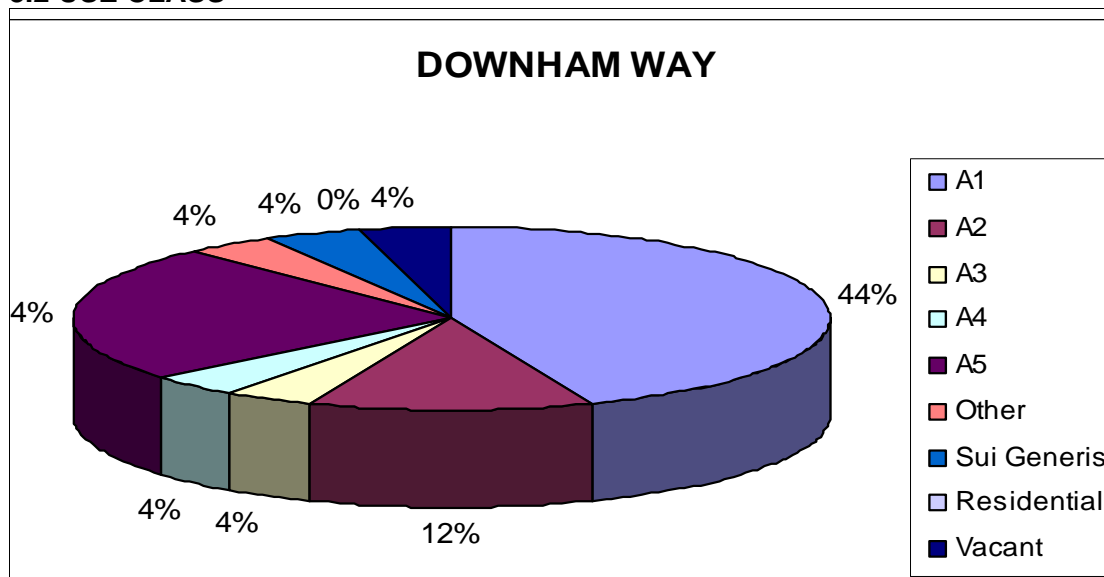


Downham Way is located in the south eastern part of the Borough of Lewisham. It is defined in the Core Strategy as a “Neighbourhood Local Centre” and is the smallest of the local centres surveyed with 25 units. There were 26 units in 2005, the reduction in units is due to two units combining to become one larger unit.

### 3.1 RETAIL FLOOR SPACE

Types of Retail Floor Space	Total No. Units	% of Total
Catering	8	32%
Comparison	1	4%
Convenience	5	20%
Other	2	8%
Residential	0	0%
Service	8	32%
Vacant	1	4%
Total	25	100%

### 3.2 USE CLASS



The predominant use class is A1. There are a total of 8 catering, 5 convenience, 1 comparison and 8 service retail units in Downham Way. There is little difference since 2005 (8 catering, 8 convenience, 0 comparison and 9 services). The vacancy rate remains unchanged since 2005 at 1 unit (4%), however it is in a different property, (see vacancies map on page 21).

### **3.3 LEISURE & CIVIC AND COMMUNITY FACILITIES**

There are 5 takeaways, 1 café, 1 public house, 1 bookmakers, (1 less than in 2005) and 2 estate agents. The rest of the shops are mostly newsagents, convenience stores and general stores. There are no seated restaurants.

Downham Health and leisure centre off Downham Way provides a public library, crèche, badminton and table tennis, a gym, health care facilities and a swimming pool. Downham playing fields also has sports facilities. Sunbridge Park shopping centre is located to the south in Bromley

There are 4 primary schools within 4 minutes walking distance, 2 under 5 minutes walk, and 2 secondary schools under 10 minutes walk.

### **3.4 TRANSPORT**

Transport for London has calculated the PTAL score for Downham at level 3. The rate has not changed since 2005.

The 181, 136 and N136 are directly located on the Shopping Centre. The 336 runs close by. Grove Park Station is located to the west of Downham Way.

Map of survey area showing vacant buildings in Downham Way 2005 and 2012.



Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
457	Downham Way	K. Johnson	Bookmakers	Simply plumbing solutions	Plumbing and heating supplies shop	A1
455	Downham Way	Dubarry Hair Care	Hairdressers	Simply plumbing solutions	Plumbing and heating supplies shop	A1
453	Downham Way	Zaffron	Takeaway	Morleys	Takeaway	A5
451	Downham Way	Farmhouse Pizza	Takeaway	Farmhouse Pizza	Takeaway	A5
449	Downham Way	Key Shop	Newsagents	Key Shop	Newsagents	A1
447	Downham Way	Downham Fish & Chips	Takeaway	Downham Fish & Chips	Takeaway	A5
445	Downham Way	Vacant	Vacant	Inkeys Tattoos & Piercing	Tattoo studio	S/G
443	Downham Way	Day Lewis Chemists	Chemist	NHS Day Lewish Pharmacy	Pharmacy	A1
441	Downham Way	The Local	Off license	Image Barbers	Hairdressers	A1
439	Downham Way	Kings Diner	Café	Kings Diner	Café	A3
437	Downham Way	Downham's Family Butchers	Butchers	Vacant	Vacant	V
419	Downham Way	Downham Tavern	Public House	Downham Tavern	Public House	A4
431-435	Downham Way	Downham Way Co-op	Retail store	Downham Way Co-op	Retail store	A1
406	Downham Way	Something Fishy	Takeaway	Fish & Chips	Takeaway	A5
408	Downham Way	William Hill	Bookmakers	William Hill	Bookmakers	A2
410	Downham Way	Post Office	Post Office	Post Office and Moneygram Transfer	Post Office	A1
412	Downham Way	Candy Box	Retail store	Candy Box	General Store (Cards and food)	A1
414	Downham Way	Mini Market	Triple trader	D Mart food and wine	General Store	A1
416	Downham Way	Lucky	Takeaway	Golden City	Takeaway	A5
418	Downham Way	Strides Dry Cleaner	Dry cleaner	Strides Dry Cleaner	Dry cleaner	A1

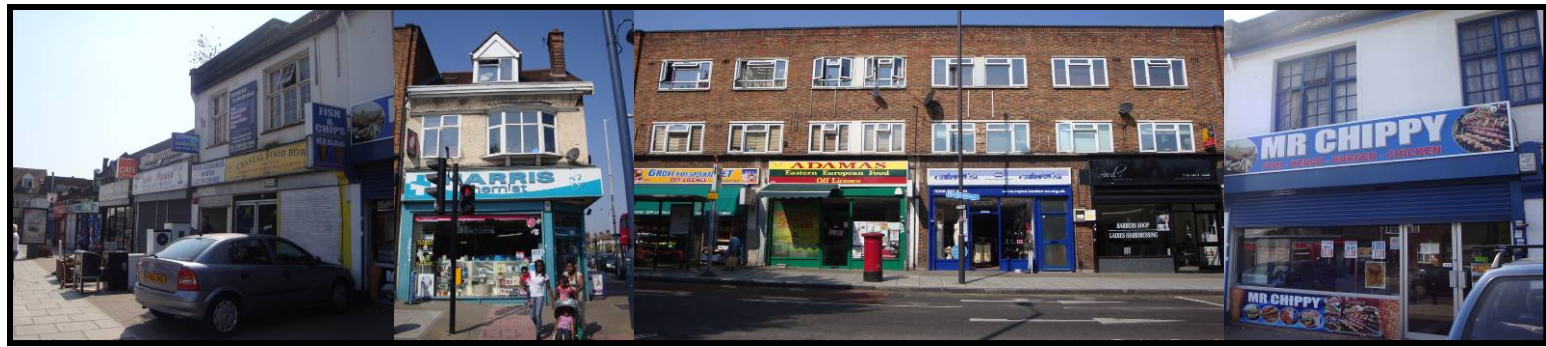


Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>420</b>	<i>Downham Way</i>	Pauls	Hairdressers	Pauls	Hairdressers	A1
<b>422</b>	<i>Downham Way</i>	Daniels property Services	Estate Agents	Daniels property Services	Estate Agents	A2
<b>424</b>	<i>Downham Way</i>	999 Club	Charity office	999 Club	Charity office	B1
<b>426</b>	<i>Downham Way</i>	Co-Operative Funeral Care	Office	Co-Operative Funeral Care	Funeral director	A1
<b>428</b>	<i>Downham Way</i>	De Scotia	Estate Agents	De Scotia	Estate Agents	A2
<b>430</b>	<i>Downham Way</i>	Milano Kebab & Pizza House	Takeaway	Milano Kebab & Pizza House	Takeaway	A5

# GROVE PARK

## GROVE PARK LOCAL CENTRE SUMMARY

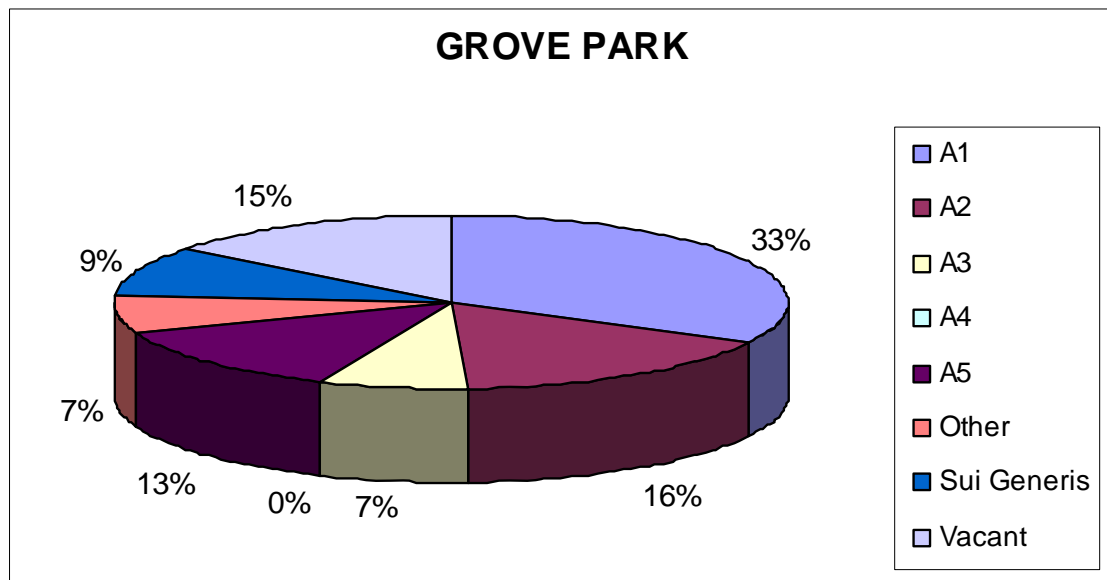


Grove Park is located in the South Eastern part of the Borough of Lewisham. It is defined in the Core Strategy as a “Neighbourhood Local Centre”. Grove Park consists of 55 units, 2 units less than in 2005. This is because twice 2 units have combined.

### 4.1 RETAIL FLOOR SPACE

Types of Retail Floor Space	Total No. Units	% of Total
Catering	11	20%
Convenience	9	16%
Comparison	8	15%
Service	15	27%
Vacant	8	15%
Other	4	7%
Total	55	100%

### 4.2 USE CLASS



A1 units occupy 33% of retail units in Grove Park, A2 occupy 16%. There are a total of 11 Catering, 9 Convenience, 8 Comparison and 15 Service units in Grove Park. Services occupy the greatest number of units, 15 units (27%) however in 2005 they occupied 23 units (40%) therefore there has been a significant reduction in services in Grove Park. This gap has been filled with 2 comparisons, 2 vacancies and 4 others

which included B1 units. The survey before may have identified them as services instead of 'other'.

There are 8 vacant units accounting for 15% of units and 2 more than in 2005. Since 2005 4 vacant units have been filled however 6 new vacancies are present and 2 units were also vacant in 2005, (see vacancies map on page 27).

#### **4.3 LEISURE, CIVIC & COMMUNITY FACILITIES**

There are 7 takeaways, 2 cafés, 2 restaurants, 1 charity shop, a post office and 2 bookmakers. There was only 1 bookmakers in the 2005 survey. In 2005 there was one public house, the Baring Hall, which is now vacant. No new pubs have been established so there is no longer a public house in this centre.

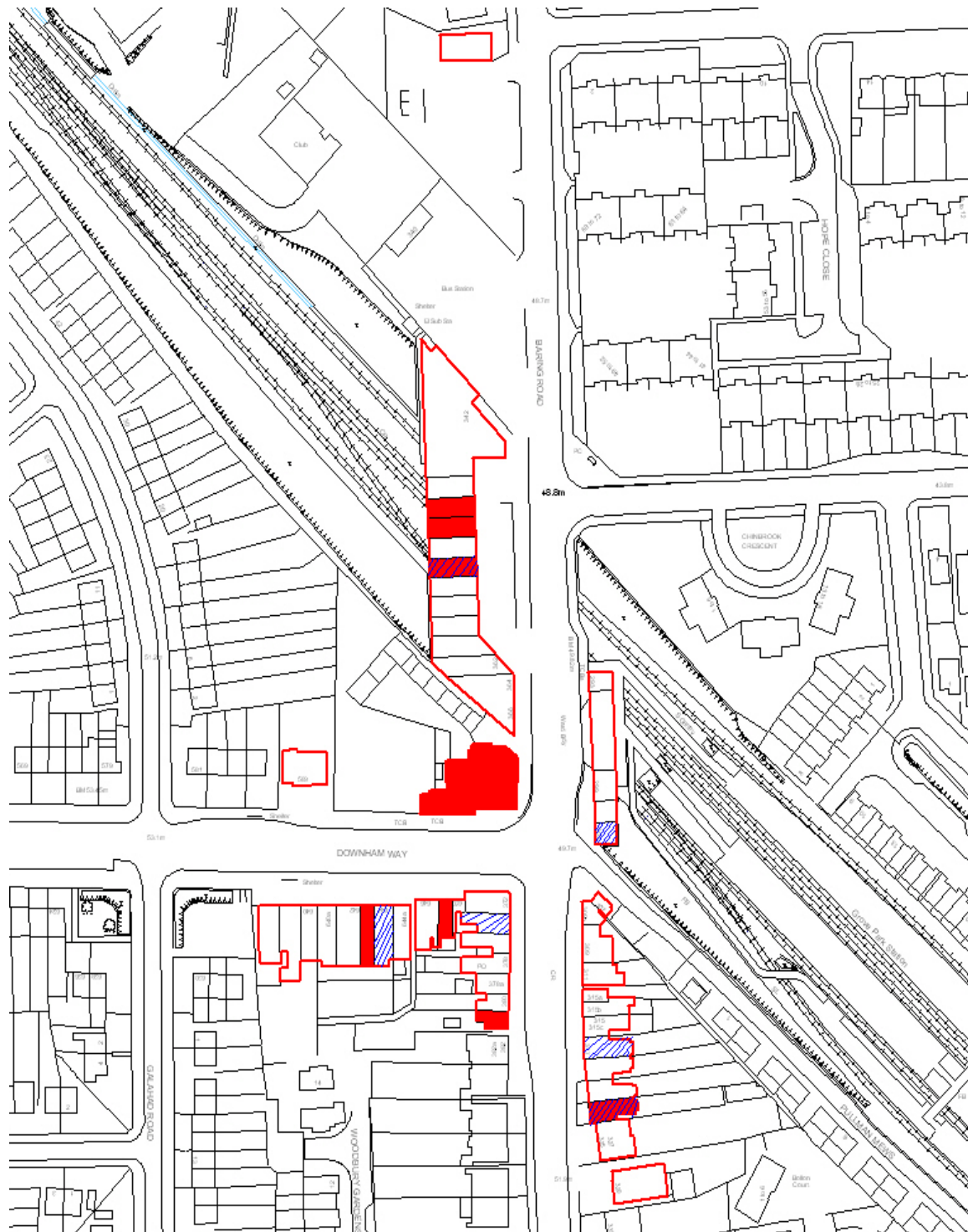
There is a public library within 10 minutes of the centre. Chinbrook Meadows hosts public toilets, tennis, football and basketball courts for the public. There is a dental practice, church, jujitsu club and health club.




There is one primary and one secondary school within 10 minutes walk.

#### **4.4 TRANSPORT**

Transport for London has calculated the PTAL score for Grove Park to be at Level 4, 1 level higher than in 2005. The 181, 136, 261, 273 and the 284 all stop in Grove Park. Grove Park train station is located on Barring Road which connects Grove Park to Charing Cross and Cannon street.

Map of survey area showing vacant buildings in Grove Park 2005 and 2012.



-  2012 Vacancies
-  2005 Vacancies
-  2005 and 2012 Vacancies

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>589</b>	<i>Downham Way</i>	Toop Brothers	Funeral parlour,+ 2chapels of state	Constable & Toop	Funeral parlour,+ 2chapels of state	S/G
<b>636</b>	<i>Downham Way</i>	Supa Fry Fish Bar	Takeaway	Mr Chippy	Takeaway	A5
<b>638a</b>	<i>Downham Way</i>	5 Star Dry Cleaners	Dry cleaners	Crystal food	Dry cleaners	A1
<b>638b</b>	<i>Downham Way</i>	Smart Phones	Phone sales and repair	Turners furnishing	Second hand kitchen appliances	A1
<b>640</b>	<i>Downham Way</i>	Jade House	Restaurant & Takeaway	Jade House	Restaurant & Takeaway	A3
<b>640a</b>	<i>Downham Way</i>	The Filling Station Café	Café	The Filling Station	Café	A3
<b>642</b>	<i>Downham Way</i>	Euro Supermarket	Triple trader	Londis	Convenience store	A1
<b>642a</b>	<i>Downham Way</i>	Bargains Galore	Computer Games Exchange	Vacant	Vacant	V
<b>644</b>	<i>Downham Way</i>	Vacant	Vacant	McDonnel	Bookmakers	A2
<b>644a</b>	<i>Downham Way</i>	Perfect Fried	Takeaway	Perfect Fried	Takeaway	A5
<b>646</b>	<i>Downham Way</i>	Grove Emporium	Hand made furniture retail only	Grove Emporium	General store	A1
<b>648</b>	<i>Downham Way</i>	Bits & Bobs	Ornaments and household gifts	Vacant	Vacant	V
<b>650</b>	<i>Downham Way</i>	Bromley News	Newsagent	Down'ya kebabs	Groceries and electrics	A1
<b>368</b>	<i>Baring Road</i>	The Baring Hall	Public house	Vacant	Vacant	V
<b>340</b>	<i>Baring Road</i>	Tesco Express	Petrol Sation and supermarket	Tesco Express	Petrol Sation and supermarket	S/G
<b>342</b>	<i>Baring Road</i>	Somerfield	Retail	Sainsbury's local	Supermarket	A1
<b>344</b>	<i>Baring Road</i>	Grove Park Pharmacy	Pharmacy	Grove Park Pharmacy	Pharmacy	A1

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>346</b>	<i>Baring Road</i>	Kooltan	Tanning Salon	Vacant	Vacant	V
<b>348</b>	<i>Baring Road</i>	Bairstow Eves Countrywide	Estate agents	Vacant	Vacant	V
<b>350</b>	<i>Baring Road</i>	Sitar Indian Cuisine	Restaurant	Kàmanà	Restaurant	A3
<b>352</b>	<i>Baring Road</i>	Vacant	Vacant	Vacant	Vacant	V
<b>354</b>	<i>Baring Road</i>	Fantasy Nails	Beauty salon	Fantasy Nails	Beauty salon	S/G
<b>356</b>	<i>Baring Road</i>	Rising Sun	Takeaway	Rising Sun	Takeaway	A5
<b>358</b>	<i>Baring Road</i>	Cash 4 Cheques	Money exchange	The Money Shop	Money Exchange	A2
<b>360</b>	<i>Baring Road</i>	The Best Kebab in Town	Takeaway	The Best Kebabs Kingdom	Takeaway	A5
<b>362</b>	<i>Baring Road</i>	Boltan	Hair Salon	Boltan	Takeaway	A5
<b>364/366</b>	<i>Baring Road</i>	Coral	Bookmakers shop	Coral	Bookmakers	A2
<b>293</b>	<i>Baring Road</i>	The Coffee Grove	Café	Tess Local	General store	A1
<b>299</b>	<i>Baring Road</i>	Magnolia Florist	Flower shop	The Flower Grove	Florist	A1
<b>301</b>	<i>Baring Road</i>	Swami	Triple trader	Swami	Convenience store	A1
<b>303</b>	<i>Baring Road</i>	Vacant	Vacant	Q Tan	Beauty salon	S/G
<b>307</b>	<i>Baring Road</i>	Traditional Shoe Repairs	Shoe repairs	Load of Cobblers	Shoe repairs	A2
<b>372</b>	<i>Baring Road</i>	Harris Chemist	Chemist	Harris Chemist	Chemist	A1
<b>374</b>	<i>Baring Road</i>	Vacant	Is now vacant	Paul's hairdressing	Hairdressers	A1
<b>376</b>	<i>Baring Road</i>	Grove Park Hardware	hardware retailer	RSPCA	Charity Shop	A1
<b>378</b>	<i>Baring Road</i>	Post Office	Post office	Adamas Eastern European food	Convenience store	A1
<b>378a</b>	<i>Baring Road</i>	Ayres The Bakers	Bakery	Grove Park Off Licence	Convenience store	A1

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>380</b>	<i>Baring Road</i>	Ace Cleaners	Dry cleaners	H&A Dry cleaners	Dry Cleaners	A1
<b>380a</b>	<i>Baring Road</i>	Gold Star Properties	Real estate	Nicholas Benjamin properties	Real Estate	A2
<b>382</b>	<i>Baring Road</i>	Baileys Hairdressing	hairdressing	Vacant	Vacant	V
<b>384</b>	<i>Baring Road</i>	Twins Café	Café	Grove Park Opticians	Optician	D1
<b>384a</b>	<i>Baring Road</i>	Jaysins	Internet café and pc repairs	Le café D.	Café	A3
<b>329</b>	<i>Baring Road</i>	Hayward House Dental Practice	Dentists	Temple Lifts	Office	B1
<b>329</b>	<i>Baring Road</i>	Temple Lifts	Office	Temple Lifts	Office	B1
<b>329</b>	<i>Baring Road</i>	Team Work Technical	Office	Team Work Technical	Office	B1
<b>325-327</b>	<i>Baring Road</i>	Hays Financial Services	Office	Hays Financial Services	Office	B1
<b>325-327</b>	<i>Baring Road</i>	Legal & General	Office	Hays Financial Services	Office	B1
<b>323</b>	<i>Baring Road</i>	Vacant	Vacant	Vacant	Vacant	V
<b>321</b>	<i>Baring Road</i>	Acorn	Estate agents	Acorn	Estate agents	A2
<b>319</b>	<i>Baring Road</i>	Farr & Near	Mini Cab Office	Farr & Near	Mini Cab Office	S/G
<b>317b</b>	<i>Baring Road</i>	Vacant	Vacant	Post Office doubled with St Robin food and wine	Post Office and shop	A1
<b>317a</b>	<i>Baring Road</i>	Moneyhouse	Pawn brokers	Cheque centre and Western union money transfer	Exchange cheques for cash	A2
<b>315b</b>	<i>Baring Road</i>	Off licence	Off Licence	Off licence	Off Licence	A1



Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>315a</b>	<i>Baring Road</i>	Sonlai Tandoori	Takeaway	Sonlai Tandoori	Takeaway	A5
<b>311</b>	<i>Baring Road</i>	Quality Chicken & Ribs	Takeaway	Quality Chicken & Ribs	Takeaway	A5
<b>309a</b>	<i>Baring Road</i>	London & Kent	Insurance services	London & Kent	Insurance services	A2
<b>309b</b>	<i>Baring Road</i>	Start	Mortgage centre	Start	Mortgage centre	A2

# **LEWISHAM WAY**

## LEWISHAM WAY LOCAL CENTRE SUMMARY

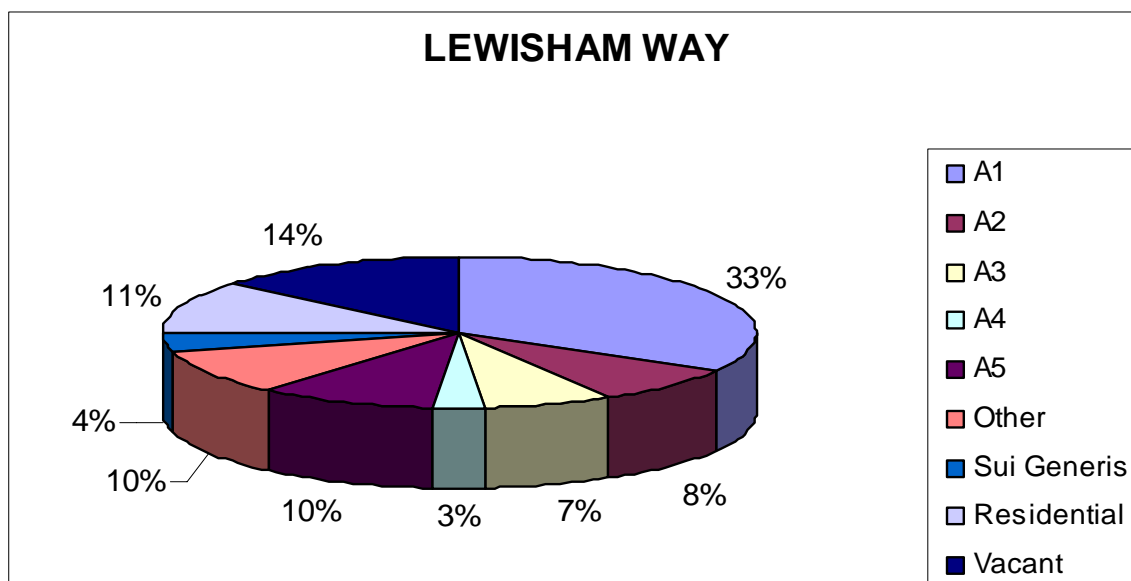


### 5.1 RETAIL FLOOR SPACE

Lewisham Way is located to the North of the Borough of Lewisham. It is defined in the Core Strategy as a “Neighbourhood Local Centre”. With 72 units Lewisham Way is the largest Neighbourhood Local Centre surveyed. In 2005 there were 64 units surveyed. The increase in units is largely due larger units splitting into multiple smaller units. Some units have also been converted to residential uses.

Types of Retail Floor Space	Total No. units	% of Total
Catering	14	19%
Comparison	10	14%
Convenience	11	15%
Other	9	13%
Residential	8	11%
Service	10	14%
Vacant	10	14%
Total	72	100%

### 5.2 USE CLASS



The prominent use class is A1 with 24 units. There are a total of 14 catering, 10 comparison, 11 convenience and 10 service units. There is a decrease in service units by 12. Vacant units have increased by 1 since 2005 to a total of 10 units and now take up 14% of the total units on Lewisham Way. Three of the vacant buildings in 2012 have been closed for anti social behaviour by the Metropolitan Police. There were 9 vacant units in 2005. Of the 9 vacant units in 2005, 3 remained vacant, and 4 became residential. There are 7 new vacant buildings, 3 of those buildings became recently vacant through forced eviction due to anti social behaviour, (see vacancies map on page 35).

There are now 8 new residential units on Lewisham Way, the highest of all local centres, 4 were previously vacant units and 3 retail units. There were no residential units in 2005.

### **5.3 LEISURE, CIVIC & COMMUNITY FACILITIES**

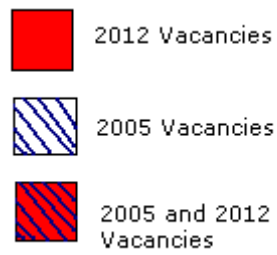
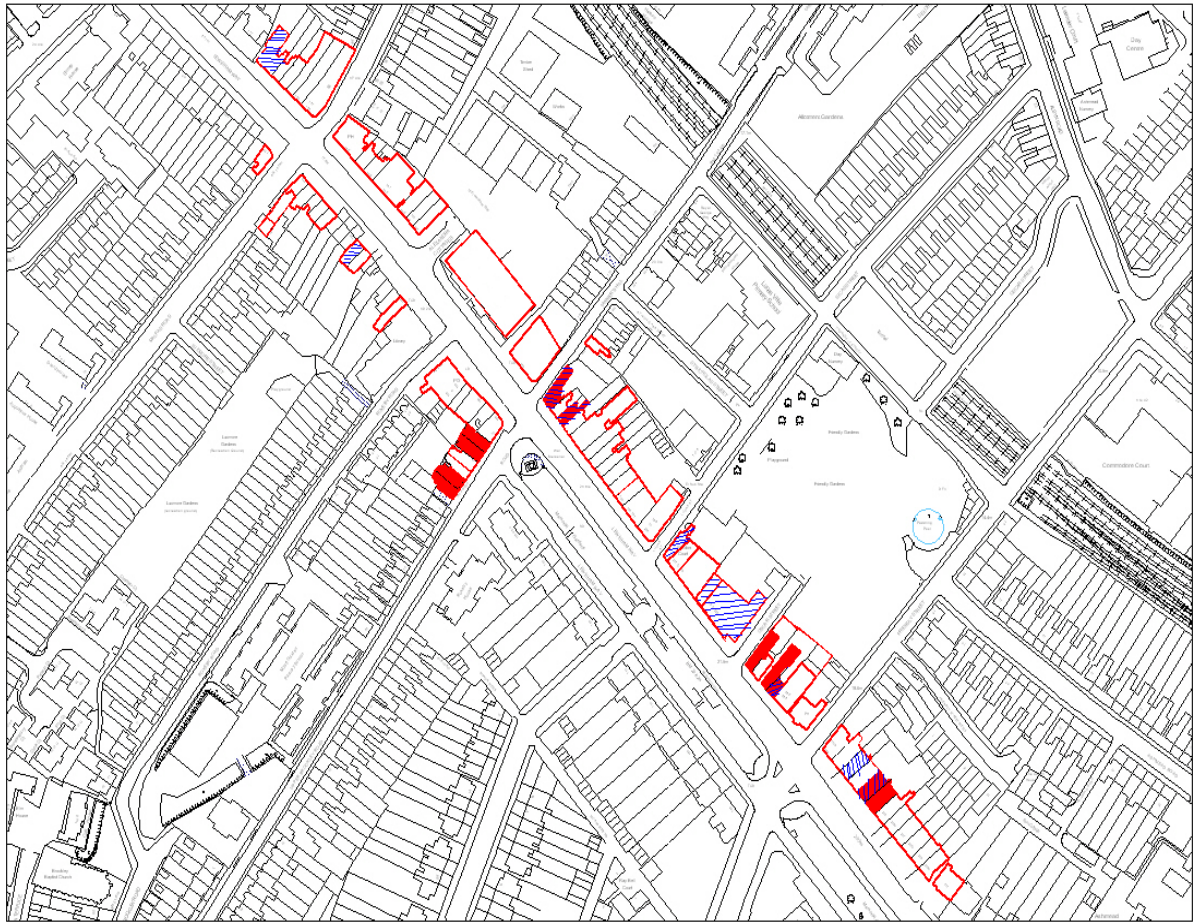
A1 takes up the majority of the land use. Lewisham Way consists of 7 take-aways, 3 cafes of which 2 are internet cafes, 1 veterinary clinic, 2 restaurants, 2 pubs, 1 club and a bookmakers, which existed in 2005 under a different name.

There are 4 primary schools within 5 minutes of the shopping parade. Lewisham College (Higher Education) is on the fringe of the parade and Goldsmiths (University of London) is just East of the parade. There is a market in the Lewisham College car park every Saturday. There is no public library or leisure centre. There is a health centre on the fringe and an Art House which gives classes on art and displays artwork. Brookmill Park (a nature conservation park), a rollerblading park and Hilly Fields are also within 10 minutes walk.

### **5.4 TRANSPORT**

Transport for London has calculated the PTAL score for Lewisham Way to be at level 6a, the highest of them all and an increase since 2005. The 21,136, 321, 436 and N436 stop on Lewisham Way. The 484 stops near. St John's Railway Station is located on the fringe of the local centre while the New Cross Rail and East London Line Station is located within 10 minutes of the local centre. North of the centre with a 5 minutes walk is the London Docklands Light Railway at Deptford Bridge which takes you to Canary Wharf within 10 minutes.

**Map of survey area showing vacant buildings in Lewisham Way 2005 and 2012.**



Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
251	Lewisham Way	Crosslinks	Charity Offices	Crosslinks 2012	Charity Offices	B1
249	Lewisham Way	Brockley Tenants Co-operative Ltd	Housing co-operative offices	Brockley Tenants Co-operative Ltd	Housing Co-operative offices	B1
247a	Lewisham Way	College café	Café	College café	Café	A3
247	Lewisham Way	Cosar & Ada Travel	Travel agency	Home angles, Millennium accounting services and CTN Travels	Estate agents	A2
245a	Lewisham Way	Kajan & Co	Solicitors	Kajan & Co	Solicitors	A2
245	Lewisham Way	Meze Mangal	Restaurant	Meze Mangal	Restaurant	A3
243a	Lewisham Way	Mediterranean Café	Restaurant	Vacant	Vacant	V
243	Lewisham Way	Vacant	Vacant	Vacant	Vacant	V
241a	Lewisham Way	Launderette	Launderette	Residential	Residential	C3
241	Lewisham Way	Vacant	Vacant	Residential	Residential	C3
239	Lewisham Way	AFHC Ltd, Regional Co-Housing Management	Office	Residential	Residential	C3
237	Lewisham Way	Albertines	Restaurant/wine bar	Albertines	Public House	A4
233-235	Lewisham Way	Celia Hammond Animal Trust Neuter Clinic for Cats & Dogs	Veterinarian clinic	Celia Hammond Animal Trust Neuter Clinic for Cats & Dogs	Veterinarian clinic	D1
231	Lewisham Way	Vacant	Vacant	Vacant	Vacant	V
229	Lewisham Way	C.H.A.T	Charity shop	Vacant	Vacant	V

Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
<b>Alley way between 227 &amp; 229</b>	<i>Lewisham Way</i>	Simpson Motor Works Ltd	Motor vehicle repairs	Nathan Autos Service and Repair	BMD Motor vehicle repairs	B2
<b>227</b>	<i>Lewisham Way</i>	The Pay Zone Convenience Store	Retail	EXS Food & Wine Newsagents	Newsagents	A1
<b>225</b>	<i>Lewisham Way</i>	Ladbrookes	Bookmakers	Vacant	Vacant	V
<b>213</b>	<i>Lewisham Way</i>	N/A	N/A	Eden Estates	Estate agents	A2
<b>213-223</b>	<i>Lewisham Way</i>	Vacant	Vacant	Tesco Express	Supermarket	A1
<b>207-209</b>	<i>Lewisham Way</i>	Super Market	Triple trader	QQ Chinese Restaurant	Restaurant	A3
<b>209</b>	<i>Lewisham Way</i>	N/W	N/W	Shauns newsagents	Newsagents	A1
<b>205</b>	<i>Lewisham Way</i>	Vacant	Vacant	Sky blue Coffee and restaurant	Estate agents	A2
<b>203</b>	<i>Lewisham Way</i>	N/A	N/A	Amana Express	Internet café	A1
<b>199-201</b>	<i>Lewisham Way</i>	Pizza Hut	Take away	Pizza Hut	Take Away	A5
<b>199-201</b>	<i>Lewisham Way</i>	N/A	N/A	Curve	Night club	S/G
<b>195-197</b>	<i>Lewisham Way</i>	Gogis Convenience Store	Triple trader	Sultan Food Centre	Convenience store	A1
<b>193</b>	<i>Lewisham Way</i>	Kebab World	Take away	Kebab world	Take Away	A5
<b>191</b>	<i>Lewisham Way</i>	Kharisma	Hair and Beauty	Kharisma	Hair and Beauty	S/G
<b>189</b>	<i>Lewisham Way</i>	One Step Ahead	Dry Cleaners	Dry Cleaners	Dry cleaners	A1
<b>187</b>	<i>Lewisham Way</i>	New China Jade	Take away	New China Jade	Take Away	A5
<b>185</b>	<i>Lewisham Way</i>	King Rooster	Take away	Quality Chicken and Ribs	Take Away	A5
<b>183</b>	<i>Lewisham Way</i>	Stars Telecommunications	Internet Café	Mashalla	Internet café	A1

Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
179-181	Lewisham Way	Pharmacy	Pharmacy	Osbon Pharmacy	Pharmacy	A1
177	Lewisham Way	Eden Estates	Estate agents	Residential	Residential	C3
175	Lewisham Way	Vacant	Vacant	Vacant	Vacant	V
173	Tanners Hill	Bettercut	Barbers	Halal meat centre	Halal meat and general groceries	A1
171	Lewisham Way	Vacant	Vacant	Residential	Residential	C3
117	Lewisham Way	Antiques	Antiques	Antiques	Antiques	A1
165-169	Lewisham Way	E Coomes Ltd	Bookmakers	Ladbrokes	Bookmakers	A2
155	Lewisham Way	N/A	N/A	The Big Yellow Self Storage	Self Storage	B8
147	Lewisham Way	Uncle Neds	Bed retail	Uncle Neds	Bed Retail	A1
145	Lewisham Way	Can Café	Café	Sunrise café	Café	A3
141-145	Lewisham Way	The Bed Warehouse	Bed retail	New Cross Bargain centre	2nd hand furniture shop	A1
139	Lewisham Way	Carpets on the Way	Retail	Express Carpets	Carpet shop	A1
137	Lewisham Way	Cookerama	Cookers and fridges retail	New cross Appliance centre	Cookers and fridges retail	A1
135	Lewisham Way	The Flower of Kent	Public House	The Flower of Kent	Public House	A4
129 - 133	Lewisham Way	Cost Cutter	Triple trader	Cost Cutter	Convenience store	A1
No	Lewisham Way	N/A	N/A	My Recycle Shop	Recycling exchange shop	A1
127	Lewisham Way	Planet Pizza	Take away	Red Planet Pizza	Take Away	A5
125	Lewisham Way	Mr West's	Restaurant	Kesar	Take Away	A5
123	Lewisham Way	Urban Design & Hair	Hairdressers	Better Cut Barbers	Hairdressers	A1
119& 121	Lewisham Way	Vacant	Vacant	Residential	Residential	C3



Neighbourhood local centres:  
An evidence base study

No.	Street number	Name of Premises 2005	Use 2005	Name of Premises 2012	Use 2012	Use Class 2012
110	Lewisham Way	Second Time Around	Home clearance and second hand furniture	Second Time Around	Home clearance and second hand furniture	A1
112	Lewisham Way	Stop Shop	Car Mechanics	Laku Davies	Printing and Photography Shop	A1
114	Lewisham Way	Morleys	Take away	Morleys	Take Away	A5
116-118	Lewisham Way	Gogis	Triple trader	Gogis	Convenience store	A1
128	Lewisham Way	Vacant	Vacant	Residential	Residential	C3
130	Lewisham Way	Alcomax	Estate agents	Residential	Residential	C3
138	Lewisham Way	Lewisham Way Youth & Community Centre	Community centre	Lewisham Way Youth & Community Centre	Community centre	D1
146	Lewisham Way	N/A	N/A	Tony's Kuts	Hairdressers	A1
148	Lewisham Way	Stewart & Partners Insurance Services Ltd	Insurance	Stewart & Partners Insurance Services Ltd	Insurance	A2
150	Lewisham Way	New Cross Electrical & Hardware. Also doubles as a post office	Hardware and a post office	New Cross Electrical & Hardware. Also doubles as a post office	Hardware and a post office	A1
152-154	Lewisham Way	Site Masters	Recruitment Agency	Site Masters	Recruitment Agency	B1
156	Lewisham Way	Rock Bottom	Clothes retail	Rock Bottom	Clothes retail	A1
158	Lewisham Way	Johns Newsagents	Newsagent	John's Newsagent	Newsagents	A1
8	The Parade	N/A	N/A	Vacant	Vacant	V
9	The Parade	The Honey Pot	Take away	Vacant	Vacant	V

Neighbourhood local centres:  
An evidence base study

<b>No.</b>	<b>Street number</b>	<b>Name of Premises 2005</b>	<b>Use 2005</b>	<b>Name of Premises 2012</b>	<b>Use 2012</b>	<b>Use Class 2012</b>
<b>10</b>	<i>The Parade</i>	Cinnamon	Restaurant	Cinnamon	Restaurant	A3
<b>12</b>	<i>The Parade</i>	Supercuts	Convenience store	Vacant	Vacant	V
<b>13a</b>	<i>The Parade</i>	Goldcrest	Hardware	Vacant	Vacant	V
<b>No</b>	<i>Malpas Road</i>	N/A	N/A	Stop Shop	Car Mechanics	S/G

## SUMMARY

**Table 1: Number of takeaways, betting shops and vacancies and residential units in 2005 and 2012.**

Local Centre	Take away 2005	Take away 2012	Betting shops 2005	Betting shops 2012	Vacancies 2005	Vacancies 2012	Residential 2005	Residential 2012
Brockley Cross	6	8	1	1	3	4	0	3
Crofton Park	9	9	1	1	3	9	0	0
Downham Way	5	6	2	1	1	1	0	0
Grove Park	6	7	1	2	6	8	0	0
Lewisham Way	7	7	2	1	9	10	0	8
<b>Total Units</b>	<b>33</b>	<b>37</b>	<b>7</b>	<b>6</b>	<b>22</b>	<b>32</b>	<b>0</b>	<b>11</b>
<b>Percentage of all units</b>	<b>12%</b>	<b>13%</b>	<b>3%</b>	<b>2%</b>	<b>8%</b>	<b>11%</b>	<b>0%</b>	<b>4%</b>

**Table 2: Use Classes as a percentage of all uses in each of the neighbourhood local centres in 2012.**

Local Centre 2012	A1	A2	A3	A4	A5	Other	S/G	Residential	Vacant
Brockley Cross	39%	7%	12%	5%	14%	3%	8%	5%	7%
Crofton Park	35%	17%	7%	3%	14%	6%	4%	0%	13%
Downham Way	44%	12%	4%	4%	24%	4%	4%	0%	4%
Grove Park	33%	16%	7%	0%	13%	7%	9%	0%	15%
Lewisham Way	33%	8%	7%	3%	10%	10%	4%	11%	14%

The 2012 survey shows that there are 37 takeaway shops (A5 uses) (13% of all units) in the neighbourhood local centres. This is an increase of four units since the 2005 survey. Brockley Cross has seen the largest increase over the seven years since 2005 with an increase of two takeaway units, to a total of 8 units in 2012. Downham Way and Grove Park both saw an increase of one takeaway shop to a total of 5 and 6 units respectively. Crofton Park has the most takeaways in 2005 and 2012 with 9 units (13%) in both surveys. However, when takeaways (A5) are viewed as a percentage of units in each centre (table 2) Downham Way shows the highest proportion at 24%.

The 2012 survey shows (table 1) that overall there is one less betting shop in the neighbourhood local centres occupying 6 units (2% of all units). Grove Park has two bookmakers in 2012, an increase of one unit since 2005. Downham Way and Lewisham Way both have one bookmakers in 2012 and had two bookmakers in 2005.

Vacancies have increased from 22 units to 32 units in the last 7 years, a 3% increase. Each neighbourhood local centre has had an increase in vacancies apart from Downham Way which has remained constant with one vacancy.

Lewisham Way has the highest number of vacant units in both 2012 and 2005 with 10 units and 9 units respectively. Lewisham Way is the largest of the neighbourhood local centres and when vacancies are looked at as a percentage of units in the centre, the vacancy rate is 14% which is similar to Grove Park (15%) and Crofton Park (13%). Crofton Park has seen the largest increase over the 7 years since 2005 with an increase of 6 vacant units giving the neighbourhood local centre 9 vacant units in 2012. There are 4 vacant units (7%) in Brockley Cross in 2012 which is one unit more than in 2005. Grove Park has 8 vacant units in 2012, two more than in 2005.

The 2012 survey shows there are eleven residential units across the neighbourhood local centres, eight of which are located in Lewisham Way and three located in Brockley Cross. There were no residential units in any of the centres in 2005.

## ANNEX1

### LOCAL CENTRES AND CHARACTERISTICS

**Local Centres** – Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst others: shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

\* Small parades of shops of purely neighbourhood significance are not regarded as centres for purposes of this statement.

### DESCRIPTIONS OF TYPES OF DEVELOPMENT

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

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

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

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

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

### USE CLASS ORDER 2006

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

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