

**Lewisham Planning Department**



# Major and District Centres Retail Survey 2012

March 2013

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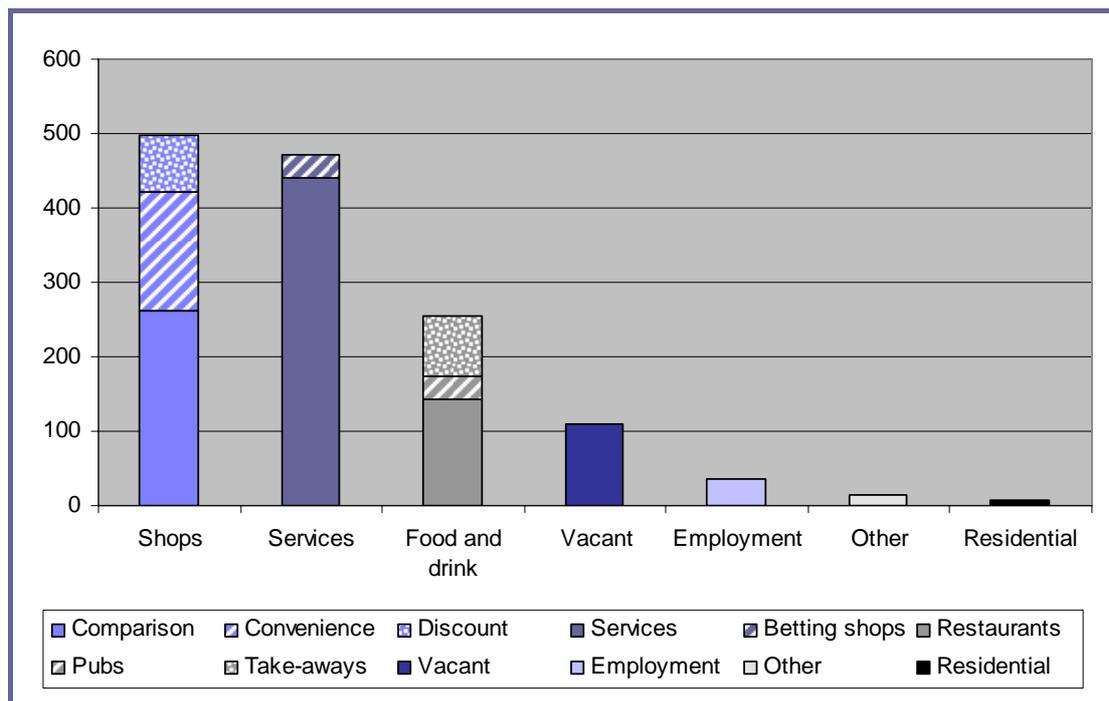
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## Executive summary

- 1 The Major and District Centres Retail Survey 2012 was undertaken during September-October 2012. The aim of the survey was to record the land uses in the borough's major and district centres in order to determine how well the centres are performing. This report focuses on two types of retail centre:
  - **Major centres** – at Lewisham and Catford,
  - **District centres** – at Deptford, Sydenham, Forest Hill, Blackheath, Lee Green and Downham.This report also considers the different types of uses within the district and town centres. See Appendix 1 for a list of the different categories within the Use Class Order.
  
- 2 There are a number of policies that seek to direct the management and growth of town centres, and in particular seek to:
  - maintain/enhance vitality, viability, competitiveness and a choice of goods and services,
  - manage town centres by promoting Lewisham to a metropolitan centre, maintaining the status of Catford as a major centre and protecting/enhancing district centres,
  - direct major retail development within centres, before allowing edge and out of centre sites to be developed (sequential approach),
  - encourage the development of, and resist the loss of a) ground floor retail units, b) a mix of active frontages, c) services and facilities, d) pubs and other facilities that enhance the evening economy, e) employment uses and f) residential units,
  - discourage development that will have a negative impact on the vitality, viability and character of centres.
  
- 3 The main findings arising from the retail survey are:
  - There are a **total of 1391 units** within the major and district centres. Lewisham has the largest number of units (319) , followed by Deptford (258), Catford (199), Sydenham (178), Forest Hill (151), Blackheath (124), Lee Green (88) and Downham (74).
  - When comparing the **major centres**, the predominant use class in both Lewisham and Catford is A1 shops and 41% of the shop units are located within primary shopping frontage compared 47% in secondary shopping frontage and 12% in other frontage. The next two most common use classes in Lewisham are A2 services and then A3/A4/A5 food and drink units whereas the reverse is true for Catford. In both Lewisham and Catford, B1/B2 employment, D1/D2 leisure and other sui generis uses represent a smaller proportion of units and there are few residential units. Overall, the proportion of use classes in major centres have remained stable since 2011.
  - When considering **district centres**, the predominant use class in all district centres is A1 shops, with 49% of the shop units located in the primary shopping frontage compared to 36% in the secondary shopping frontage and 15% in other frontage. A3/A4/A5 food and drink units and services are the next most common, with B1/B2 employment, D1/D2 leisure and other sui generis uses representing a smaller proportion of units. There are few residential units in the district centres, and a varying amount of vacant units. Since 2011, there have been only marginal differences in the type of use classes present in the district centres.
  
- 4 Figure 1 splits the units into different sub categories, showing that:
  - **shops** are the most common type of unit (498). Comparison shops comprise 53% of the units and there is a good variety, with clothes and homewares being the most common. Comparison shops comprise 32% of the units and there is an abundance of choice in convenience shops, including an array of smaller scale grocery stores and specialist food shops such as bakers, butchers, greengrocers and fishmongers. There is also a significant amount of discount shops, comprising 15% of the units.

- **services** are the second most numerous type of unit (472). There is an extensive range of services including beauty units, professional services, community facilities, health facilities, financial services, and a small proportion of the services (7%) are betting shops.
- **food and drink establishments** are third most common (254), and there is a good supply and choice, with 57% of the units being restaurants, 32% being take-aways and 11% being pubs.
- there are 110 **vacant** units,
- **employment** units (36) and **other** sui generis uses (15) make up only a small proportion of the total units. Other uses include amusement arcades, car wash, social club, car sales and a petrol station.
- there are few ground floor residential units within the primary and secondary shopping frontage and with only 6 **residential** units, this is the least common type of unit.

Figure 1: Number of different types of units



Overall, the retail survey shows that the **major and district centres are performing relatively well**, and are managing to maintain their status despite the economic downturn.

However, **future monitoring** should seek to **identify**:

- **further reductions** in the following, as their loss can impact on the vitality and viability of centres, reduce choice, lead to a less diverse retail offer and impact negatively on the evening economy:
  - a) shops (especially Forest Hill and Lee Green),
  - b) comparison shops as opposed to convenience shops, (especially Catford and Deptford),
  - c) services,
  - d) pubs (especially Lewisham, Catford and Blackheath),
  - e) business units.
- **further significant increases** in the following, as their proliferation will have negative impacts on the viability and character of the centres:
  - a) discount stores (especially Catford, Sydenham and Downham),
  - b) betting shops (especially Lewisham, Deptford and Catford),
  - c) take-aways (especially Lewisham, Catford, Deptford and Forest Hill),
  - d) residential units within the primary and secondary shopping frontages,
  - e) vacant units (especially Lee Green, Deptford, Sydenham, Forest Hill and Lewisham).

# 1 Introduction

This section explains the purpose of the retail survey and sets out what this report is seeking to achieve.

## 1.1 Major and District Centres Retail Survey 2012

- 1.1.1 The 2012 survey was undertaken during September and October 2012. This report presents an analysis of the data from the survey and forms part of the evidence base for the Lewisham Local Plans.
- 1.1.2 The aim of the survey was to record the land uses in the borough's major and district centres. Note that due to an error the survey for New Cross / New Cross Gate was not completed and is therefore absent from this report.
- 1.1.3 This report analyses the retail survey data in three different ways. Firstly, section 4 considers the data by categorising units into use classes. (See Appendix 1 for a list of the different categories within the Use Class Order). This allows a comparison of the different centres to be made and enables the amount of retail and non retail uses to be assessed, as excessive amounts can reduce the variety of retail goods on offer and impact on the viability of the centres. This is particularly important in the current economic downturn when many High Street retailers are struggling to remain profitable and competitive, particularly against the increasing trend of internet shopping.
- 1.1.4 Secondly, section 5 considers the retail survey data by grouping the units into different sub categories, to gain an insight into whether the major and district centres are changing and consider any impacts arising due to the presence and amount of:
- shops - especially pawn brokers, charity shops and bargain £1 stores,
  - services and community facilities - especially betting shops,
  - food and drink establishments - especially pubs and hot food take-aways,
  - businesses,
  - residential dwellings,
  - vacant units.
- 1.1.5 The retail survey data has also been compared with data from previous surveys to identify change taking place over time, as it is important to monitor any changes that are taking place in the major and district centres, as cumulatively they are of strategic importance in providing an array of shops and services across the borough.
- 1.1.6 Appendix 2 is supplementary to sections 4 and 5 and considers each of the centres in turn, presenting the data from the 2012 survey and provides an assessment of the proportion of use classes and the change in use classes over time as well as listing and ranking the units into different sub categories.

## 2 Context

This section considers the major and district centres in Lewisham and identifies their location across the Borough.

### 2.1 Retail centres in Lewisham

2.1.1 The borough of Lewisham has a retail hierarchy, with each centre having different characters and adopting differing retail roles. This report focuses on two types of retail centre.

2.1.2 **Major Centres** – have a borough-wide catchment and typically contains over 50,000 m<sup>2</sup> of retail floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

- Lewisham,
- Catford.

2.1.3 **District Centres** – provide convenience goods and services to local communities and typically contain 10,000 to 50,000 m<sup>2</sup> of retail floorspace:

- Deptford,
- Sydenham,
- Forest Hill,
- Blackheath,
- Lee Green,
- Downham.

## 3 Policy framework

This section provides an overview of the policy framework and outlines the preferred land uses, and the preferred approach to new development, in major and district centres.

### 3.1 National Planning Policy Framework (NPPF)

3.1.1 The Government's objective for planning in town centres is set out in the National Planning Policy Framework (NPPF), published in March 2012. It encourages planning policies to promote competitive town centre environments and set out a range of policies for the management and growth of centres over the plan period. This includes, but is not limited to, a) supporting vitality and viability, b) promoting competitive town centres that provide customer choice, c) seeking a diverse retail offer and d) reflecting the individuality of town centres.

### 3.2 London Plan

3.2.1 The London Plan (adopted in July 2011) provides strategic policies that apply across London, some of which are related to town centre development:

- Policy 2.15 recognises town centres as the main foci for commercial development and intensification, including residential development. It seeks to sustain and improve a competitive choice of goods and services that are conveniently accessible to all Londoners. Changes to existing centres should be co-ordinated strategically. Development in town centres should a) sustain and enhance the vitality and viability of the centre, b) accommodate economic and/or housing growth through intensification, c) support and enhance competitiveness, quality and diversity of retail, leisure, arts, cultural and public services in scale with the centre and d) promote safety and security.
- Policy 4.7 acknowledges that the scale of development should be related to the size, role and function of the town centre and its catchment. Retail development should be focussed within town centres, or if no in-centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport. Inappropriate out of centre development should be firmly resisted.
- Policy 4.8 supports a successful, competitive and diverse retail sector, bringing forward capacity for additional comparison goods retailing particularly in metropolitan and major centres. It seeks support for convenience retail particularly in district centres to secure a sustainable pattern of provision and strong, lifetime neighbourhoods.

3.2.2 Annex 2 classifies London's town centres into different categories – international, metropolitan, major, district, neighbourhood and local centres. It designates the following:

- Lewisham – a major centre with a high future growth potential,
- Catford – a major centre with a medium growth potential and in need of regeneration,
- Deptford and Downham - district centres with medium future growth potential and in need of regeneration,
- Forest Hill, Sydenham and Lee Green - district centres with medium future growth potential,
- Blackheath - a district centre with a low future growth potential.

### **3.3 Portas Review**

- 3.3.1 The Portas Review 2011 provided an independent review of the future of the High Street and acknowledges the threats facing them. Page 2 states *“The phenomenal growth of online retailing, the rise of mobile retailing, the speed and sophistication of the major national and international retailers, the epic and immersive experiences offered by today’s new breed of shopping mall, combined with a crippling recession, have all conspired to change today’s retail landscape. New benchmarks have been forged against which our high streets are now being judged. New expectations have been created in terms of value, service, entertainment and experience against which the average high street has in many cases simply failed to deliver”*.
- 3.3.2 The review provides a series of recommendations *“To free up the high street from constraint, to level the playing field, to mobilise landlords and give the consumer a voice in the process...a number of practical recommendations...will give the high street a fighting chance”*.

### **3.4 Unitary Development Plan (UDP)**

- 3.4.1 The UDP (adopted in 2004) and has been replaced in part by the Core Strategy but a number of policies were saved and some of them set out retail and town centre policies for the borough of Lewisham:
- Policy STC1 seeks to maintain and improve the function, character, vitality and viability of the shopping hierarchy by sustaining and encouraging through a balance of development, regeneration and conservation, a diversity of uses appropriate to their function and location.
  - Policy STC2 permits additional retail use in the major and district centres and outlines the sequential approach to be applied to edge and then out of centre retail proposals.
  - Policy STC4 strongly resists any change of use involving the loss of ground floor shops within the core shopping areas whereas policies STC5 and STC6 permit proposals for development or change of use involving the loss of shops outside core shopping areas.
  - STC12 welcomes mixed use development.
  - Policies STC9 and STC10 permit restaurants and take-away hot food shops and mini cab or taxi offices, provided they meet certain criteria.
- 3.4.2 Table STC1 lists the core shopping areas, non core shopping areas and other areas within the major and district town centres.

### **3.5 Core Strategy**

- 3.5.1 The Core Strategy, adopted in June 2011, sets out a range of policies that will guide development and regeneration in the borough up to 2026. Core Strategy Objective 4 seeks:
- investment in new and existing business and retail development,
  - to promote Lewisham town centre to metropolitan status by 2026,
  - to maintain the status of Catford as a major town centre,
  - to protect and enhance the district shopping centres to support basic community needs.

- 3.5.2 Spatial policy 2 identifies key regeneration and development opportunities. By 2026:
- Lewisham will be developed so that it a) achieves Metropolitan status, b) contributes to the local night-time economy, c) develops up to 40,000m<sup>2</sup> of additional retail floorspace and 4,300m<sup>2</sup> of additional leisure floorspace, d) accommodates 2,600 new homes and e) becomes one of the preferred locations for office development,
  - Catford will seek new development so that it a) maintains and enhances its status, b) secures physical regeneration, c) contributes to the local night-time economy, d) builds on its role as the civic heart of the borough, e) develops up to 22,000m<sup>2</sup> of additional retail floorspace, f) accommodates 1,750 new homes and g) becomes one of the preferred locations for office development.
- 3.5.3 Spatial policy 3 reinforces district hubs as places which will sustain a diversity of uses and activities appropriate to each hub's function and location, in order to build and maximise the uniqueness and potential of each place. It seeks new retail, leisure and other town centre uses that will maintain and enhance the status of each town centre and improve vitality and viability, attractiveness, accessibility and the environment. Change will mostly be brought about via change of use of existing properties or consolidation of existing sites, managed to protect the primary area of shopping provision and by permitting more varied uses in secondary shopping locations, including night time economy uses. Residential areas immediately surrounding each district centre will be potential locations for intensification of the development pattern, with a density in accordance with the local context. Specifically it seeks to:
- ensure preservation and enhancement of Blackheath, Sydenham's and Forest Hill's historic character through conservation area status,
  - support the redevelopment of underused sites at Forest Hill,
  - facilitate a more intensive mixed use development of Lee Green shopping centre to strengthen its role and function.
- 3.5.4 Core Strategy policy 6 sets out the borough's town centre hierarchy and location of retail development. It expects major retail development, leisure and related town centre uses to be located within the major and district centres, with such uses outside these areas assessed against the sequential test. The Council will designate primary and secondary shopping frontages within major and district town centres to ensure essential services are maintained and contribute to their vitality and viability, and secondary frontages help provide uses appropriate to the night time economy. It seeks to protect local shopping facilities from change of use or redevelopment where there is economic demand for such services and supports farmers' and street markets within town centres too.
- 3.5.5 Strategic Site Allocations 2-6 provide redevelopment opportunities of a scale and significance that make them central to the success of the Core Strategy:
- Lewisham Gateway will have an important contribution to make in providing a mix of uses to support Lewisham achieving metropolitan status including retail, food and drink establishments, office use and leisure use,
  - Convoys Wharf, Surrey Canal Triangle, Oxestalls Road and Plough Way are allocated for mixed use development which will incorporate new retail and leisure development to supplement and help support a vibrant network of town centres.

### **3.6 Development Management Local Plan (DMLP)**

- 3.6.1 The DMLP Preferred Options Report (published in December 2012) provides a range of policies to manage and control different types of development, some of which are appropriate in major and district centres. Option 11 resists town centre development unless it sustains and enhances the viability and vitality, and encourages a mix of uses to encourage active frontages.
- 3.6.2 Option 12 seeks major retail development (over 1,000m<sup>2</sup>) in major or district centres, prior to edge of centre and then out of centre sites.
- 3.6.3 Option 13 provides criteria for the change of use from ground floor shops including:
- not creating a break in the retail frontage of 3 or more non A1 units,
  - ensuring 70% of the A1 uses are maintained in the primary shopping frontage,
  - not unreasonably reducing the percentage of A1 units in the secondary frontage,
  - avoiding the creation of inactive frontages, re-utilising vacant units and not permitting residential use at ground floor level,
  - introducing A2, A3, A4, A5 or D2 uses within the secondary shopping frontage.
  - allowing change to non retail and residential uses outside the primary and secondary frontages, where it does not result in a harmful break in the retail frontage.
- 3.6.4 Options 16, 17, 19 and 20 provide criteria based policies to determine the suitability of certain types of development including:
- food and drink establishments,
  - take-aways,
  - public houses,
  - mini cab offices.

### **3.7 Lewisham Town Centre Local Plan (LTCLP)**

- 3.7.1 The LTCLP (examined by an Inspector in January 2013) includes policies that will guide development within Lewisham town centre. It identifies a number of objectives including:
- Objective 1 seeks to support and improve the vitality and viability of Lewisham town centre and achieve metropolitan status by 2026 through the delivery of 40,000m<sup>2</sup> of additional retail floorspace, improved leisure floorspace and evening economy space; and enhancing distinctive features such as the street market,
  - Objective 2 seeks to deliver 3,400 additional homes by 2021,
  - Objective 4 seeks to maximise job opportunities through the redevelopment of key sites for a range of non-residential uses including offices.
- 3.7.2 The LTCLP identifies six town centre areas at Lewisham Gateway, Loampit Vale, Conington Road, Lee High Road, Ladywell and Lewisham Central. These areas are allocated as mixed use redevelopment sites which will transform Lewisham town centre.
- 3.7.3 The LTCLP also contains a number of area wide policies that will guide the type of uses and nature of development permitted within Lewisham town centre, including:

- LAAP9: Growing the local economy,
- LAAP10: Mixed use,
- LAAP11: Employment uses,
- LAAP12: Conversion of existing buildings,
- LAAP14: Town centre vitality and viability,
- LAAP15: Lewisham market,
- LAAP16: Retail areas,
- LAAP17: Evening economy uses.

### **3.8 Catford Town Centre Local Plan (CTCLP)**

3.8.1 The CTCLP Further Options Report (published in February 2013) includes policies that will guide development within Catford town centre. It identifies a number of objectives including:

- Objective 2 provides for a variety of shops and a thriving street market that caters for the needs of the local community as well as offering shops and services to attract visitors from further afield,
- Objective 4 seeks to establish Catford as a popular evening destination, building on the success of the Broadway Theatre and accommodating cultural and leisure facilities, restaurants and cafes,
- Objective 6 seeks to strengthen Catford's role as the civic centre of the borough, with Council services and offices providing a key anchor for the town centre economy,
- Objective 7 seeks to maximise housing choice by providing new homes in town centres.

3.8.2 The CTCLP identifies six redevelopment sites at Catford Centre and Milford Towers, Civic Centre, Laurence House, Plassy Road island site, former Greyhound Stadium, Wicks and Halfords. These areas are allocated as mixed use redevelopment sites which will provide ground floor retail space, a mix of retail uses and size of units, high quality shop frontages, animated street frontages, consolidation of the street market, food and drink establishments, leisure uses, community uses, civic uses, business and employment space and new homes.

3.8.3 The CTCLP also contains a number of area wide policies that will guide the type of uses and nature of development permitted within Catford town centre, including:

- Option 9: Providing new homes,
- Option 10: Economic growth,
- Option 11: Mixed use,
- Option 12: Employment uses,
- Option 13: Town centre vitality and viability,
- Option 14: Evening economy uses,
- Option 15: Restaurants, cafes and drinking establishments,
- Option 16: Hot food take-away shops,
- Option 25: Social infrastructure.

### **3.9 Site Allocations Local Plan (SALP)**

3.9.1 The SALP (examined by an Inspector in January 2013) sets out a range of sites (in addition to the strategic site allocations identified in the Core Strategy) where development will occur in the borough and some of the sites will accommodate retail uses. It identifies an

additional 2,440 additional dwellings in the Regeneration and Growth Areas and an additional 340-380 dwellings in the district hubs.

- 3.9.2 Section 2.9 and maps 5.1-5.3 identify the changes to primary, secondary and non designated shopping frontages in the major and district centres, following a review by Nathaniel Litchfield and Partners in September 2010.

### **3.10 Other evidence base**

- 3.10.1 The Council's approach to retail is justified by the Lewisham Retail Capacity Study (2009) and its supplementary report (2010) prepared by Nathaniel Litchfield and Partners. It indicates that the minimum objective of the Council's retail strategy should be to safeguard the borough's existing shopping role and market share within the sub-region in face of competition from Bromley and Croydon, and that there is sufficient capacity within the borough to support the expansion of some centres and for Lewisham to achieve metropolitan status. The latter requires a minimum additional 20,000 m<sup>2</sup> of retail floorspace and is based on the assumption that the comparison goods market share of Lewisham will increase by 10% if committed developments are implemented.
- 3.10.2 The Council has previously published retail surveys for major centres, district centres, neighbourhood centres and local parades. Where applicable, the data from the previous year in the Major and District Centres Retail Survey 2011 has been used in this report as a comparator to identify changes taking place within the major and district centres.

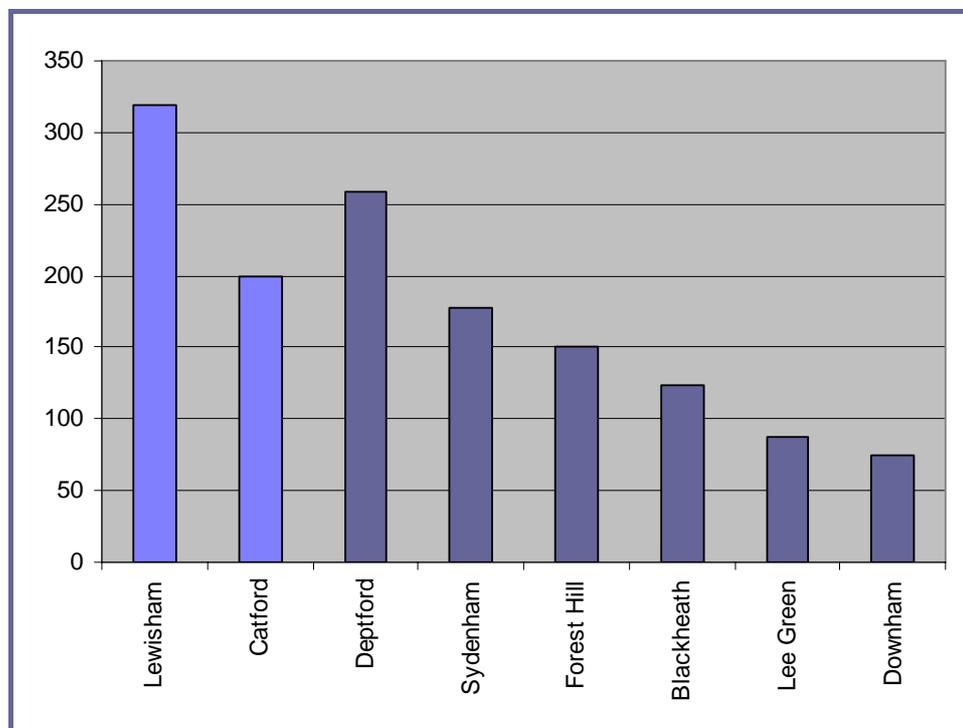
## 4 Overview of major and district centres

This section provides an overview of the retail survey, setting out the total number of units in the major and district centres and assessing the different use classes within them. Appendix 3 provides a more detailed analysis of each of the centres.

### 4.1 Total number of units

4.1.1 Figure 3 shows the varying number of units in the major and district centres. With 319 units in total, Lewisham is the largest major centre in the borough. It has a retail floorspace of over 80,000m<sup>2</sup> and is the borough's most important commercial centre. The Council's aspiration is to achieve metropolitan town centre status through its potential for increased retail capacity, the provision of new housing and public realm/environmental improvements.

Figure 3: Total number of units in 2012



4.1.2 Figure 3 shows that the second major centre in the borough is Catford. It has 199 units in total, with a retail floorspace of approximately 48,800m<sup>2</sup>. Catford plays an important role as the civic heart of the borough. The Council's aspirations are to significantly improve the physical environment, with comprehensive redevelopment of the area.

4.1.3 Figure 3 identifies Deptford as the largest district centre, with 258 units in total. Although Deptford contains more units than Catford and provides an important retail focus for the local community it is not classed as a major centre. This is because of the small, independent nature of the retail units and the lack of High Street branded stores. The scale of change anticipated in Deptford to facilitate local regeneration will be pronounced, with the potential for long term physical and socio-economic benefits.

4.1.4 Figure 3 shows that the amount of units in the remaining district centres varies, with Sydenham (178 units) containing the most, then Forest Hill (151), Blackheath (124), Lee Green (88) and lastly Downham (74).

## 4.2 Major Centres

4.2.1 When comparing the two major centres, Figure 4 shows that the predominant use class in Lewisham is A1 shops (186 units), followed by A2 services and A3/A4/A5 food and drink establishments whereas in Catford, it is shops (108 units) that predominate, followed by food and drink establishments and then services. Employment (B1, B2), leisure (D1, D2) and other (sui generis) uses form only a small amount of the total units in both Lewisham and Catford. In particular there is a lack of presence of C3 residential units in both centres.

Figure 4: Summary of use classes in major centres in 2012

Major centre	Shops (A1)		Services (A2)		Food and drink (A3,A4,A5)		Employment (B1,B2)		Leisure (D1,D2)		Other (sui generis)		Residential (C3)		Vacant		Total units
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Lewisham	186	58%	43	14%	41	13%	11	3%	6	2%	6	2%	3	1%	23	7%	319
Catford	108	54%	25	13%	43	22%	5	2%	8	4%	4	2%	0	0%	6	3%	199

4.2.2 Figure 4 also shows the proportion of each use class for the two major centres. The proportion of A1 shops in both major centres are similar - 58% of Lewisham's units compared to Catford's 54%. The proportion of services, employment, leisure and other uses are also similar for both Lewisham and Catford. However, there are some differences:

- Catford has proportionally more (22%) food and drink units than Lewisham (13%),
- with 7%, Lewisham has proportionally more vacant units (7%) than Catford (3%).

4.2.3 Figure 5 looks at the changes that have taken place in the two major centres since 2011. It shows that:

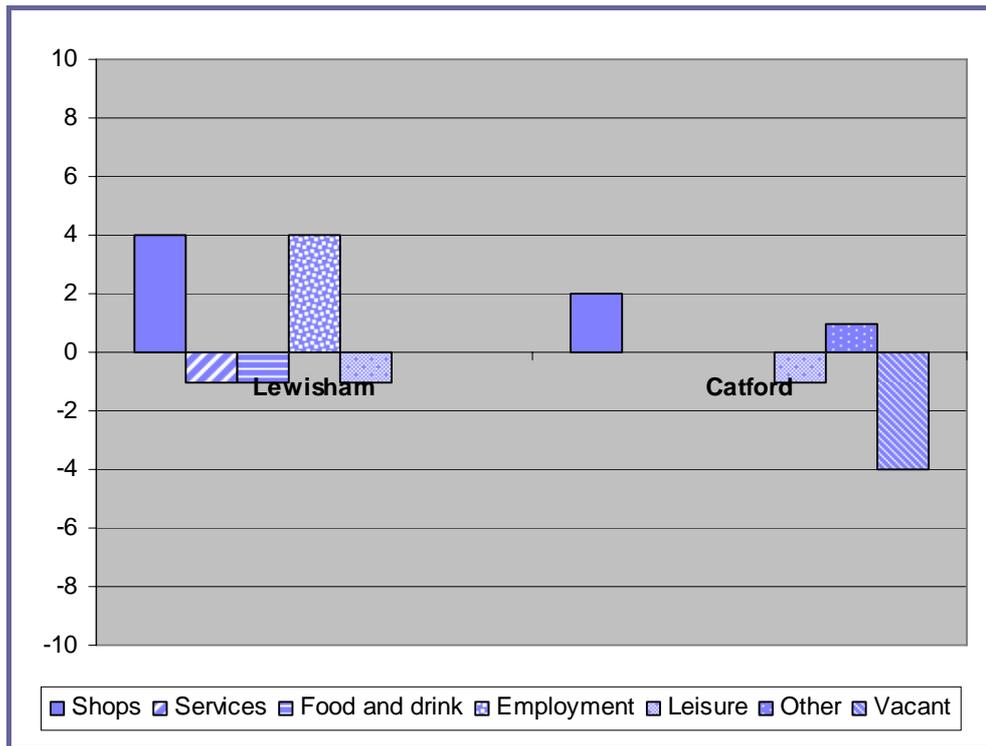
### For Lewisham:

- the different use classes have stayed predominantly the same, with:
- only marginal increases of 4 shops and 4 employment units,
- no change in the number of other uses and vacant units,
- a marginal reduction of 1 service, 1 food and drink unit and 1 leisure facility,

### For Catford:

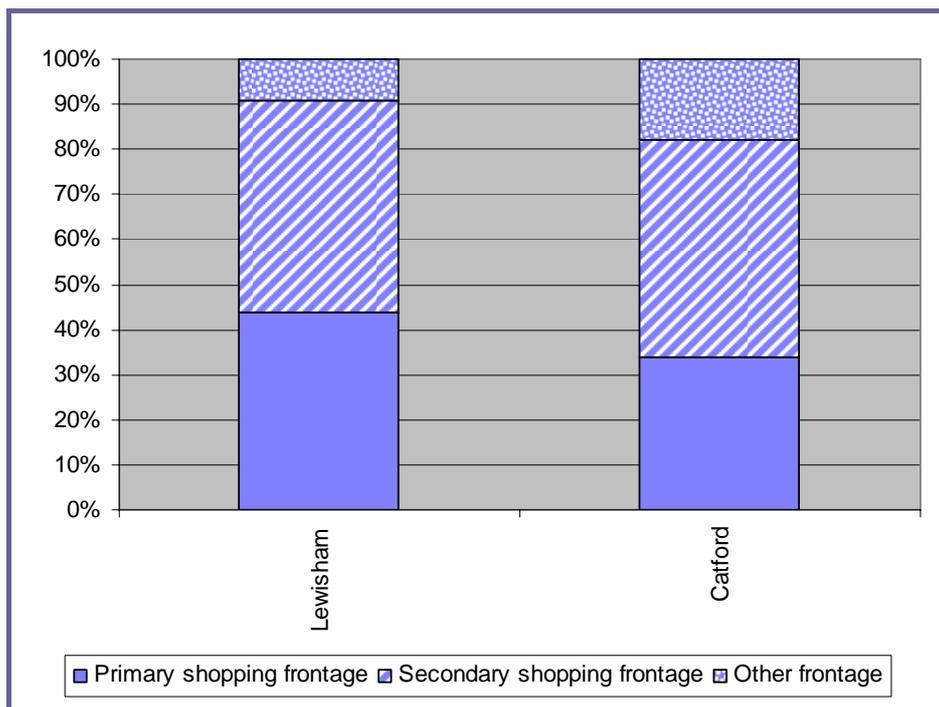
- the different use classes have also stayed predominantly the same, with:
- only marginal increases of 2 shops and 1 other use,
- no change in the number of services, food and drink units and employment units,
- a marginal reduction of 1 leisure facility and 4 vacant units.

Figure 5: Change in uses in major centres (2011-2012)



4.2.4 Figure 6 considers the amount of shops within the different types of shopping frontage. It shows that there is an almost equal split between shops being located within the primary and secondary shopping frontages in Lewisham whereas Catford has proportionately less shop units within the primary shopping frontage. Overall for both of the major centres, 47% of the shop units are located within the secondary shopping frontage, 41% in the primary shopping frontage and 12% in other frontages.

Figure 6: Proportion of shops within different shopping frontages in major centres in 2012



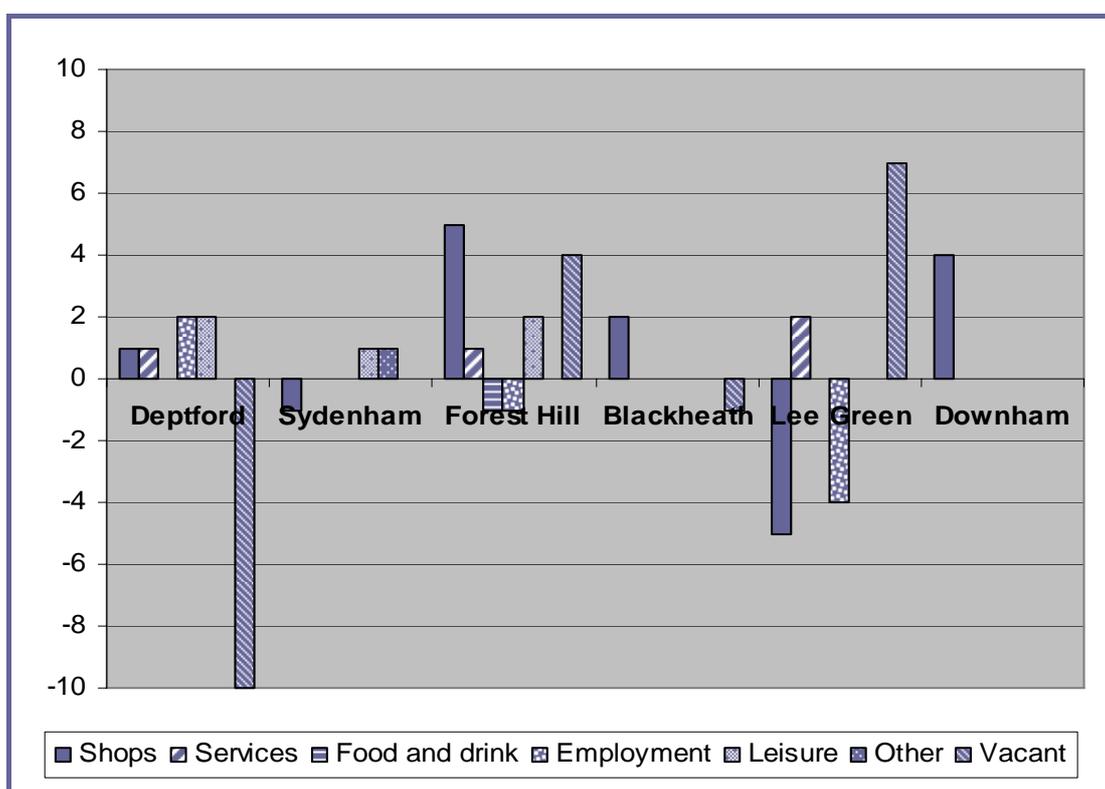
### 4.3 District Centres

4.3.1 When comparing the district centres, Figure 7 shows that the predominant use class in all of the district centres is A1 shops. At Sydenham, Forest Hill, Blackheath and Downham, the next most common uses are A3/A4/A5 food and drink units and then A2 services. Deptford differs in that the next two most abundant uses are food and drink units, followed by vacant units. Lee Green also differs in that the next two most abundant uses are vacant units, followed by food and drink units. The remainder of the uses (employment, leisure and other) form only a small amount of the total units in all of the district centres. There is a lack of presence of C3 residential units in all of the district centres whereas there are a considerable number of vacant units in all but two district centres – Blackheath and Downham.

Figure 7: Summary of use classes in district centres in 2012

District centre	Shops (A1)		Services (A2)		Food and drink (A3,A4,A5)		Employment (B1,B2)		Leisure (D1,D2)		Other (sui generis)		Residential (C3)		Vacant		Total units
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Deptford	144	56%	21	8%	44	17%	10	4%	7	3%	4	1%	2	1%	26	10%	<b>258</b>
Sydenham	95	53%	19	11%	28	16%	5	3%	6	3%	7	4%	0	0%	18	10%	<b>178</b>
Forest Hill	65	43%	20	13%	37	25%	6	4%	6	4%	2	1%	1	1%	14	9%	<b>151</b>
Blackheath	70	56%	19	15%	29	23%	1	1%	2	2%	1	1%	0	0%	2	2%	<b>124</b>
Lee Green	34	39%	10	12%	17	20%	0	0%	4	5%	2	2%	0	0%	19	22%	<b>88</b>
Downham	48	65%	5	6%	14	19%	1	1%	2	3%	2	3%	0	0%	2	3%	<b>74</b>

Figure 8: Change in uses in district centres (2011-2012)

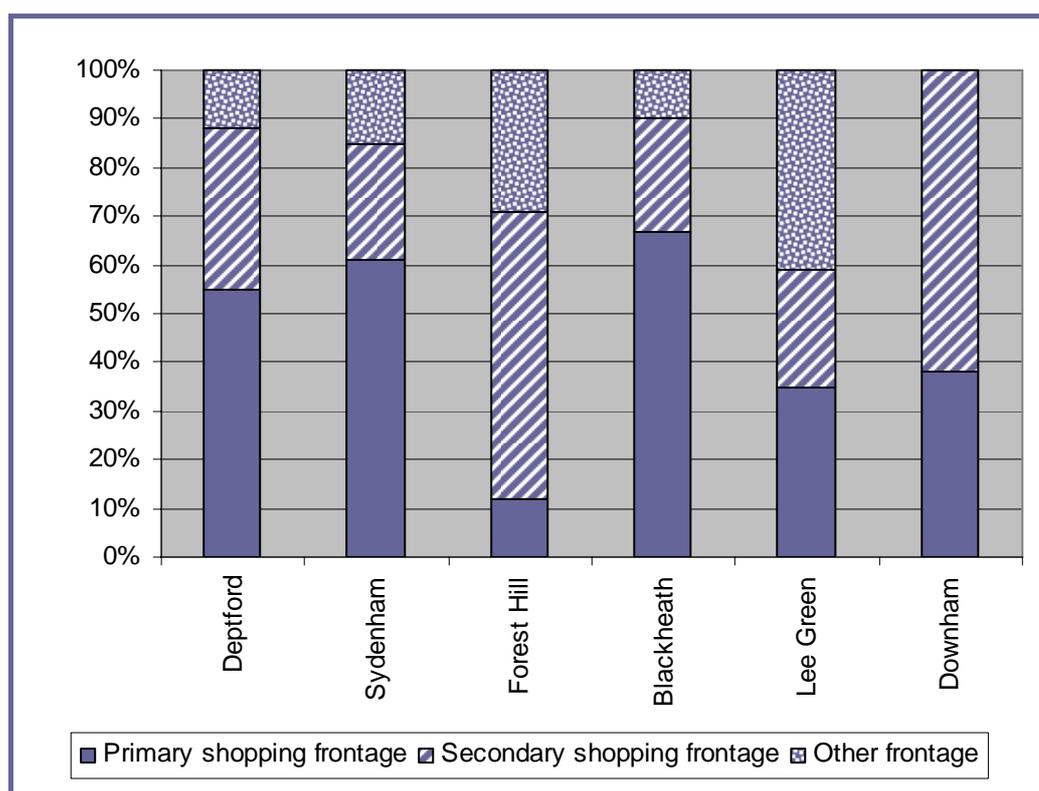


4.3.2 Figure 8 looks at the changes that have taken place in the district centres since 2011 and shows that in general, there has been only marginal differences. Specifically, Figure 8 shows:

- **Deptford** has experienced marginal increases in employment, leisure facilities, shops and services, no change to food and drink units and other uses and a significant decrease of vacant units,
- **Sydenham** has experienced marginal increases in employment, leisure facilities and other uses, no change to services, food and drink units and vacant units, and a decrease of one shop unit,
- **Forest Hill** has experienced marginal increases in shops, services and leisure facilities, no change to other uses and decreases in food and drink units, employment and vacant units,
- **Blackheath** has experienced marginal increases in shops and a decrease in one vacant unit, with all other uses remaining the same,
- **Lee Green** has experienced an increase in services, a significant increase of seven vacant units, no change to food and drink units, leisure facilities and other uses and decreases in employment units, shop units.
- **Downham** has experienced no change, except for the loss of one shop unit.

4.3.3 Figure 9 considers the amount of shops within the different types of shopping frontage. It shows that Blackheath, Sydenham and Deptford have the highest proportions of units within the primary shopping frontage. Proportionately, there are more units located within the secondary shopping frontages in the district centres of Downham and Forest Hill. Forest Hill and Lee Green have relatively high proportions of their unit in other frontages. Overall for all of the district centres, 49% of the shop units are located within the primary shopping frontage, 36% in the secondary shopping frontage and 15% in other frontage.

Figure 9: Proportion of shops within different shopping frontages in district centres in 2012



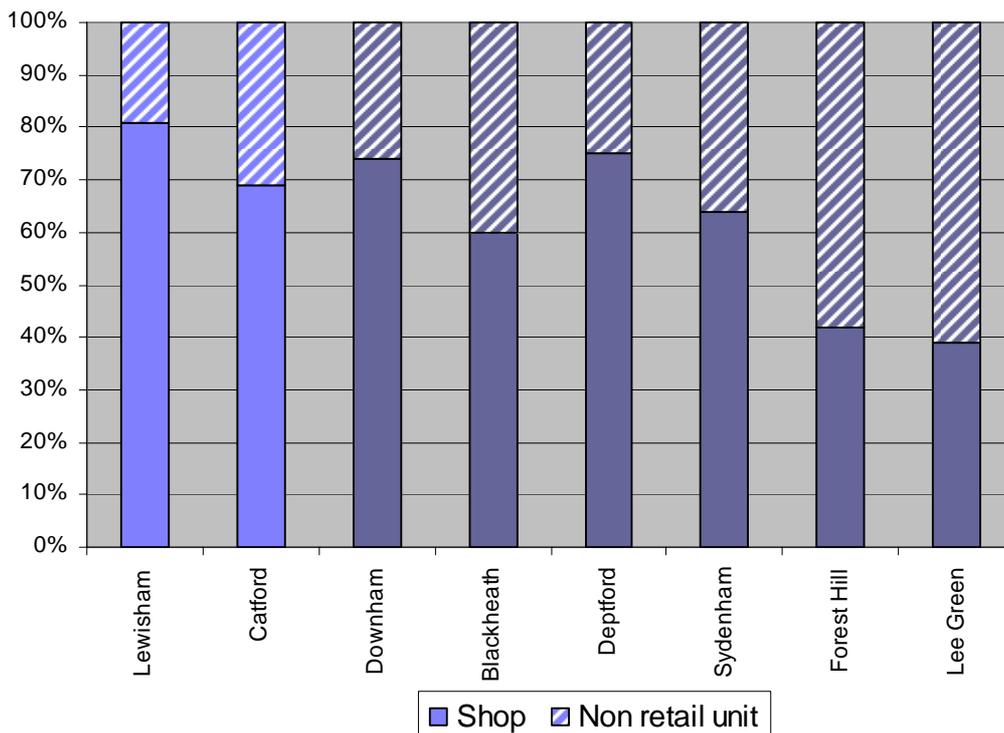
## 5 Analysis of uses

This section considers the different sub categories of uses within the major and district centres, and uses them as a proxy to determine how well the major and district centres are performing.

### 5.1 Shops

- 5.1.1 Shops are the mainstay of town centres and their presence is essential in order to create viability and vitality within centres. Conversely, a decreasing proportion of shops has a correlation with the ability of a centre to maintain its vitality and viability.
- 5.1.2 In the borough of Lewisham, each of the major and district centres contain a different number of shops. With 137 shop units, Lewisham has the largest quantity of shops followed by a decreasing number of shops in Deptford (98), Catford (69), Sydenham (56) Blackheath (50) and Forest Hill (38). By comparison, Downham (30) and Lee Green (20) contain fewer shops. Note that these figures differ from the data in Appendix 2, as many of the units within use class A1 have been regrouped into the sub category of services. To ensure these units are not double counted, they have been considered only once - in section 5.2 below.
- 5.1.3 Figure 10 shows that when considering the proportion of A1 shops as a total of all units in each primary shopping frontage, Lewisham has the highest percentage (81%). Lewisham, Downham and Deptford centres meet the proposed local plan targets of at least 70% of units in primary shopping frontages being in A1 use. Catford misses the target by only 1%. Blackheath, Sydenham, Forest Hill and Lee Green fail to meet the target, with the latter two centres missing the target by a substantial margin.

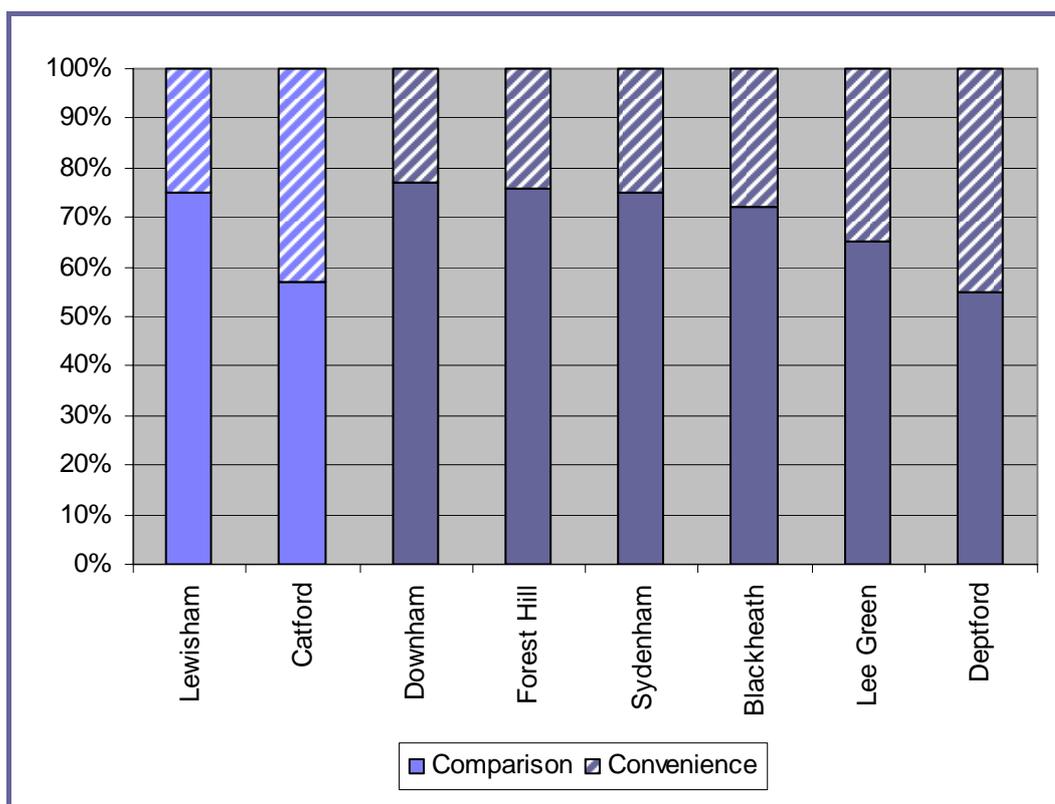
Figure 10: Proportion of A1 shops in primary shopping frontages 2012



5.1.4 Another proxy for how well a centre is performing is the variety and quality of shops that are present. There is a strong desire to see an improvement in the retail mix and a higher provision in comparison goods as opposed to growth in convenience shopping (i.e. non food as opposed to food), especially in the major centres.

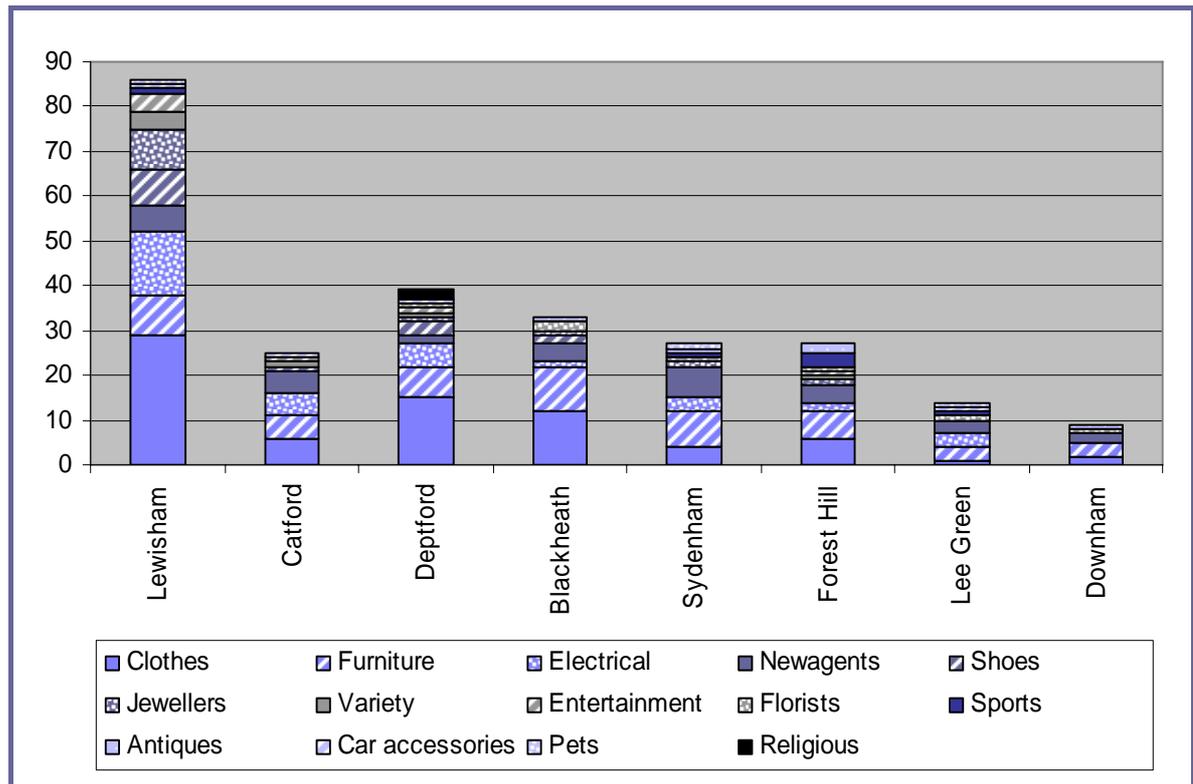
5.1.5 Figure 11 shows that comparison (non food) shops including those classed as discount shops (see 5.1.8-5.1.10) make up between 57-77% of all shops within each of the major and district centres. Catford, but also Deptford to some extent, have a higher amount of convenience shops and this reflects the range of small independent food retailers that have arisen in these centres.

Figure 11: Proportion of comparison and convenience shops in 2012



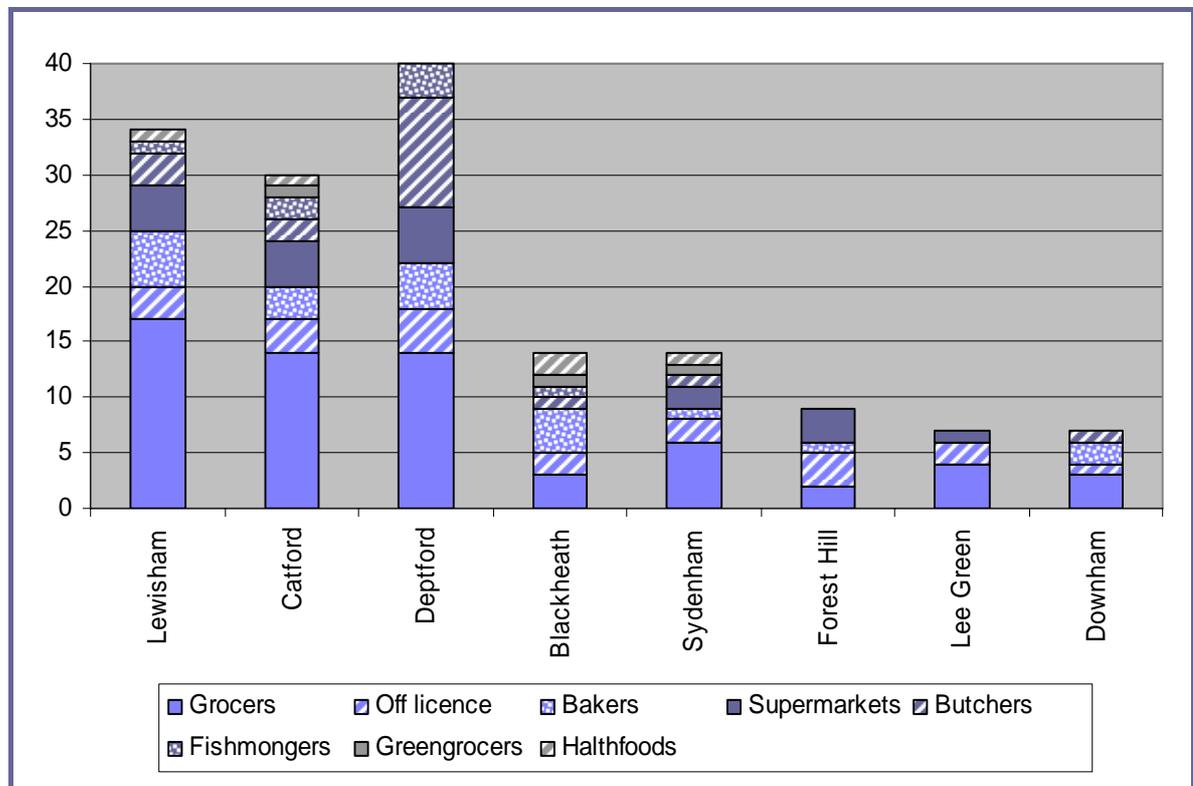
5.1.6 The major and district centres contain a total of 262 comparison (non food) units, providing a good variety of comparison shops, as can be seen listed in Figure 12. It shows that clothes (75 units) and furniture shops (51) are the two most common types of store, followed by electrical goods (33), newsagents and book shops (33), shoes (14), jewellers (13). The remaining types of shop including variety shops, entertainment stores, florists, sports, antiques, car accessories, pet stores and religious shops each have between 1 and 10 units. Figure 12 shows that Lewisham has the most comparison shops. This is not surprising given that it is the largest of the major centres in the borough. Catford, however, has less of a variety given its status as a major centre. The amount of comparison shops in the district centres vary from 39 in Deptford to 9 in Lee Green.

Figure 12: Comparison shops in 2012



To avoid duplication, this excludes discount shops – see paragraphs 2.1.8 – 2.1.10 below.

Figure 13: Convenience shops in 2012

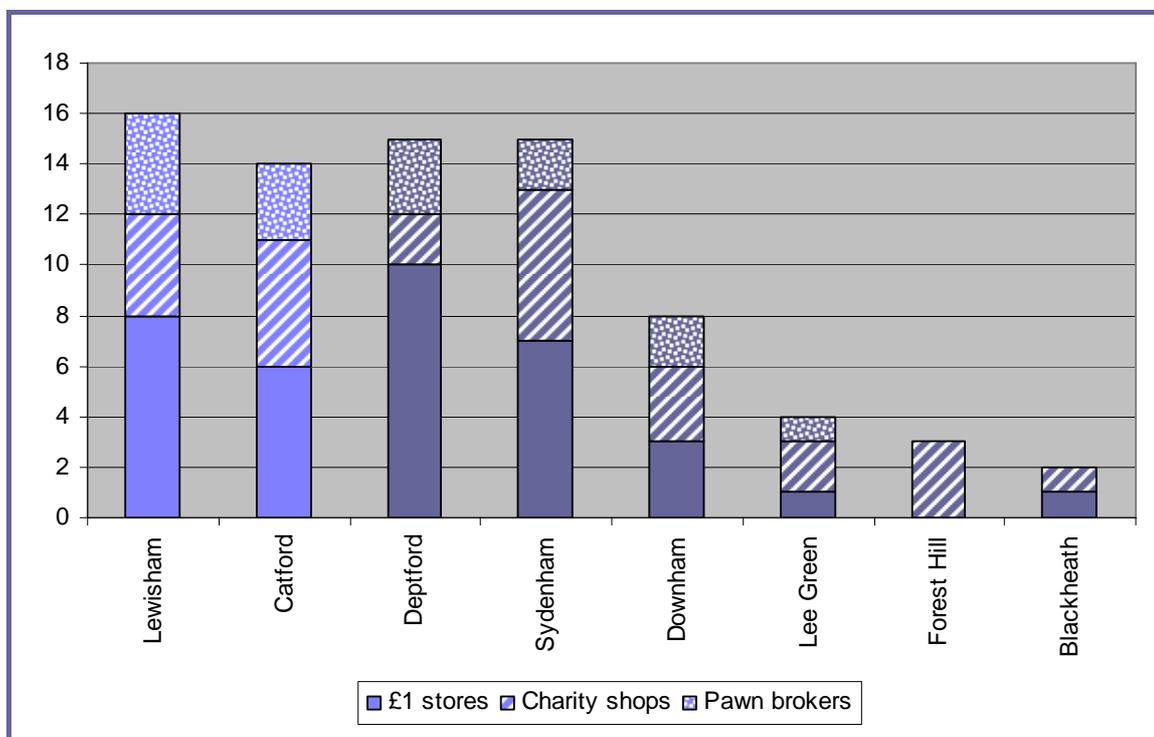


5.1.7 Figure 13 shows that with 159 convenience (food) shops, the borough has a good variety of food shops. Grocery stores are the most prominent (63 units). Smaller scale grocer shops seem to be flourishing despite the presence of the larger supermarkets (19). The major centres and some of the district centres also have a good range of specialist shops such as off licences (20), bakers (20), butchers (18), fishmongers (7), greengrocers (7) and health foods (5). The borough's major and district centres seem to be fairing well in this respect, despite competition from larger supermarkets. There is a direct correlation with the largest centres having the largest amount of convenience stores, and vice versa. Lewisham contains more convenience stores than Catford, and this is to be expected given that Lewisham is the larger of the two major centres. The district centres have a varying amount of convenience stores from 44 in Deptford to 7 each in Lee Green and Downham.

5.1.8 Recently there has been a trend in the proliferation of discount stores, in particular bargain £1 stores, charity shops and pawn shops. These have arisen in response to the economic downturn and they can provide a valuable function. However, when significant amounts of discount stores operate within a town centre, they occupy retail floorspace which could be used by High Street branded stores and hence they can undermine the viability of town centres and can impact negatively on the character of town centres.

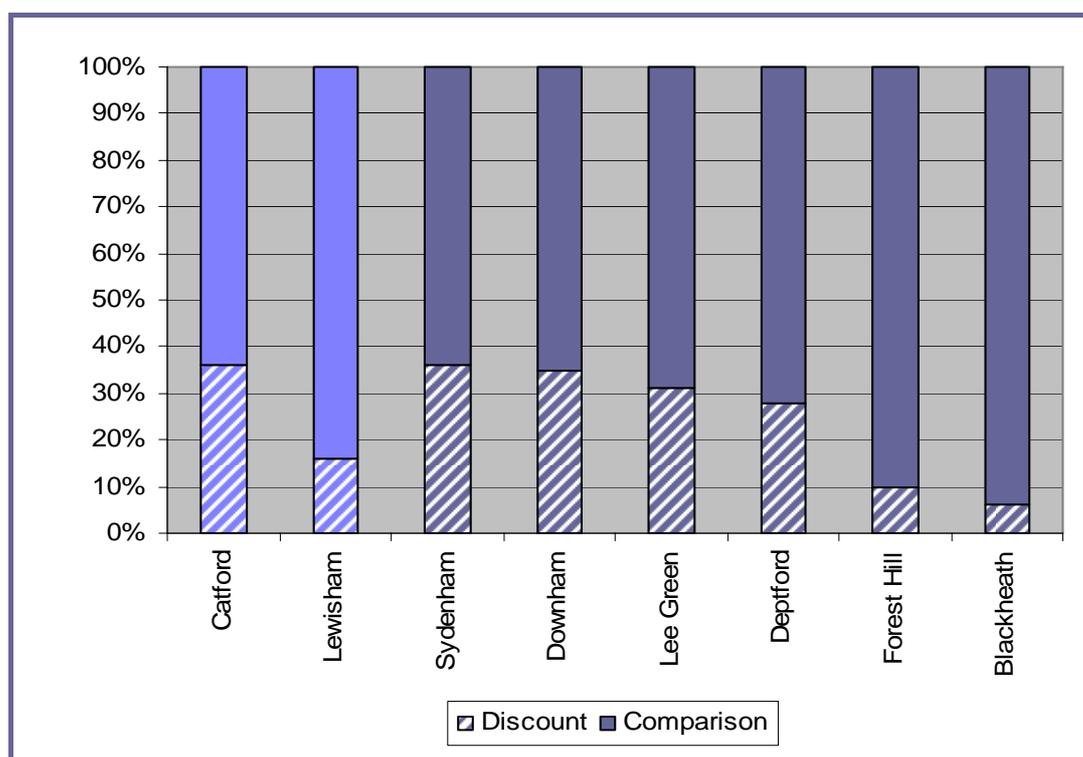
5.1.9 In total there are 77 discount shops in the major and district centres. Figure 14 shows that bargain £1 stores are the most common type (36) and that they are mostly located within Lewisham, Catford, Deptford and Sydenham. Charity shops are the next most common (26), and are predominantly located in Sydenham, Catford and Lewisham. Pawn brokers are the least common (15) and are mostly located in Lewisham, Catford and Deptford.

Figure 14: Discount shops in 2012



5.1.10 Figure 15 shows the proportion of discount shops compared to the total number of comparison shops. With 36%, Catford and Sydenham experience the highest proportion of discount shops. The district centres of Downham, Lee Green and Deptford also contain a significant proportion of their total shops as discount stores whilst Lewisham, Forest Hill and Blackheath have fared well, with lower proportions of discount stores, (16%, 10% and 6% respectively). Despite the presence of discount shops, they are not as yet so numerous as to be impacting negatively on the viability and character of the major and district centres.

Figure 15: Proportion of discount shops (compared to comparison shops) in 2012



5.1.11 The borough also has a selection of street markets at Lewisham High Street, Catford Shopping Centre and Catford Broadway (including a Sunday market on the first Sunday of every month), Deptford High Street and Douglas Way. These market stalls provide for a specific niche in retailing and encourage an active and lively streetscene and contribute to the character of centres. Furthermore, they enhance the variety of goods on offer including crafts and vintage goods, clothing, flowers, non perishable goods, new and second hand goods, fruit, vegetables, seasonal produce, seafood, baked goods and hot street food.

Despite the major and district centres providing a good amount of shops and a diverse retail offer, monitoring will be needed in the future to identify further:

- **reductions in shops** (especially in Forest Hill and Lee Green), as their loss can lead to a less diverse retail offer which can impact on the viability and vitality of the centres.
- **reductions in the proportion of comparison shops compared to convenience shops**, (especially in Catford and Deptford), as the loss of comparison shops can lead to a less diverse retail offer which can impact on the viability and vitality of the centres.
- **increases in discount stores** (especially Catford, Sydenham and Downham), as their proliferation will have negative impacts on the viability and character of the centres.

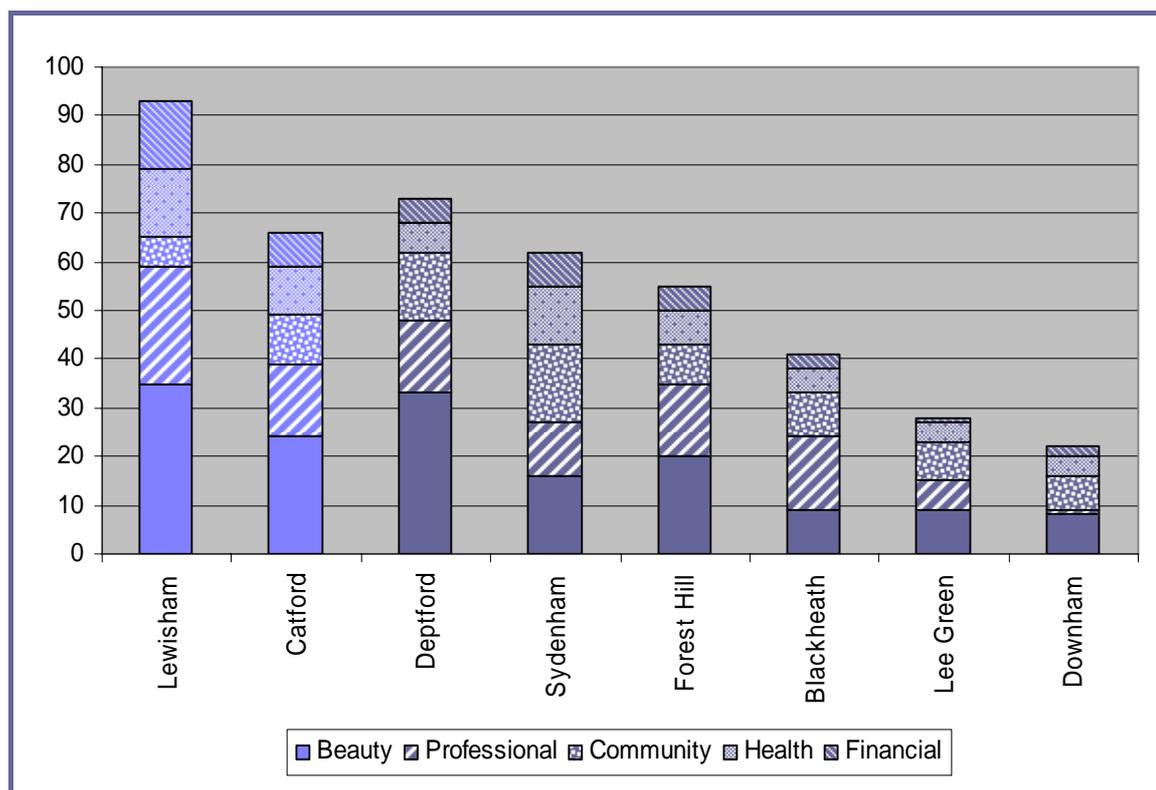
## 5.2 Services and facilities

5.2.1 Major and district centres have an important function to provide a range in the choice of services and community facilities that are accessible to local people, which in turn help to maintain lively centres. It is important to retain these facilities given the national trend of losing community facilities to more profitable uses.

5.2.2 Services and community facilities fall into a number of use classes including A2, D1, D2 and where relevant A1, B1 and other uses (sui generis). The data from the retail survey have been regrouped in this section to determine the accurate amount of services and community facilities and therefore does not correspond with the data in Appendix 2.

5.2.3 In total there are 440 services and community facilities in the major and district centres. Figure 16 shows that the number of services and facilities correlates with the size of the centre and some centres are well stocked with services and facilities including Lewisham (93 units) followed by Deptford (73) and then Catford (66). The smaller centres also contain a considerable amount of services and facilities.

Figure 16: Services and facilities in 2012



Note: to avoid duplication, this excludes betting shops – see paragraphs 2.2.5 – 2.2.7 below.

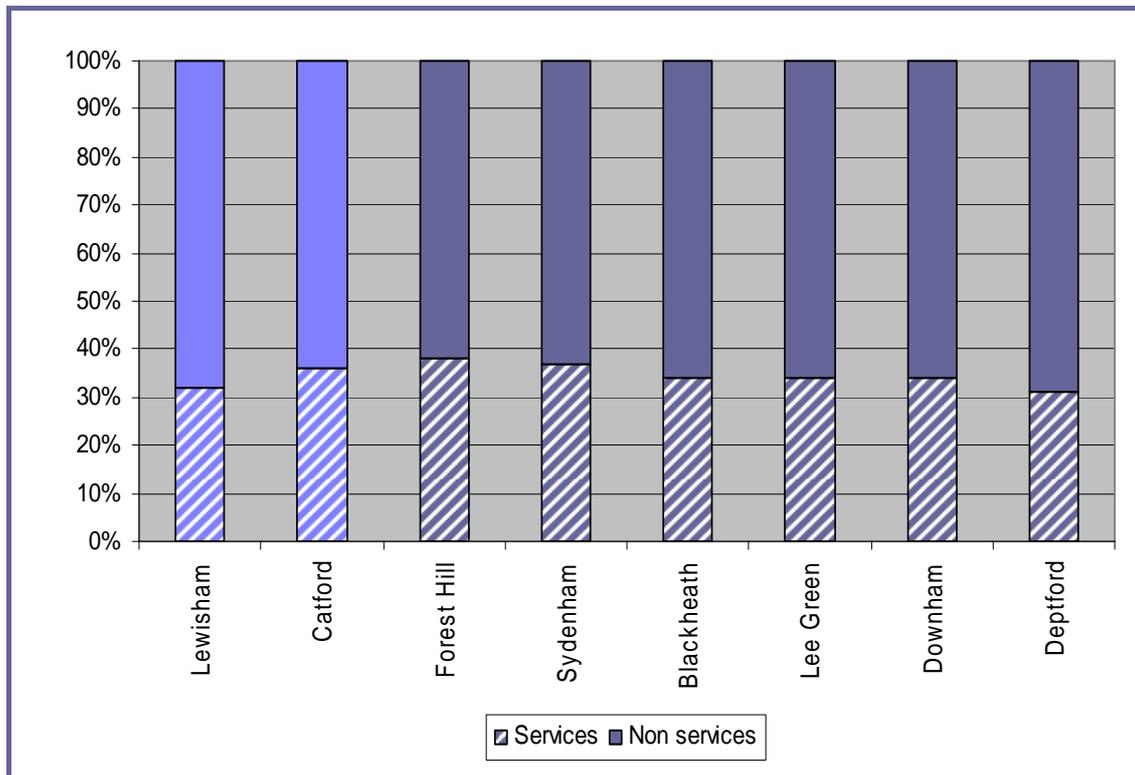
5.2.4 Figure 16 shows that services and facilities can be subdivided into five different categories and the list below shows ranks the extensive range available within the borough:

- 154 beauty units – hairdressers, beauty salons, barbers, nail salons, massage, parlour, spa, solarium,
- 105 professional services - undertakers, solicitors, architects, chartered surveyors, travel agents, estate agents/property services/letting agents, insurance brokers, employment/training agencies, housing association offices, education office, vets,

- 78 community facilities - libraries, post offices, information offices, citizens advice bureau, salvation army, community centre, drop in centre, places of worship, day school, internet cafés, art studio/galleries/exhibitions, photo processing shops/printers, dry cleaners/laundrettes/alterations, locksmiths/cobblers, snooker clubs,
- 62 health facilities - opticians, dentists, surgeries, osteopathy clinics, podiatry clinics, chiropractic clinic, chiropodists, pharmacies/chemists, gyms, health/fitness clubs,
- 41 financial services – banks/building societies, financial services, pay day loans,
- There are also uses such as amusement arcades and social clubs. However, as they are classed as sui generis, they have not been quantified in Figure 15.

5.2.5 Figure 17 compares the proportion of services and facilities compared to the total number of units in the major and district centres. It shows that proportionally Forest Hill and Sydenham have the most (38% and 37% of the total units respectively). The remaining centres all have above 30% of their units as services and facilities. Overall, the major and district centres provide a good range, and are holding on to their, services and community facilities.

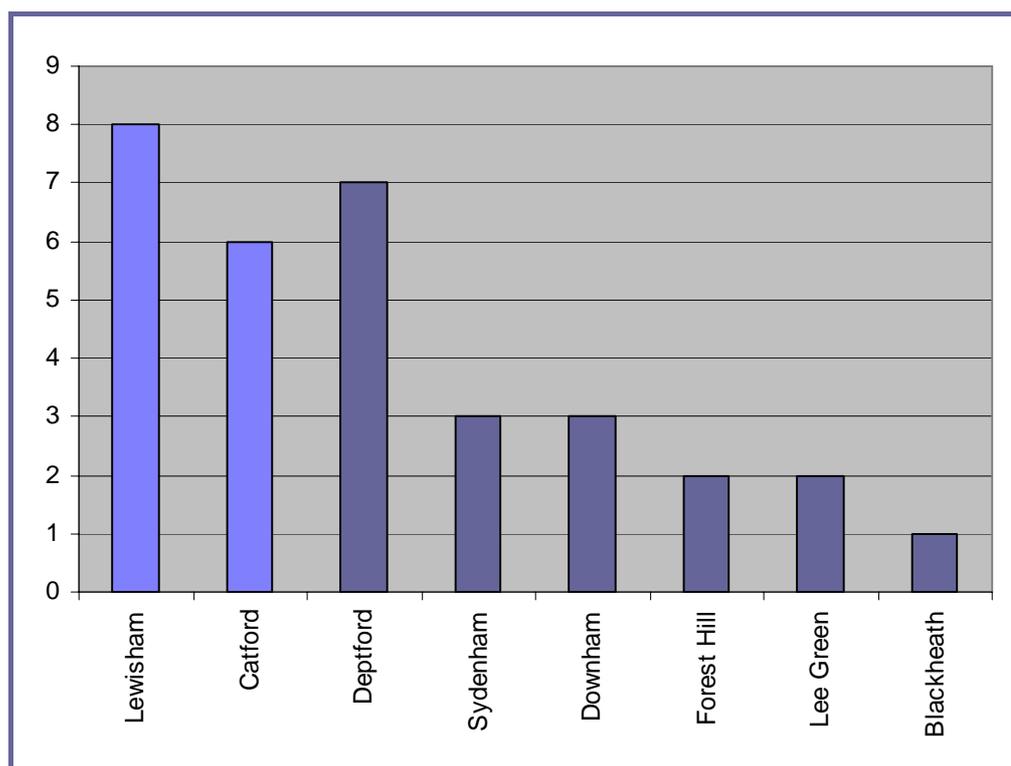
Figure 17: Proportion of services and community facilities in 2012



5.2.6 A concentration of certain types of A2 uses such as betting shops reduces the variety of goods on offer and can impact on the viability of a centre. High volumes of betting shops can also have implications for crime and disorder, creating negative impacts on the character of centres. Betting shops located within the primary frontage are of particular concern as they can displace shops and thereby reduce the viability of a centre.

5.2.7 Figure 18 shows that overall in 2012 there were a large amount of betting shops with 32 units, with the majority being located in Lewisham (8 units), Deptford (7) and Catford (6).

Figure 18: Betting shops in 2012



5.2.8 Figure 19 further assesses the location of the betting shops to determine whether they are located in the primary or secondary shopping frontages. Figure 19 shows that in 2012 46% of the betting shops are located in the primary shopping frontage. This continues the trend since 2004 where between 43% and 50% of betting shops have been located within primary shopping frontages. In particular, in 2012 the district centres of Deptford, Sydenham, Blackheath and Downham have proportionately more betting shops in their primary shopping frontage as opposed to the secondary shopping frontage. This may have a negative effect as it could be displacing shops.

Figure 19: Change in betting shops in different shopping frontages (2004-2012)

Centre	2004			2008			2009			2011			2012		
	PSF	SSF	Total	PSF	SSF	Total	PSF	SSF	Total	PSF	SSF	Total	PSF	SSF	Total
Lewisham	0	3	3	0	3	3	0	5	5	1	5	6	1	7	8
Catford	1	3	4	1	4	5	2	4	6	2	4	6	2	4	6
Deptford	3	1	4	2	3	5	4	2	6	5	2	7	5	2	7
Sydenham	2	other	3	3	1	4	3	other	4	3	0	3	3	0	3
Forest Hill	0	1	1	2	0	2	0	2	2	0	2	2	0	2	2
Blackheath	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1
Lee Green	1	1	2	1	1	2	1	1	2	1	1	2	1	1	2
Downham	1	0	1	1	1	2	1	1	2	1	1	2	2	1	3
<b>Total</b>	<b>9</b>	<b>10</b>	<b>19</b>	<b>12</b>	<b>12</b>	<b>24</b>	<b>12</b>	<b>16</b>	<b>28</b>	<b>14</b>	<b>15</b>	<b>29</b>	<b>15</b>	<b>17</b>	<b>32</b>

PSF – Primary Shopping Frontage

SSF – Secondary Shopping Frontage

Other - Other shopping frontage (outside the Primary and Secondary Shopping Frontages)

The major and district centres contain a diverse selection of services and facilities, but monitoring will be needed in the future to identify further:

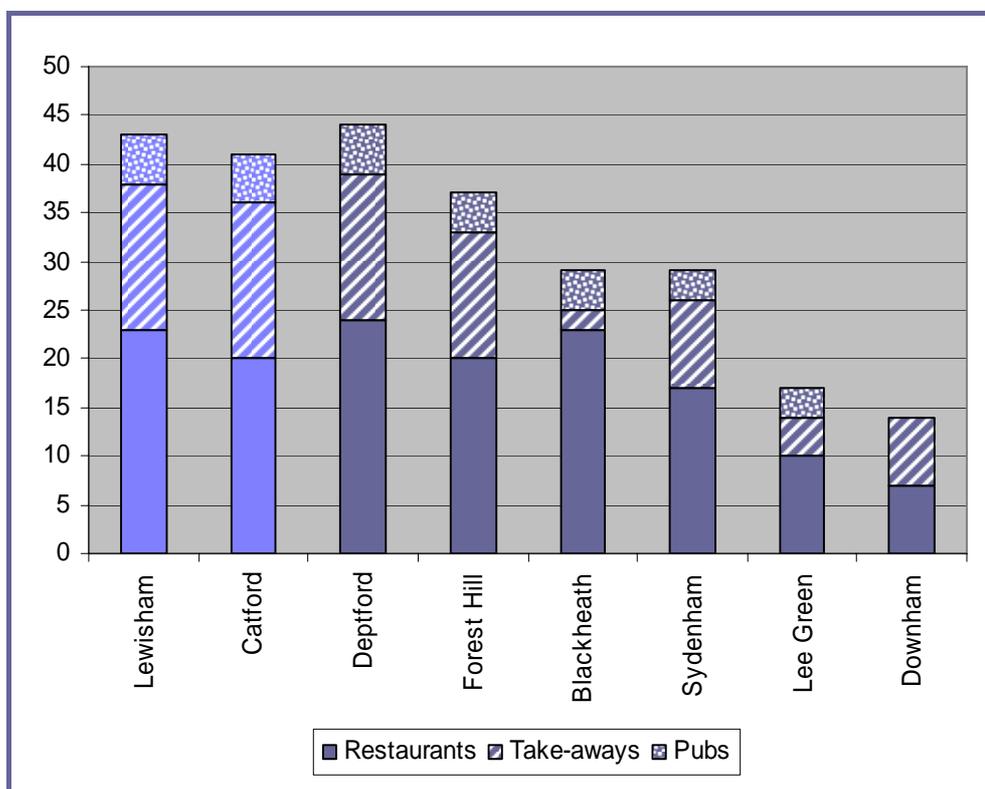
- **reductions in services**, as their loss can impact on the vitality of the centres and reduce choice.
- **increases in betting shops** (especially in Lewisham, Deptford and Catford), as their proliferation will have negative impacts on the viability and character of the centres.

### 5.3 Food and drink establishments

5.3.1 Food and drink establishments (A3, A4 and A5) contribute to the overall vitality and viability of centres during the day and are a crucial factor in the creation of a flourishing evening economy. However, the presence of too many food and drink units in the wrong place can create negative effects in terms of anti-social behaviour and displacing retail floorspace which may be needed for shops and services.

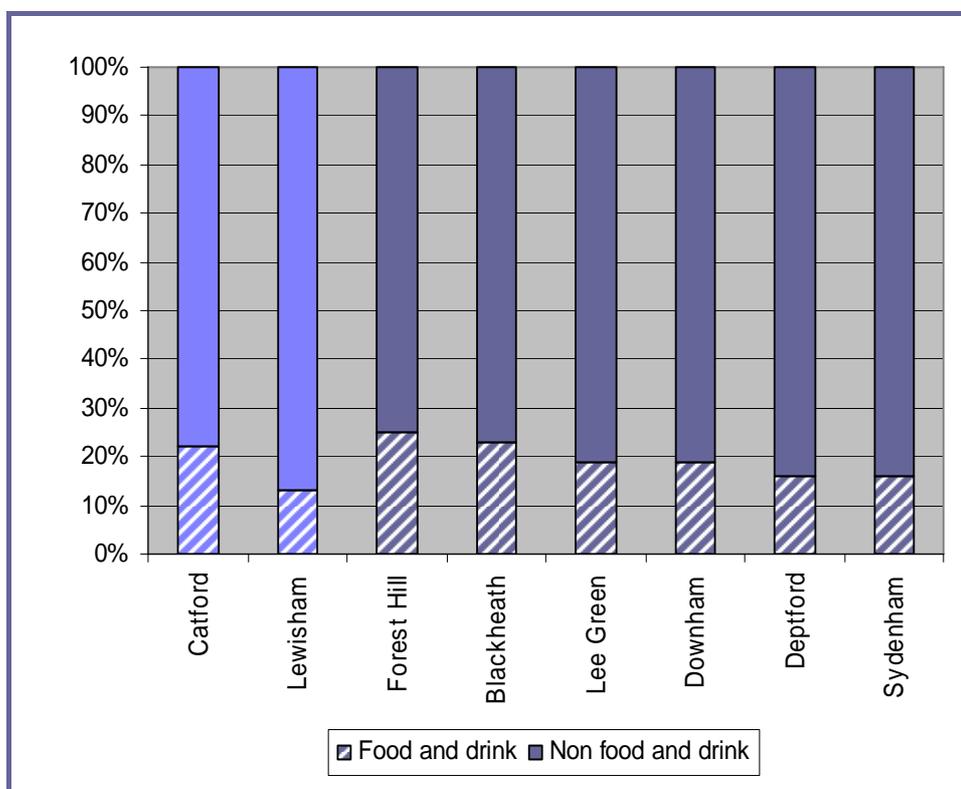
5.3.2 There are 254 food and drink establishments in the major and district centres. Figure 20 shows that restaurants and cafes are the most common (144), with a relatively equal spread across the centres. Blackheath has more restaurants and cafes than expected given the size of it's centre, but this reflects it's flourishing evening economy that caters for a more than local clientele. As expected, the smaller district centres of Lee Green and Downham contain less restaurants and cafes. Hot food take-aways are the second most common type of food and drink unit (81), and they are located mostly in Lewisham, Catford, Deptford and Forest Hill. There are fewer pubs (29), with a relatively equal spread between all of the centres, with the exception of Downham, as it does not contain a pub.

Figure 20: Food and drink establishments in 2012



5.3.3 Figure 21 shows the proportion of food and drink establishments compared to the total number of units in each centre. It highlights that a considerable amount (more than 20%) of the units in Catford, Forest Hill and Blackheath are used for food and drink establishments.

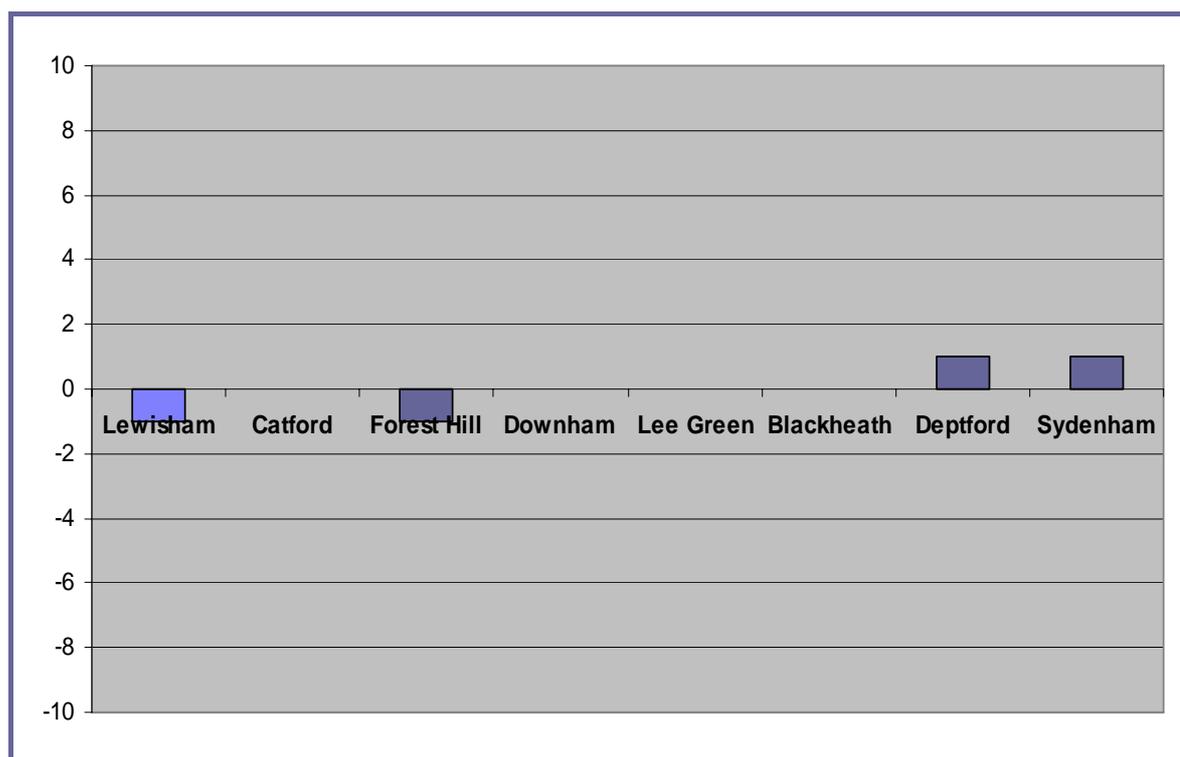
Figure 21: Proportion of food and drink establishments in 2012



5.3.4 Whilst take-aways provide a needed service and provide a choice in the type of food available, a concentration of take-away shops can also reduce the variety of retail goods on offer and can impact on the viability of a centre. Many take-away shops only open during evening hours, creating inactive frontages during the day. High volumes of easily accessible take-aways contributes to the lack of healthy food stores and can encourage anti-social behaviour, thereby negatively impacting on human health and creating a detrimental impact on the character of town centres.

5.3.5 There are a total of 81 take-aways in the major and district centres and there have been no change in the total number of take-aways over the last year. There are a significant amount of take-aways, especially within Lewisham (16), Catford (15), Deptford (15) and Forest Hill (13) and less in the other district centres of Sydenham (9), Downham (7), Lee Green (4) and Blackheath (2). Figure 22 shows that Deptford and Sydenham have each gained one take-away shop whereas Lewisham and Forest Hill have both lost one take-away shop.

Figure 22: Change in take-away units (2011-2012)



5.3.6 Pubs are the least common type of food and drink establishment. Although sometimes associated with anti-social behaviour, they are the mainstay of the borough's evening economy and help to create vitality within town centres especially at night. With only 10 pubs within the major centres and 19 pubs within the district centres, the borough is not well placed to compete with the neighbouring boroughs' evening economies. Pubs are becoming less profitable due to competition from low priced alcohol in major supermarkets and changes in the way people spend their leisure time. This is evident as a number of pubs within the borough have been lost to more profitable developments in recent years. In particular, pubs in Lewisham, Catford and Blackheath need to be retained to help maintain their evening economies.

Although there is a good supply in the range of restaurants and take-aways and to a lesser extent pubs, monitoring will be needed in the future to identify further:

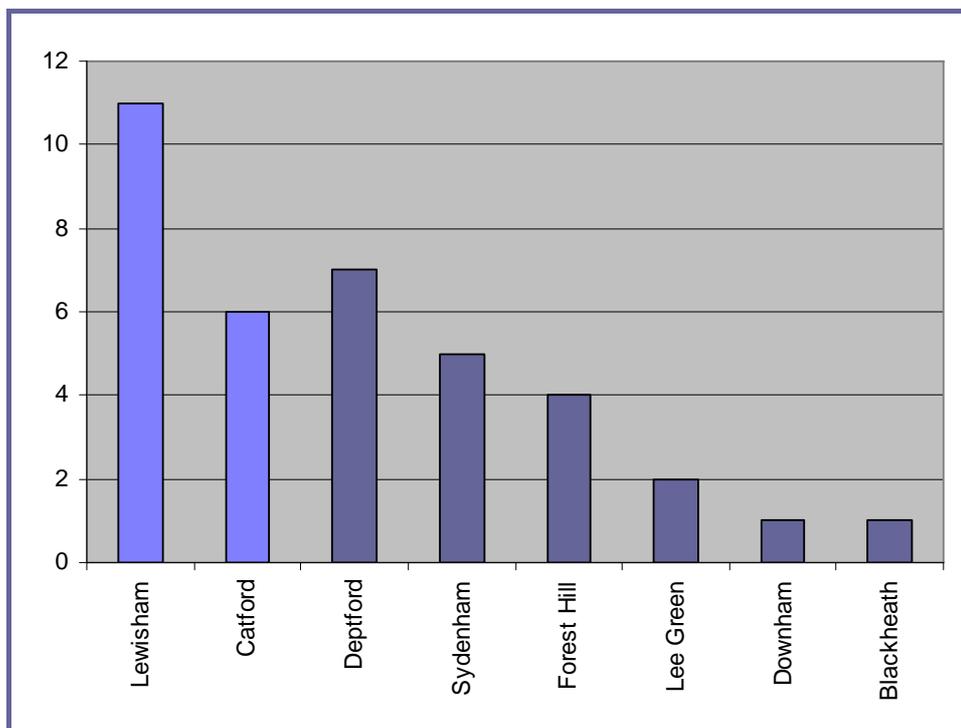
- **increases in take-aways** (especially in Lewisham, Catford, Deptford and Forest Hill), as their proliferation will have negative impacts on the viability and character of the centres.
- **reductions in pubs** (especially in Lewisham, Catford and Blackheath), as their loss can have a negative impact on the evening economy. This is especially important in Lewisham, which is seeking to enhance its evening economy as part of becoming a centre of metropolitan status.

## 5.4 Employment

5.4.1 The borough has a relatively small local economic base compared to other parts of London. Much of the borough's employment falls within employment sites including Strategic Industrial Land (SIL), Mixed Use Employment Locations (MEL) and Local Employment Locations (LEL), many of which are located away from centres or within offices that are located within centres but outside of the retail frontage. Furthermore, businesses that have already been counted as services in section 5.2 and a number of other sui generis uses such as car washes, car salesrooms and petrol stations have not been included in Figure 23 and therefore this section does not truly reflect the business potential of the borough.

5.4.2 Looking specifically at B1 and B2 units, Figure 23 shows that there are only 36 business units and the amount of business units in Lewisham (11) and Catford (6) seems particularly low, given that they are major centres. There is a variety in the type of businesses present, including offices, builders, flooring company, heating company, sign makers, mini cab offices, car repairs, car hire, transport office and a business support office.

Figure 23: Business units in 2012



Overall, business units make up only a small proportion (maximum of 3%) of the total units within the retail area, across all of the major and district centres. Monitoring will be needed in the future to identify further **reductions in business** units, as they can be squeezed out by retail frontage, despite their important contribution to the economy.

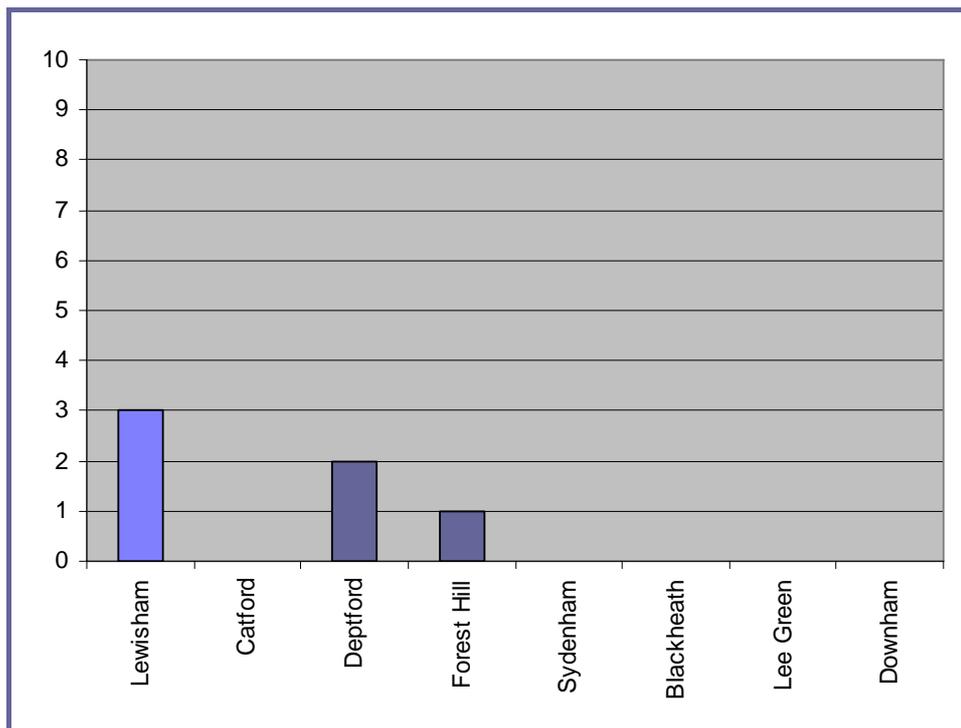
## 5.5 Residential

5.5.1 Residential dwellings on the ground floor in a shopping centre can present blank and inactive frontages which interrupts the shopping frontage and the shopping experience. Alternatively, residential dwellings on the outskirts of town centres can contribute to the

vitality of the town centre as the local residents utilise shops, services and the evening economy and the presence of local residents helps to reduce anti-social behaviour. In the future, Lewisham and Catford will experience a significant increase in the number of residential dwellings given that a number of development sites have been allocated on the edge of major centres.

5.5.2 Figure 24 shows that only three out of the major and district centres contain six ground floor residential units. Given this small amount of dwellings, their presence does not impact negatively on the continuity of the retail frontage.

Figure 24: Residential dwellings in 2012



Residential units make up a very small proportion of the total units within the retail area, but monitoring will be needed in the future to identify further significant **increases in residential units within the primary shopping frontages**, as they can undermine the viability of the centres.

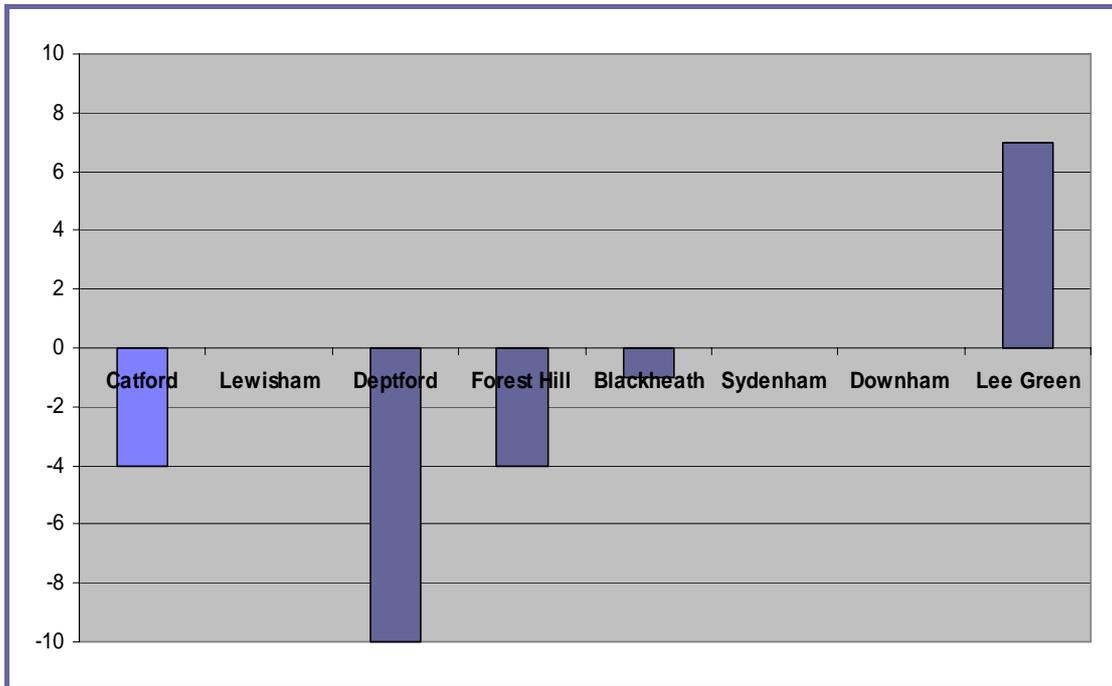
## 5.6 Vacant units

5.6.1 The presence of vacant units can provide an indication of the health of the major and district centres. Vacant units can 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.

5.6.2 Figure 25 shows that in 2012, with a total of 110 vacant units, there is a considerable amount of vacant units, especially in Deptford (26 vacant units) and Lewisham (23), followed by Lee Green (19), Sydenham (18), Forest Hill (14). Alternatively, Catford (6), Blackheath (2) and Downham (2) contain fewer vacant units. Figure 24 compares the vacant units with the previous year and shows that there has been a decline in vacant units with 12 vacant units from 2011 now being re-utilised. This is particularly apparent in

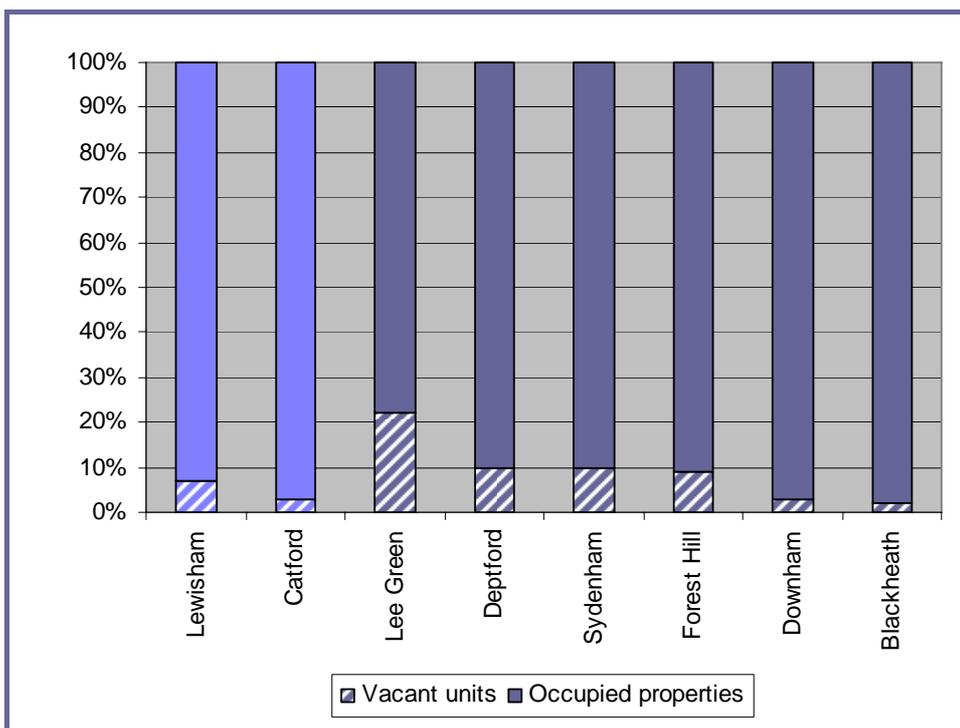
Deptford, with a drop of 10 vacant units since 2011. Lee Green is the only centre that has experienced a rise in vacant units, with 7 more in 2012 compared to 2011.

Figure 25: Change in vacant units (2011-2012)



5.6.3 In Figure 26, Lee Green stands out as the centre with the most vacant units (21%). Deptford, Sydenham and Forest Hill have approximately 10% of their total units lying vacant. Alternatively, Catford, Downham and Blackheath have only a small proportion of their units lying vacant.

Figure 26: Proportion of vacant units in 2012



Given the high level of vacant units in some of the centres, monitoring will be needed in the future to identify further **increases in vacant units** (especially in Lee Green, Deptford, Sydenham and Forest Hill), as their proliferation will have negative impacts on the viability and character of the centres.

## Appendix 1: Glossary

<b>Comparison shopping</b>	Is the provision of items not obtained on a frequent basis including clothing, footwear, household and recreational goods.
<b>Convenience shopping</b>	Is the provision of everyday essential items including food, drinks, newspapers, medicine and confectionary.
<b>Core Strategy</b>	Sets out the vision, objectives, strategy and policies that will guide public and private sector investment to manage development and regeneration in the borough over the next 15 years. Lewisham's Core Strategy was adopted in June 2011.
<b>CTCLP</b>	The Catford Town Centre Local Plan The Catford Town Centre Local Plan (CTCLP) sets out policies and proposals for the on-going redevelopment and regeneration of Catford Town Centre. It will provide for major redevelopment opportunities, including housing and retail development and facilitate traffic / transport infrastructure changes. The CTCLP Further Options Report was published in February 2013.
<b>DMLP</b>	The Development Management Local Plan sets out the main policies and the reasoned justification that will be used to consider planning applications for development or change of use. The policies will generally be criteria based and will focus on issues such as protecting residential amenity; protection of the landscape; nature conservation; addressing highway and transport issues; protecting the viability and vitality of town centres and addressing visual impact issues. The DMLP Further Options Report was published in December 2012.
<b>District centre</b>	See definition in section 2.1.
<b>District hubs</b>	These are areas that focus on strategic places of activity in the borough and their immediate surrounds. The heart of the district hub is the district centre.
<b>Edge of centre</b>	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 200 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Food and drink establishments</b>	Includes public houses, restaurants, take-aways, cafes and nightclubs.
<b>LEL</b>	Local employment locations are land that is of local significance and provides goods and services for the local economy, which is used for business use, industrial use, storage and distribution uses, generally being those uses falling within use class B1, B2 and B8.
<b>London Plan</b>	The Mayor's London Plan sets out an integrated economic, environmental, transport and social framework for the development of the capital over the next 20-25 years. It was adopted in July 2011.
<b>LTCLP</b>	The Lewisham Town Centre Local Plan sets out policies and proposals for development in Lewisham Town Centre. It will set out the planning framework for significant change and conservation, and where applicable detailed development management policies. The LTCLP was examined by an independent Inspector in January 2013.
<b>Major centre</b>	See definition in section 2.1.
<b>MEL</b>	Mixed use employment locations are land currently in industrial use occupied by older and poorer quality industrial estates at low densities. These sites are considered to require redevelopment incorporating reprovision of business space to ensure the regeneration of a part of the borough where the environment is poor and levels of deprivation are high.
<b>NPPF</b>	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied and provides guidance for local authorities and decision

	takers, both in drawing up plans and making decisions about planning applications. It was adopted in March 2012.
<b>Other</b>	Includes non-retail uses that are present in shopping parades such as offices.
<b>Out of centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Primary and secondary frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses
<b>Regeneration and growth areas</b>	Comprising Lewisham, Catford, Deptford and New Cross, these areas will be subjected to regeneration and redevelopment through the delivery of new homes and jobs, with substantial physical and environmental improvements and socio-economic benefits throughout the area to improve deprivation.
<b>Residential</b>	Units which were originally dwellings and remain so and units which have been converted into residential accommodation.
<b>SALP</b>	The Site Allocations Local Plan sets out the allocated sites except for those set out in the Core Strategy, LTCLP and CTCLP. It will identify the locations and sites for specific types of development in order to ensure the vision, objectives and spatial strategy of the Core Strategy are implemented. The broad parameters for development of each site will be listed covering land use and development criteria. The SALP was examined by an independent Inspector in January 2013.
<b>Sequential Approach/ Sequential Test</b>	To allocate or develop certain types of locations of land before others, with an emphasis on town centre retail use before edge or out of centre sites.
<b>Services</b>	This is the provision of a service, e.g. hairdressers, dry cleaning, solicitors, mini cab, insurance, doctors and estate agents.
<b>SIL</b>	Strategic industrial locations accommodate essential infrastructure (waste management, utilities, transport) and London's reservoir of industrial capacity for businesses that do not demand a high quality environment and meet London's economic needs.
<b>Vacant</b>	Units which are deemed not to be occupied, but would be suitable for a retail use.
<b>UDP</b>	The Unitary Development Plan provides the town planning guidance for the development and use of land and buildings throughout the borough. It was adopted in July 2004, with some the policies being saved in 2007. Parts of this document were superseded by the Core Strategy in 2011.
<b>Use Class Order</b>	This defines the uses which are considered appropriate in shopping areas. The list below provides description of each use class:
<b>A1</b>	Shops – retail sale of goods to the public, retail warehouses, travel agents, hairdressers, dry cleaners, post offices, internet cafes
<b>A2</b>	Financial and professional services – banks, building societies, estate agents, employment agencies, betting offices
<b>A3</b>	Restaurants and cafes - sale of food/light refreshments for consumption on premises
<b>A4</b>	Drinking establishments – sale and consumption of alcoholic drinks on the premises, public houses, wine bars, other drinking establishments
<b>A5</b>	Hot food take-aways – sale of hot food for consumption off the premises
<b>B1</b>	Business – offices not within A2
<b>B2</b>	General industrial
<b>C3</b>	Residential dwellings
<b>D1</b>	Non residential institutions – places of worship, church halls, clinics, health centres, crèche, day nurseries, consulting rooms, museums, libraries, art galleries, non residential education and training centres
<b>D2</b>	Assembly and leisure – cinemas, music, concert halls, sports halls, swimming pools, gymnasiums, bingo halls, casinos, theatres
<b>Sui generis</b>	Unique, one off type of use

## **Appendix 2: Assessment of major and district centres**

### **A1 Lewisham major centre**

- A1.1 Lewisham is located in the northern part of the borough and its boundaries are shown in Figure 28. It is identified in the Core Strategy as a major centre. Being accessible by rail, DLR, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Lewisham to be at level 6a. Lewisham is the borough's most important commercial centre and its largest shopping area. It offers a wide range of retail, commercial and entertainment services, many of which are located within the Lewisham Shopping Centre. The Council's aspiration is to achieve Metropolitan town centre status through its potential for increased retail capacity, the provision of new housing and public realm and environmental improvements.
- A1.2 Figure 29 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Lewisham. Data from the 2011 survey has also been included for comparison purposes.

Figure 29: Lewisham survey data 2012

Lewisham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Belmont Hill	1-3	Hizo Mobiles	Hizo Mobiles	Mobile Phones	Mobile Phones	A1	A1	
Lee High Road	04-06	Francis Chappell	Francis Chappell	Undertaker	Undertaker	A1	A1	
Lee High Road	09	Bombay Sweets	NIPA	Café	Hair and Beauty Salon	A3	A1	
Lee High Road	10-12	All 2 One	All 2 One	Cosmetics	Cosmetics	A1	A1	
Lee High Road	11	Ace News	Ace News	Confectioner	Confectioner	A1	A1	
Lee High Road	13	Lewisham Dry Cleaners	Lewisham Dry Cleaners	Dry Cleaners	Dry Cleaners	A1	A1	
Lee High Road	17	Allwines	All Wines	Off Licence	Off Licence	A1	A1	
Lee High Road	18-24	Caaviya	Caaviya	Grocery	Grocery	A1	A1	
Lee High Road	21a		Hood Inks		Clothes Shop		A1	
Lee High Road	23	1st Avenue	1st Avenue	Ladies Wear	Ladies Wear	A1	A1	
Lee High Road	27	Luxmi Food + Wine	Luxmi Food + Wine	Grocery	Grocery	A1	A1	
Lee High Road	28	Niko	Niko	Hair Designer	Hair Designer	A1	A1	
Lee High Road	33	KRS Oriental Stores	KRS Oriental Stores	Grocer	Grocer	A1	A1	
Lee High Road	35	Kabi Convenience Stores	Fashion 4 You	Mobile Phone / Cloth sales	Hair and Beauty Salon	A1	A1	
Lee High Road	41	Sri Ashtalakshmis	Sri Ashtalakshmis	Jewellery	Jewellery	A1	A1	
Lee High Road	43	Constantine	Constantine	Barber	Barber	A1	A1	
Lee High Road	45	Lee General Stores	Lee General Stores	General Store	General Store	A1	A1	
Lee High Road	51	Vacant	No Name	Vacant	Mensware	Vacant	A1	
Lee High Road	53	No Name	Exclusive Designer Mensware	Clothes Shop	Mensware	A1	A1	
Lee High Road	55	My Hair Lounge	My Hair Lounge	Hair Dresser	Hair Dresser	A1	A1	
Lee High Road	57	Vacant	LPK Hair and Beauty	Vacant	Hair and Beauty Salon	Vacant	A1	
Lee High Road	59	Café Des Amis	Computer Centre	Café	Computer Sales and Repairs	A3	A1	
Lee High Road	65	Per Uomo	Hair Studio	Mens Hairdressers	Hairdressers	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee High Road	66	Regina Café	Regina Café	Café	Café	A1	A1	
Lee High Road	68	Regina Communications	Lewisham Computer Repairs	Mobile Phone Sales	Internet Café	A1	A1	
Lee High Road	69	La Fontaine	La Fontaine	Patisserie	Patisserie	A1	A1	
Lee High Road	70	Records	Records	Record Shop	Record Shop	A1	A1	
Lee High Road	71	Asian Food Specialist	Asian Food Specialist	Grocer	Grocer	A1	A1	
Lee High Road	77	No Name	Food and Wine	Newsagent	Newsagent	A1	A1	
Lee High Road	78	Kem's Klips	Kem's Klips	Barber	Barber	A1	A1	
Lee High Road	82	No Name	Liepa Hair Salon	Hair and Beauty	Hair and Beauty	A1	A1	
Lee High Road	84	Exclusive	Chin's Beauty Shop	Clothes Shop	Hairdressers	A1	A1	
Lee High Road	85-87	Hua Xia	Hua Xia	Food Store	Food Store	A1	A1	
Lee High Road	86	Sensuals	Sensuals	Hair and Beauty	Hair and Beauty	A1	A1	
Lee High Road	87A	L+J Cut and Braid	L+J Cut and Braid	Hairdresser	Hairdresser	A1	A1	
Lee High Road	88-90	Sputnik	Sputnik	Sun Beds / Food Store	Sun Beds / Food Store	A1	A1	
Lee High Road	89	Agape	Agape	Food Store	Food Store	A1	A1	
Lee High Road	91b	Vacant	Hair Plus	Vacant	Hair Salon	Vacant	A1	
Lee High Road	92		Perry Service		Vacuum Cleaner Sales and Repairs		A1	
Lee High Road	96-100	Advance Vehicle Alarms	Advance Vehicle Alarms	Vehicle Alarms	Vehicle Alarms	A1	A1	
Lewis Grove	01-02	Lewis Grove Pharmacy	Lewis Grove Pharmacy	Food Store	Food Store	A1	A1	
Lewis Grove	07	Scope	Scope	Charity Shop	Charity Shop	A1	A1	
Lewis Grove	09	Fashion Footwear	Fashion Footwear	Shoe Shop	Shoe Shop	A1	A1	
Lewis Grove	15	Lucent Cosmetics	Lucent Cosmetics	Cosmetics Shop	Cosmetics Shop	A1	A1	
Lewis Grove	23	Gennaro	Italian Food Express	Delicatessen	Delicatessen	A1	A1	
Lewis Grove	37	Your Hair + Beauty	Your Hair + Beauty	Store	Store	A1	A1	
Lewis Grove	41-3	99p Stores	99p Stores	General Store	General Store	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lewisham High Street	050	Sakhi Fabric	Sakhi Fabric	Fabrics	Fabrics	A1	A1	
Lewisham High Street	070	Venus News	Venus News	Newsagent/Off Licence	Newsagent/Off Licence	A1	A1	
Lewisham High Street	072-078	Boots	Boots	Chemist	Chemist	A1	A1	
Lewisham High Street	073	The Mojo Hair	The Mojo Hair	Hairdressers	Hairdressers	A1	A1	
Lewisham High Street	077	Herbs and Acupuncture	Herbs and Acupuncture	Chinese Medicine	Chinese Medicine	A1	A1	
Lewisham High Street	079	Snappy Snaps	Snappy Snaps	Photo Processor	Photo Processor	A1	A1	
Lewisham High Street	081	3A Chinese Medicine Centre	3A Chinese Medicine Centre	Chinese Medicine	Chinese Medicine	A1	A1	
Lewisham High Street	088	The Meat and Poultry Co.	CEX	Butcher	Pawn Broker	A1	A1	
Lewisham High Street	090	Vodafone	Vodafone	Phone Shop	Phone Shop	A1	A1	
Lewisham High Street	094	British Red Cross	British Red Cross	Charity Shop	Charity Shop	A1	A1	
Lewisham High Street	098	Julia Knows Best	Fancy Footware	Cosmetics / Hair Shop	Shoe Shop	A1	A1	
Lewisham High Street	100	Style	Style	Hair Salon	Hair Salon	A1	A1	
Lewisham High Street	102-106	Lewisham Food Market	Lewisham Food Market	Grocery	Grocery	A1	A1	
Lewisham High Street	107-109		99p Shop		General Store		A1	
Lewisham High Street	108	Shaba Hair + Cosmetics	Shaba Hair + Cosmetics	Cosmetics / Hair Shop	Cosmetics / Hair Shop	A1	A1	
Lewisham High Street	110a	M.M Butchers	M.M Butchers	Butcher	Butcher	A1	A1	
Lewisham High Street	111	Rolls + Rems	Rolls + Rems	Dress Fabric Shop	Dress Fabric Shop	A1	A1	
Lewisham High Street	112	Greggs	Greggs	Bakers	Bakers	A1	A1	
Lewisham High Street	113-115	Savers	Savers	Cosmetics Shop	Cosmetics Shop	A1	A1	
Lewisham High Street	114	Percy Ingle	Percy Ingle	Baker	Baker	A1	A1	
Lewisham High Street	116	Thomas Cook	Thomas Cook	Travel Agent	Travel Agent	A1	A1	
Lewisham High Street	121	Opening Doors	H + T Pawnbrokers	LBL Employment Service	Pawn Broker	A2	A1	
Lewisham High Street	122-126	Marks + Spencer	Marks + Spencer	Dept. Store	Dept. Store	A1	A1	
Lewisham High Street	123	Albermarle + Bond	Albermarle + Bond	Pawn Broker	Pawn Broker	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lewisham High Street	128	Barratts	Barratts	Shoe Shop	Shoe Shop	A1	A1	
Lewisham High Street	130	Carphone Warehouse	Carphone Warehouse	Mobile Phone Shop	Mobile Phone Shop	A1	A1	
Lewisham High Street	131-133	3Store	3Store	Mobile Phone Shop	Mobile Phone Shop	A1	A1	
Lewisham High Street	135	Cancer Research UK	Cancer Research UK	Charity Shop	Charity Shop	A1	A1	
Lewisham High Street	140	Currys Digital	Currys Digital	Electrical Shop	Electrical Shop	A1	A1	
Lewisham High Street	142-148	Super Drug	Super Drug	Drug Store	Drug Store	A1	A1	
Lewisham High Street	143-149	Peacocks	Pound World	Clothes Shop	General Store	A1	A1	
Lewisham High Street	150-154	TKMaxx	TKMaxx	Retail Warehouse	Retail Warehouse	A1	A1	
Lewisham High Street	155	Phase	Phase	Menswear	Menswear	A1	A1	
Lewisham High Street	156-160	B.H.S.	B.H.S.	Department Store	Department Store	A1	A1	
Lewisham High Street	162	K and K	K and K	Food store	Food store	A1	A1	
Lewisham High Street	164	Iceland	Iceland	Food store	Food store	A1	A1	
Lewisham High Street	169	Halal Meat and Fish City	Daily Fresh Fish and Seafood	Butcher	Fishmonger	A1	A1	
Lewisham High Street	172	Specsavers	Specsavers	Optician	Optician	A1	A1	
Lewisham High Street	174-6	Hops	Hops	Jewellery Shop	Jewellery Shop	A1	A1	
Lewisham High Street	177	Beauty First	Beauty First	Cosmetics Shop	Cosmetics Shop	A1	A1	
Lewisham High Street	180-190	Primark	Primark	Clothes Shop	Clothes Shop	A1	A1	
Lewisham High Street	192	Bilal Meat and Fish Centre	Bilal Meat and Fish Centre	Grocer	Grocer	A1	A1	
Lewisham High Street	194-196	Lewisham Butcher+ Grocer	Lewisham Butcher+ Grocer	Butcher/Grocer	Butcher/Grocer	A1	A1	
Lewisham High Street	195	Eyeland Vision Care	Eyeland Vision Care	Optician	Optician	A1	A1	
Lewisham High Street	197a	Gold + Jems	Gold + Jems	Jewellery Shop	Jewellery Shop	A1	A1	
Lewisham High Street	203	Next Stop	Next Stop	Jewellery Shop / Beauty Parlour	Jewellery Shop / Beauty Parlour	A1	A1	
Lewisham High Street	205	Millets	YouFix	Camping Equipment	Hardware Store	A1	A1	
Lewisham High Street	207	Streets of Lewisham	Streets DIY	DIY Store	DIY Store	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lewisham High Street	208	Bright House	Bright House	Electrical Goods	Electrical Goods	A1	A1	
Lewisham High Street	209-211	Vacant	British Heart Foundation	Vacant	Charity Shop	Vacant	A1	
Lewisham High Street	210	Game Station	Game Station	Electronic Games	Electronic Games	A1	A1	
Lewisham High Street	213	Lewisham Food Centre	Lewisham Food Centre	Food store	Food store	A1	A1	
Lewisham High Street	227-229	Turkish Food Centre	Turkish Food Centre	Food Shop	Food Shop	A1	A1	
Lewisham High Street	232-238	Beaumont Beds	Beaumont Beds	Furniture Shop	Furniture Shop	A1	A1	
Lewisham High Street	244	Whitehall	Whitehall	Mens Wear	Mens Wear	A1	A1	
Lewisham High Street	246	Bailwood	Bailwood	Children's Clothes	Children's Clothes	A1	A1	
Lewisham High Street	248	Amplifon	Amplifon	Hearing Aids	Hearing Aids	A1	A1	
Lewisham High Street	264-274	Tesco	Tesco	Grocery	Grocery	A1	A1	
Lewisham High Street	276	Thinesh	Thinesh	Jewellers	Jewellers	A1	A1	
Lewisham High Street	280	Joseph Anell	Joseph Anell	Hairdresser	Hairdresser	A1	A1	
Lewisham High Street	284	From the Root	From the Root	Hairdresser	Hairdresser	A1	A1	
Lewisham High Street	288-290	Supersave	Supersave	General Store	General Store	A1	A1	
Lewisham High Street	292-294	Cash Converters	Cash Converters	Pawnshop	Pawnshop	A1	A1	
Lewisham High Street	296-8	Sheel Pharmacy	Sheel Pharmacy	Chemist	Chemist	A1	A1	
Lewisham High Street	297-301	HSS	HSS	Hire Shop	Hire Shop	A1	A1	
Lewisham High Street	300	Kings and Queens	Kings and Queens	Hairdresser	Hairdresser	A1	A1	
Lewisham High Street	302	Post Office+	Post Office+	News + sub Post Office	News + sub Post Office	A1	A1	
Lewisham High Street	306	Lewisham Super	Lewisham Super	Supermarket	Supermarket	A1	A1	
Lewisham High Street	307-313	H E Olby + Sons	H E Olby + Sons	Builders Merchant	Builders Merchant	A1	A1	
Lewisham High Street	308-310	Blackheath Antiques	Blackheath Antiques	Furniture/Gifts	Furniture/Gifts	A1	A1	
Lewisham High Street	314	Action Homes Management	IT World	Estate Agents	Computer Sales and Repairs	A2	A1	
Lewisham High Street	317	Premi News	Premi News	Newsagent	Newsagent	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lewisham High Street	320	Furniture Arkade	Furniture Arkade	2nd Hand Goods	3rd Hand Goods	A1	A1	
Lewisham High Street	324-328	Supreme	Supreme	Pet Shop	Pet Shop	A1	A1	
Lewisham High Street	332	Snip In	Snip In	Hairdressers	Hairdressers	A1	A1	
Lewisham High Street	336	Barbers	Barbers	Hairdresser	Hairdresser	A1	A1	
Lewisham Road	290	Tesco	Tesco	Supermarket	Supermarket	A1	A1	
Lewisham Road	308	Liquor Value	Liquor Value	Off Licence	Off Licence	A1	A1	
Lewisham Road	310	Mitco + Co	Mitco News	Grocer	Grocer	A1	A1	
Lewisham Road	312-314	Sheel Health + Herbal	Sheel Health + Herbal	Wholefood Shop	Wholefood Shop	A1	A1	
Lewisham Road	318	Private Shop	Private Shop	Sex Shop/Fitness Shop	Sex Shop/Fitness Shop	A1	A1	
Loampit Vale	68	No Name	Lifestyle	Textile Shop	Textile Shop	A1	A1	
Loampit Vale		Allied Carpets	Family Bargains	Retail Warehouse	Retail Warehouse	A1	A1	
Loampit Vale		Mothercare	Mothercare	Retail Warehouse	Retail Warehouse	A1	A1	
Loampit Vale		Matalan	Matalan	Retail Warehouse	Retail Warehouse	A1	A1	
Loampit Vale		Sports Direct	Sports Direct	Retail Warehouse	Retail Warehouse	A1	A1	
Loampit Vale		Carpetright	Carpetright	Retail Warehouse	Retail Warehouse	A1	A1	
Marischal Road	01	Grant's Salon	Grant's Salon	Barber	Barber	A1	A1	
The Lewisham Centre	01a	Timpson	Timpson	Watchmaker	Watchmaker	A1	A1	
The Lewisham Centre	02	H Samuel	H Samuel	Jeweller	Jeweller	A1	A1	
The Lewisham Centre	03	Orange	Orange	Mobile Phones	Mobile Phones	A1	A1	
The Lewisham Centre	03a	Herbal Inn	Herbal Inn	Herbs and Beauty Products	Herbs and Beauty Products	A1	A1	
The Lewisham Centre	04	Phones 4 U	Phones 4 U	Mobile Phones	Mobile Phones	A1	A1	
The Lewisham Centre	05	Warren James	Warren James	Jeweller	Jeweller	A1	A1	
The Lewisham Centre	06 07	Cargo	Card Factory	Homeware / Furniture	Card Shop	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
The Lewisham Centre	08 09	Foot Locker	Foot Locker	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	10	Ernest Jones	Ernest Jones	Jewellers	Jewellers	A1	A1	
The Lewisham Centre	11	H+M	H+M	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	13	Greggs	Greggs	Baker	Baker	A1	A1	
The Lewisham Centre	15	Argos	Argos	Catalogue Showroom	Catalogue Showroom	A1	A1	
The Lewisham Centre	16 17	Evans	Evans	Womens Clothes	Womens Clothes	A1	A1	
The Lewisham Centre	18		Baseo		Electronics Shop		A1	
The Lewisham Centre	19	O2	O2	Mobile Phones	Mobile Phones	A1	A1	
The Lewisham Centre	20	Echo Island	Echo Island	Mensware	Mensware	A1	A1	
The Lewisham Centre	21	Ann Summers	Ann Summers	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	22-23	Internacionale	Internacionale	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	24	The Works	The Works	Book Shop	Book Shop	A1	A1	
The Lewisham Centre	26	Blue Inc	Blue Inc	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	28	Risky	Charlotte Reid	Clothes Shop	Bag Shop	A1	A1	
The Lewisham Centre	30-32	Vacant	JD Sport	Vacant	Shoe Shop	Vacant	A1	
The Lewisham Centre	33	Sainsburys	Sainsburys	Supermarket	Supermarket	A1	A1	
The Lewisham Centre	34	Clarks	Clarks	Shoe Shop	Shoe Shop	A1	A1	
The Lewisham Centre	35	Wallis	Wallis	Womens Clothes	Womens Clothes	A1	A1	
The Lewisham Centre	36-37	Next	Next	Clothes	Clothes	A1	A1	
The Lewisham Centre	38	Krisp	Krisp	Clothes	Clothes	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
The Lewisham Centre	39	Vision Express	Vision Express	Opitician	Opitician	A1	A1	
The Lewisham Centre	40a	Cosmetics Shop	The Body Shop	Cosmetics Shop	Cosmetics Shop	A1	A1	
The Lewisham Centre	40b	Select	Select	Womens Clothes	Womens Clothes	A1	A1	
The Lewisham Centre	40c	New Look	New Look	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	40d	Vacant	£ Stretcher	Vacant	Discount Shop	Vacant	A1	
The Lewisham Centre	41b	Vacant	Tiger Homeware	Vacant	Homeware Shop	Vacant	A1	
The Lewisham Centre	43	Shoe Zone	Shoe Zone	Shoe Shop	Shoe Shop	A1	A1	
The Lewisham Centre	44	Stead + Simpson	Stead + Simpson	Shoe Shop	Shoe Shop	A1	A1	
The Lewisham Centre	45	Italian Clothing	Italian Clothing	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	47	Murkaan Beauty	Murkaan Beauty	Beauty Parlor	Beauty Parlor	A1	A1	
The Lewisham Centre	53	Faiz	Faiz	General Store	General Store	A1	A1	
The Lewisham Centre	54A	Supercuts	Supercuts	Hairdresser	Hairdresser	A1	A1	
The Lewisham Centre	56	Poundland	Poundland	General Store	General Store	A1	A1	
The Lewisham Centre	58	Punky Fish	Punky Fish	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	59	W.H. Smith	W.H. Smith	Stationers	Stationers	A1	A1	
The Lewisham Centre	63	Fusion	Magenta	Clothes Shop	Clothes Shop	A1	A1	
The Lewisham Centre	65	Baron Jon	Baron Jon	Mens Clothes	Mens Clothes	A1	A1	
The Lewisham Centre	66	T-Mobile	T-Mobile	Mobile Phones	Mobile Phones	A1	A1	
The Lewisham Centre	67	Holland + Barrett	Holland + Barrett	Health Foods	Health Foods	A1	A1	
The Lewisham Centre	68	Game	Game	Computer Games	Computer Games	A1	A1	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
The Lewisham Centre	69-70	JD	Hype Clothing	Sports Wear	Clothes Shop	A1	A1	
The Lewisham Centre	72	Liberta	Liberta	Shoe Shop	Shoe Shop	A1	A1	
The Lewisham Centre	72A	The Perfume Shop	The Perfume Shop	Perfumes Shop	Perfumes Shop	A1	A1	
The Lewisham Centre	01	Clares	Clares	Stationers/ Videos etc.	Stationers/ Videos etc.	A1	A1	186
Lee High Road	03-05	Jein Solicitors		Solicitors	Solicitors	A2	A2	
Lee High Road	08	Ladbroke	Ladbroke	Bookmakers	Bookmakers	A2	A2	
Lee High Road	61	NEA	NEA	Recruitment Agency	Recruitment Agency	A2	A2	
Lee High Road	67	DT + T	DT + T	Money Transfers	Money Transfers	A2	A2	
Lee High Road	74	Serendib	Peter Bonner and Co	Travel Agent	Solicitors	A1	A2	
Lee High Road	91a	Vacant	Acexpress	Vacant	Money Transfers	Vacant	A2	
Lewis Grove	13	CARE (BS Social)	CARE (BS Social)	Employment Agency	Employment Agency	A2	A2	
Lewis Grove	17	Leaders	Leaders	Estate Agent	Estate Agent	A2	A2	
Lewis Grove	27	Robinson Jackson	Robinson Jackson	Estate Agent	Estate Agent	A2	A2	
Lewis Grove	28		Steven Machi Solicitors		Solicitors		A2	
Lewis Grove	33-5	Betfred	Betfred	Bookmakers	Bookmakers	A2	A2	
Lewisham High Street	052	Brook Street Bureau	Brook Street Bureau	Employment	Employment	A2	A2	
Lewisham High Street	054-056	Ladbrokes	Ladbrokes	Bookmakers	Bookmakers	A2	A2	
Lewisham High Street	058-060	Chelsea Building Society	Chelsea Building Society	Building Society	Building Society	A2	A2	
Lewisham High Street	062	Simon Bethal	Simon Bethal	Solicitors	Solicitors	A2	A2	
Lewisham High Street	064	Halifax	Halifax	Financial Services	Financial Services	A2	A2	
Lewisham High Street	068	Reed	Reed	Employment Agency	Employment Agency	A2	A2	
Lewisham High Street	080	Nat West	Nat West	Bank	Bank	A2	A2	
Lewisham High Street	083	Turkish Bank	Turkish Bank	Bank	Bank	A2	A2	
Lewisham High Street	085-087	HSBC	HSBC	Bank	Bank	A2	A2	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lewisham High Street	086	Paddy Power	Paddy Power	Bookmakers	Bookmakers	A2	A2	
Lewisham High Street	089-095	Barclays	Barclays	Bank	Bank	A2	A2	
Lewisham High Street	092	Oakham	Oakham	Money Store	Money Store	A2	A2	
Lewisham High Street	110b	Money Shop	Money Shop	Financial Services	Financial Services	A2	A2	
Lewisham High Street	118-120	Lloyds/TSB	Lloyds/TSB	Bank	Bank	A2	A2	
Lewisham High Street	125-129	Santander	Santander	Bank	Bank	A2	A2	
Lewisham High Street	137	Joe Jennings	Joe Jennings	Bookmaker	Bookmaker	A2	A2	
Lewisham High Street	151	Co-op	Co-op	Bank	Bank	A2	A2	
Lewisham High Street	153	Acorn Estate Agency	Acorn Estate Agency	Estate Agents	Estate Agents	A2	A2	
Lewisham High Street	163	William Hill	William Hill	Bookmaker	Bookmaker	A2	A2	
Lewisham High Street	165	Temporary Site Office	Paddy Power	Office	Bookmaker	B1	A2	
Lewisham High Street	171	Mann	Mann	Estate Agents	Estate Agents	A2	A2	
Lewisham High Street	179	Vacant	Coral	Vacant	Bookmaker	Vacant	A2	
Lewisham High Street	181	Hyde	Hyde	Housing Association	Housing Association	A2	A2	
Lewisham High Street	191-193	Manpower	Manpower	Employment Agency	Employment Agency	A2	A2	
Lewisham High Street	197	Mark Beaumont	Mark Beaumont	Estate Agent	Estate Agent	A2	A2	
Lewisham High Street	223-225	Acorn	Acorn	Financial Services	Financial Services	A2	A2	
Lewisham High Street	250	Swinton Insurance	Swinton Insurance	Insurance	Insurance	A2	A2	
Lewisham High Street	262A	Ludlow Thompson	Ludlow Thompson	Estate Agent	Estate Agent	A2	A2	
Lewisham High Street	282	Blue Field	Blue Field	Estate Agents	Estate Agents	A2	A2	
Lewisham High Street	315	Graceland	Graceland	Solicitors	Solicitors	A2	A2	
Marischal Road	13		Serendib Lanka Travels Ltd		Travel Agent		A2	
The Lewisham Centre	55	Freeman Harris	Freeman Harris	Solicitors	Solicitors	A2	A2	43
Belmont Hill	7-9	Café Panorama	Café Panorama	Café	Café	A3	A3	

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee High Road	07	Wings Noodle	Wings Noodle	Café	Café	A3	A3	
Lee High Road	14	Nandos	Nandos	Restaurant	Restaurant	A3	A3	
Lee High Road	19	Taste of Lewisham	Taste of Lewisham	Restaurant	Restaurant	A3	A3	
Lee High Road	37	La Maison des Gateaux	La Maison des Gateaux	Café	Café	A3	A3	
Lee High Road	39	Vacant	La Patisserie D'or	Vacant	Café	Vacant	A3	
Lee High Road	47-49	Welcome	Welcome	Noodle House	Noodle House	A3	A3	
Lee High Road	73	Spice Cottage	Spice Cottage	Café	Café	A3	A3	
Lee High Road	80	Canh Buom	Taste Inn	Restaurant	Restaurant	A3	A3	
Lewis Grove	25	Market Café	Market Café	Café	Café	A3	A3	
Lewisham High Street	117-119	Something Fishy	Something Fishy	Hot Eels + Mash	Hot Eels + Mash	A3	A3	
Lewisham High Street	161	Chef's Treat	Chef's Treat	Restaurant	Restaurant	A3	A3	
Lewisham High Street	166-170	McDonalds	McDonalds	Burger Bar	Burger Bar	A3	A3	
Lewisham High Street	183	Wimpy	Wimpy	Burger Bar	Burger Bar	A3	A3	
Lewisham High Street	187	Levante Pide	Levante Pide	Restaurant	Restaurant	A3	A3	
Lewisham High Street	318	Home	Home	Restaurant	Restaurant	A3	A3	
Lewisham High Street	334	Central Café	Central Café	Cafe	Cafe	A3	A3	
Lewisham Road	320-322	Maggie's Cafe	Maggie's Cafe	Cafe	Cafe	A3	A3	
The Lewisham Centre	41a	Vacant	Costa Coffee	Vacant	Cafe	Vacant	A3	
The Lewisham Centre	74	Travel Zone	Muffin Break	Bags Cases etc	Cafe	A1	A3	20
Lee High Road	01	One	One	PH	PH	A4	A4	
Lewisham High Street	066	Joiners Arms	Joiners Arms	Public House	Public House	A4	A4	
Lewisham High Street	198-206	The Watch House	The Watch House	Public House	Public House	A4	A4	
Lewisham High Street	316	Fox + Firkin	Fox + Firkin	PH	PH	A4	A4	
Lewisham High Street	323-327	Ravensbourne Arms	Ravensbourne Arms	PH	PH	A4	A4	5

## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee High Road	21	JK Kebabish	JK Kebabish	Take Away	Take Away	A5	A5	
Lee High Road	29	Favorite	Favorite	Take Away	Take Away	A5	A5	
Lee High Road	30+30A	Bertie Roosters	Bertie Roosters	Take Away	Take Away	A5	A5	
Lee High Road	76	Pizza Go-Go	Pizza Go-Go	Takeaway	Takeaway	A5	A5	
Lewis Grove	11	Levante	Levante	Takeaway	Takeaway	A5	A5	
Lewisham High Street	075	Subway	Subway	Sandwich Bar	Sandwich Bar	A5	A5	
Lewisham High Street	167	Chicken Cottage	Chicken Cottage	Take Away	Take Away	A5	A5	
Lewisham High Street	215	Jerk Chicken	Jerk Chicken	Take Away	Take Away	A5	A5	
Lewisham High Street	217	KFC Express	KFC Express	Take Away	Take Away	A5	A5	
Lewisham High Street	242	Madras	Kalavara	Take Away	Take Away	A5	A5	
Lewisham High Street	252	Western Fried Chicken	Western Fried Chicken	Take Away	Take Away	A5	A5	
Lewisham High Street	278	New Winner	New Winner	Take Away	Take Away	A5	A5	
Lewisham High Street	304	Kebab Centre	Kebab Centre	Take Away	Take Away	A5	A5	
Lewisham High Street	312	Morleys Fried Chicken	Morleys Fried Chicken	Take Away	Take Away	A5	A5	
Loampit Vale	74	Morning Star	Morning Star	Take Away	Take Away	A5	A5	
Loampit Vale	76	Good View	Good View	Take Away	Take Away	A5	A5	16
Lee High Road	02	Vacant	First time school of motoring	Vacant	Office	Vacant	B1	
Lee High Road	15	Western Union	Blackheath Direct Cars Ltd	Money Transfers	Minicab Office	A2	B1	
Lee High Road	72	Vacant	Lewisham Mencap	Vacant	Office	Vacant	B1	
Lee High Road	83	Advice Centre	London Minicab	Travel Agent	Minicab Office	A2	B1	
Lee High Road	94	Vacant	Driver Recruitment Office	Vacant	Office	Vacant	B1	
Lewis Grove	39	Baseline Youth	Baseline Youth	LBL Office	LBL Office	B1	B1	
Lewisham High Street	254	8 Star Mini Cabs	9 Star Mini Cabs	Mini Cab Office	Mini Cab Office	B1	B1	
Lewisham High Street	340		Network Recruitment Solutions		Office		B1	

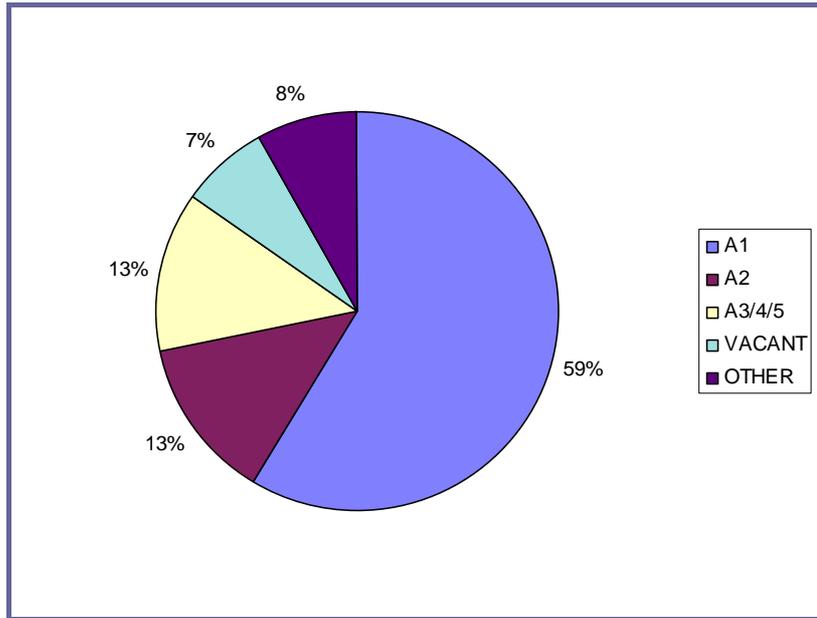
## Lewisham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lewisham High Street	50R	The Parking Shop	The Parking Shop	LBL Office	LBL Office	B1	B1	
The Lewisham Centre	46		Shop Mobility		Office		B1	10
Marischal Road		Kirby's Auto	Kirby's Auto	Car repairs	Car repairs	B2	B2	1
Marischal Road	5		Residential		Residential		C3	
Marischal Road	7		Residential		Residential		C3	
Marischal Road	15-17	Dak Sheens	Residential	Hairdresser	Residential	A1	C3	3
Lewis Grove	3	Lewisham Dental Practice	Lewisham Dental Practice	Dentist	Dentist	D1	D1	
Lewisham High Street	065-069	Fitness First	Twin Group	Gym	Employment Training	D1	D1	
Lewisham High Street	199-201	Lewisham Library	Lewisham Library	Library	Library	D1	D1	
Lewisham Road	316	The Circle	The Circle	Podiatry Practice	Podiatry Practice	D1	D1	4
Lewisham High Street	71	Fitness First	Soho Gyms	Gym	Gym	D2	D2	
Marischal Road	19a	Lucky's	Lucky's	Gym	Gym	D2	D2	2
Lewisham High Street	096	Quicksilver	Quicksilver	Amusements Arcade	Amusements Arcade	S/G	S/G	
Lewisham High Street	099	Acora	Acora	Amusement Arcade	Amusement Arcade	S/G	S/G	
Lewisham High Street	105	Agora	Cashino	Amusement Arcade	Amusement Arcade	S/G	S/G	
Lee High Road	31	Dream Nails	Hollygood Nails	Sun Beds/Beauty Parlour	Nail Salon	SG	S/G	
Lewis Grove	05	Hot Nails	Hot Nails	Beauty Salon	Beauty Salon	SG	S/G	
Lewis Grove	21	Express Nails	Express Nails	Beauty Salon	Beauty Salon	SG	S/G	6
Belmont Hill	5	Charcoal Grill	Vacant	Take Away	Vacant	A5	Vacant	
Lee High Road	25	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lee High Road	26	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lee High Road	63	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lee High Road	75	London Minicab	Vacant	Minicab Office	Vacant	B1	Vacant	
Lee High Road	79	Bayar Associates	Vacant	Auditor/Accountant	Vacant	A2	Vacant	

Lewisham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee High Road	81	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lewis Grove	19	Oak Estates	Vacant	Estate Agent	Vacant	A2	Vacant	
Lewisham High Street	139-141	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lewisham High Street	189	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lewisham High Street	219-221	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lewisham High Street	226-230	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Lewisham High Street	286	Two 8 Six	Vacant	Bar	Vacant	A4	Vacant	
Lewisham High Street	338	St Christopher's Hospice	Vacant	Charity Office	Vacant	B1	Vacant	
Loampit Vale	66	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Loampit Vale	70-72	D2 Leisure Store	Vacant	Cycle Shop Plus	Vacant	A1	Vacant	
Marischal Road	03	Sachs	Vacant	Hairdresser	Vacant	A1	Vacant	
Marischal Road	09	Internet Café	Vacant	Internet Café	Vacant	A1	Vacant	
The Lewisham Centre	25	Optical Express	Vacant	Optician	Vacant	A1	Vacant	
The Lewisham Centre	29	Card Factory	Vacant	Card Shop	Vacant	A1	Vacant	
The Lewisham Centre	57	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
The Lewisham Centre	60	Clinton	Vacant	Card Shops	Vacant	A1	Vacant	
The Lewisham Centre	75	Ponti's	Vacant	Restaurant	Vacant	A3	Vacant	23
<b>TOTAL number of units in centre</b>							<b>319</b>	<b>319</b>

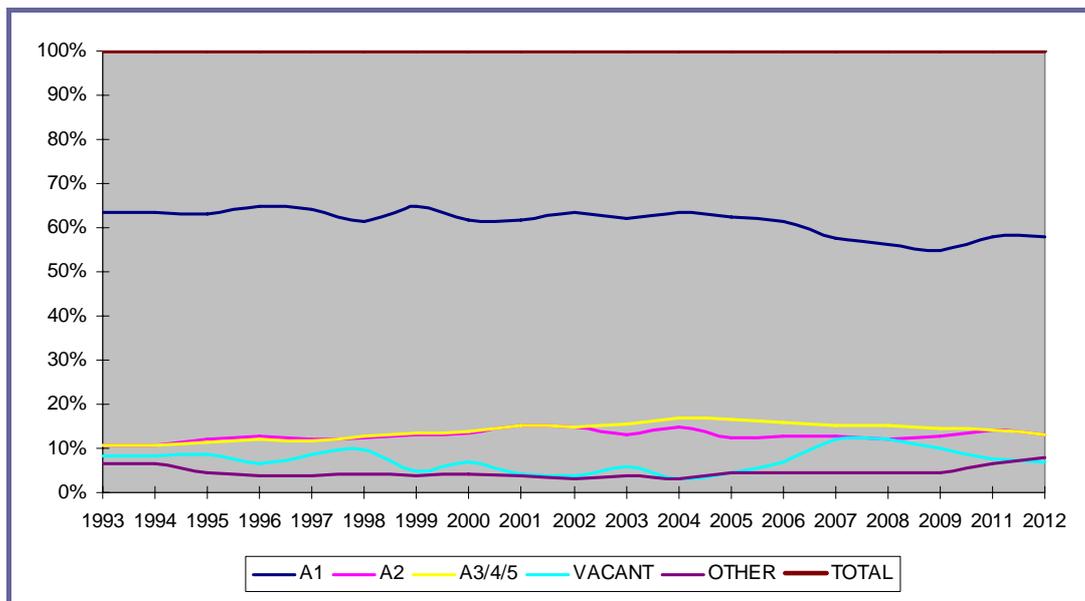
A1.3 When looking at the proportion of different use classes in Lewisham, Figure 30 shows that in 2012 the most common type of land use is shops (A1) which accounts for 59% of the units, followed by services (A2) and food and drink establishments (A3, A4 and A5).

Figure 30: Proportion of use classes in Lewisham in 2012



- A1.4 Figure 31 shows the change in the proportion of different use classes over time. In general, the use classes in Lewisham have remained relatively stable. Proportionally:
- shops (A1) are the most common and have seen slight fluctuations over time,
  - services (A2) and food and drink establishments (A3, A4 and A5) have remained constant,
  - there has been a small variation in vacant units over time, with a peak during 2007-8 and a slight decline since then,
  - other uses have increased slightly since 2009.

Figure 31: Change in the proportion of use classes in Lewisham (1993-2012)



- A1.5 In 2012, Lewisham had 319 units in total. Figure 32 lists and ranks the units into different sub categories for Lewisham. The majority of the units were comprised of comparison shops, services and facilities.

Figure 32: Different uses in Lewisham in 2012

Type of use	Type of units
<b>103</b> Comparison (non food) shops (A1)	5 variety store, 29 clothes, 8 shoes, 14 electrical goods, 9 furniture/household/DIY, 1 car accessories, 6 stationers/books/newsagents, 4 music/games, 9 jewellery, 1 pet supplies, 1 sports, 8 discount stores, 4 charity shops, 4 pawn brokers
<b>101</b> Services and facilities	35 hairdressers/beauty salon/barbers, 4 optician, 1 dentist, 1 podiatry, 6 pharmacy/chemist, 2 gym, 1 library, 2 internet café, 1 photo processing, 1 post office, 1 dry cleaners/laundrette, 1 undertaker, 8 bank/building society, 6 financial services, 6 solicitors, 2 travel agent, 7 estate agents, 1 insurance agency, 6 employment/training agency, 1 housing association, 8 betting shops
<b>41</b> Food and drink (A3, A4, A5) units	20 restaurants and cafes, 5 pubs, 16 hot food take-aways
<b>34</b> Convenience (food) shops (A1)	4 supermarket/general store, 3 off licence, 17 grocers, 5 bakers/confectioners, 3 butchers, 1 fishmongers, 1 healthfood
<b>23</b> Vacant units	
<b>11</b> Business (B1, B2) units	3 mini cab office, 5 offices, 2 LBL offices, 1 car repairs
<b>3</b> Other uses (sui generis)	3 amusement arcades
<b>3</b> Residential (C3) units	

## A2 Catford major centre

- A2.1 Catford is located in the central part of the borough and it's boundaries are shown in Figure 34. It is identified in the Core Strategy as a major centre. Being accessible by rail, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Catford to be at level 6a. Catford plays an important role as the civic heart of the borough. It offers a wide range of retail, commercial and entertainment services, many of which are located in the Catford Shopping Centre. The Council's aspirations are to significantly improve the physical environment, with comprehensive redevelopment of the area.
- A2.2 Figure 35 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Catford. Data from the 2011 survey has also been included for comparison purposes.

Figure 35: Catford survey data 2012 (PTO)

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## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Catford Broadway	27	The Nubian Arts Centre	The Nubian Arts Centre	Afro Art	Afro Art	A1	A1	
Rushey Green	160	Percy Ingle	Percy Ingle	Baker	Baker	A1	A1	
Catford Road	5/6	TFX	TFX	Baker/Grocer	Baker/Grocer	A1	A1	
Rushey Green	138	Greggs	Greggs	Bakers	Bakers	A1	A1	
Doggett Road	1A	Bless You	Bless You	Barber	Barber	A1	A1	
Sangley Road	32	Top Dog	Top Dog	Barber	Barber	A1	A1	
Winslade Way	22a	Angel Star	Angel Star	Beauty Salon	Beauty Salon	A1	A1	
Winslade Way	35	Inspire Beauty	Inspire Beauty	Beauty Salon	Beauty Salon	A1	A1	
Plassey Road		Dreams	Dreams	Bed Shop	Bed Shop	A1	A1	
Brownhill Road	4	Holy Cross	Holy Cross	Books Shop	Books Shop	A1	A1	
Winslade Way	23/24	WH Smith	WH Smith	Books,Stationery,etc	Books,Stationery,etc	A1	A1	
Sangley Road	22-26	Travis Perkins	Travis Perkins	Building Supplies	Building Supplies	A1	A1	
Catford Broadway	19	Tonys	Tonys	Butcher	Butcher	A1	A1	
Sangley Road	30	All Ford	All Ford	Car Parts	Car Parts	A1	A1	
Rushey Green	070-72	Dourof's	Dourof's	Carpet Shop	Carpet Shop	A1	A1	
Catford Broadway	10/11	Age Concern	Age Concern	Charity Shop	Charity Shop	A1	A1	
Catford Broadway	33	Salvation Army	Salvation Army	Charity Shop	Charity Shop	A1	A1	
Winslade Way	22	British Heart Foundation	British Heart Foundation	Charity Shop	Charity Shop	A1	A1	
Winslade Way	04	Sense	Sense	Charity Shop	Charity Shop	A1	A1	
Rushey Green	140-142	Superdrug	Superdrug	Chemist	Chemist	A1	A1	
Rushey Green	104/106	Boots	Boots	Chemist,Cosmetic,etc	Chemist,Cosmetic,etc	A1	A1	
Catford Road	3	FLK	FLK	Chinese Grocer	Chinese Grocer	A1	A1	
Brownhill Road	15	Chinese Health Group	Chinese Health Group	Chinese Health Shop	Chinese Health Shop	A1	A1	
Winslade Way	28	Health and Herbs	Health and Herbs	Chinese Herbalist	Chinese Herbalist	A1	A1	

## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Rushey Green	096/98	Peacocks	Peacocks	Clothes Shop	Clothes Shop	A1	A1	
Winslade Way	02+3	Ethel Austin	Risky	Clothes Shop	Clothes Shop	A1	A1	
Winslade Way	06	Internacionale	Internacionale	Clothes Shop	Clothes Shop	A1	A1	
Catford Broadway	18	T.A. Superstore	Teen to Queen Clothing	Grocery	Clothes Shop	A1	A1	
Rushey Green	123	Knet Internet Café	Computer Repairs	Internet Cafe	Computer Equipment	A1	A1	
Rushey Green	107a	Tamnet	Tamnet	Computer Sale/Repair	Computer Sale/Repair	A1	A1	
Catford Broadway	09	Black Beauty	Black Beauty	Cosmetics	Cosmetics	A1	A1	
Rushey Green	146	Ace	Ace	Cosmetics	Cosmetics	A1	A1	
Winslade Way	32	Vacant	Poundland	Vacant	Discount store	Vacant	A1	
Rushey Green	077	HSDC	HSDC	Dry Cleaner	Dry Cleaner	A1	A1	
Catford Broadway	06	Carlton	Carlton	Dry Cleaning	Dry Cleaning	A1	A1	
Winslade Way	36	Payne Bros	Payne Bros	Electrical Goods	Electrical Goods	A1	A1	
Ringstead Buildings	3	Martial Arts	Martial Arts	Films and Equipment	Films and Equipment	A1	A1	
Catford Broadway	25R	M.Y.Food Centre	M.Y.Food Centre	Food Grocery	Food Grocery	A1	A1	
Rushey Green	091	Price Cutter	Catford Food Centre	Foodstore	Foodstore	A1	A1	
Rushey Green	148	C+B Fruiterers	C+B Fruiterers	Fruits and Vegetables	Fruits and Vegetables	A1	A1	
Winslade Way	05	Pure Life	Pure Life	Furniture	Furniture	A1	A1	
Rushey Green	114		Catford Discount	General Non-Food Stores	General Non-Food Stores	A1	A1	
Rushey Green	080/082	99p Stores	99p Stores	General Store	General Store	A1	A1	
Rushey Green	117	Gorgeous	Gorgeous	Gift + Accessories	Gift + Accessories	A1	A1	
Rushey Green	108/110	Argos	Argos	Goods	Goods	A1	A1	
Brownhill Road	9/11	Payless	Payless	Grocer	Grocer	A1	A1	
Catford Broadway	14/15	Broadway Supermarket	Broadway Supermarket	Grocer	Grocer	A1	A1	
Catford Broadway	24	Nails and Beauty	Saigon Foods	Beauty Salon	Grocer	A1	A1	
Holbeach Road	12-16	MH Supermarket	MH Supermarket	Grocer	Grocer	A1	A1	

## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Rushey Green	131	Rushey Green Food and Wine	Rushey Green Food and Wine	Grocer	Grocer	A1	A1	
Rushey Green	133	JRK	Catford Mini Mart	Accounting	Grocer	A2	A1	
Rushey Green	083	Global Link	L'Abidjanaise	International Calls etc.	Grocer	A1	A1	
Rushey Green	163	Catford Wine Grocery	Catford Wine Grocery	Grocer	Grocer	A1	A1	
Rushey Green	169	Premier	Premier	Grocer	Grocer	A1	A1	
Rushey Green	107b	Kasoa Market	Cote D'Ivoire Market	Internet Cafe	Grocer	A1	A1	
Catford Broadway	25	SWA	SWA	Grocer/Fishmonger	Grocer/Fishmonger	A1	A1	
Rushey Green	199	Frank Convenience Store	Franco's Mini Mart	Groceries	Groceries	A1	A1	
Rushey Green	100/102	Savers	Savers	Grocers	Grocers	A1	A1	
Catford Broadway	26	Rashid's Food Centre	Rashid's Food Centre	Grocery	Grocery	A1	A1	
Catford Broadway	31	Broadway Food and Wine	Broadway Food and Wine	Grocery	Grocery	A1	A1	
Catford Broadway	32	H+S Fish Market	H+S Fish Market	Grocery	Grocery	A1	A1	
Catford Broadway	05	A+S Grocery	A+S Grocery	Grocery	Grocery	A1	A1	
Ringstead Buildings	1	Glory Supermarket	Glory Supermarket	Grocery	Grocery	A1	A1	
Ringstead Buildings	2	Polish Foodstore	Kabanosik	Grocery	Grocery	A1	A1	
Winslade Way	27	R+A Discount Store	R+A Discount Store	Grocery	Grocery	A1	A1	
Catford Broadway	29	Broadway Hair Studio	Broadway Hair Studio	Hair Dressing	Hair Dressing	A1	A1	
Brownhill Road	6	Titilayo	Hanna hair stylist	Hair Salon	Hair Salon	A1	A1	
Bromley Road	9	DG	DG	Hairdresser	Hairdresser	A1	A1	
Brownhill Road	5	Hair Stylist	Hair Stylist	Hairdresser	Hairdresser	A1	A1	
Brownhill Road	7	Nick's Barbers	Nick's Barbers	Hairdresser	Hairdresser	A1	A1	
Catford Broadway	20	Q Squared	Q Squared	Hairdresser	Hairdresser	A1	A1	
Catford Broadway	22	Look Hair	Look Hair	Hairdresser	Hairdresser	A1	A1	
Doggett Road	1B	Vacant	Hair for You	Vacant	Hairdresser	Vacant	A1	

## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Rushey Green	111	Europa	Europa	Hairdresser	Hairdresser	A1	A1	
Sangley Road	40	ARK	ARK	Hairdresser	Hairdresser	A1	A1	
Sangley Road	44	Familys	Familys	Hairdresser	Hairdresser	A1	A1	
Winslade Way	01	Vacant	Xander and Xavier	Vacant	Hairdresser	Vacant	A1	
Eros House	2	Shears	Shears	Hairdresser	Hairdresser	A1	A1	
Thomas Lane		The Barber Shoppe	The Barber Shoppe	Hairdresser	Hairdresser	A1	A1	
Catford Road	8	SWS	Urban Beauty	Hairdresser+Nails	Hairdresser+Nails	A1	A1	
Rushey Green	68	Salon	Planet 68	Salon	Hairdressers	A1	A1	
Winslade Way	33	Holland + Barrett	Holland + Barrett	Health Food Shop	Health Food Shop	A1	A1	
Winslade Way	25/26	Poundstrecher	Poundstrecher	Household Goods	Household Goods	A1	A1	
Winslade Way	30/31	Bon Marche	Bon Marche	Children's Clothes	Ladies' clothes	A1	A1	
Rushey Green	150	Meat Express	Meat Express	Meat Poultry	Meat Poultry	A1	A1	
Catford Broadway	17	Repair Centre	Repair Centre	Mobiles and Electrical Goods	Mobiles and Electrical Goods	A1	A1	
Catford Broadway	08	Saran Superstore	Saran Superstore	Newsagent	Newsagent	A1	A1	
Catford Road	2	Yogi	Yogi	Newsagent	Newsagent	A1	A1	
Rushey Green	152	H+M News	H+M News	Newsagent	Newsagent	A1	A1	
Rushey Green	125	Boots	Boots	Optician	Optician	A1	A1	
Rushey Green	154	Ronald Brown Centre	Ronald Brown Centre	Optician	Optician	A1	A1	
Rushey Green	112	K A Rowland	K A Rowland	Opticians	Opticians	A1	A1	
Rushey Green	134	Specsavers	Specsavers	Opticians	Opticians	A1	A1	
Rushey Green	058	Harvey and Thompson	Harvey and Thompson	Pawnbroker	Pawnbroker	A1	A1	
Rushey Green	122	Albermarle and Bond	Albermarle and Bond	Pawnshop	Pawnshop	A1	A1	
Rushey Green	060	Shop 60	Shop 60	Photographic Studio	Photographic Studio	A1	A1	
Rushey Green	187/189	Post Office	Post Office	Post Office	Post Office	A1	A1	

## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sangley Road	21A	Magic Signs and Graphics	Magic Signs and Graphics	Printer	Printer	A1	A1	
Sangley Road	21C	Trustee Alarms	Trustee Alarms	Security Services	Security Services	A1	A1	
Rushey Green	158R	Mister Cobbler	Mister Cobbler	Shoe Repairs	Shoe Repairs	A1	A1	
Rushey Green	124/126	Shoe Zone	Shoe Zone	Shoe Shop	Shoe Shop	A1	A1	
Plassy Road		JD Sports	JD Sports	Sports Wear	Sports Wear	A1	A1	
Rushey Green	052	Aldi	Aldi	Supermarket	Supermarket	A1	A1	
Winslade Way	10-13	Iceland	Iceland	Supermarket	Supermarket	A1	A1	
Winslade Way	14-21	Tesco	Tesco	Supermarket	Supermarket	A1	A1	
Plassy Road		Lidl	Lidl	Supermarket	Supermarket	A1	A1	
Rushey Green	049	The Funeral Centre	The Funeral Centre	Undertakers	Undertakers	A1	A1	
Rushey Green	105	The Money Shop	Vacant	Cash Converters	Vacant	A1	A1	108
Rushey Green	147/149	HSBC	HSBC	Bank	Bank	A2	A2	
Rushey Green	155-159	National Westminster	National Westminster	Bank	Bank	A2	A2	
Rushey Green	164/166	Barclays	Barclays	Bank	Bank	A2	A2	
Catford Broadway	03	Coral	Coral	Betting Office	Betting Office	A2	A2	
Rushey Green	197	Betred	Betfred	Betting Office	Betting Office	A2	A2	
Rushey Green	078	Coral	Coral	Betting Office	Betting Office	A2	A2	
Rushey Green	089	William Hill	William Hill	Bookmakers	Bookmakers	A2	A2	
Catford Broadway	25	Ladbrokes	Ladbrokes	Bookmakers	Bookmakers	A2	A2	
Rushey Green	132	Better	Jennings Bet	Bookmakers	Bookmakers	A2	A2	
Rushey Green	144	Halifax	Halifax	Building Society	Building Society	A2	A2	
Rushey Green	162	Abbey National	Abbey National	Building Society	Building Society	A2	A2	
Catford Road	4	Omega	Omega	Estate Agent	Estate Agent	A2	A2	
Rushey Green	113	Reeds Rains	Reeds Rains	Estate Agent	Estate Agent	A2	A2	
Rushey Green	121	Mann	Mann	Estate Agent	Estate Agent	A2	A2	

## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Rushey Green	128	Acorn	Acorn	Estate Agent	Estate Agent	A2	<b>A2</b>	
Rushey Green	153	Savais	Hunters	Estate Agent	Estate Agent	A2	<b>A2</b>	
Rushey Green	087	Robinson Jackson Estate	Robinson Jackson Estate	Estate Agent	Estate Agent	A2	<b>A2</b>	
Rushey Green	062-66	Vacant	Cash Generator	Vacant	Financial Services	Vacant	<b>A2</b>	
Sangley Road	36	Michael Scot+Lau	Michael Scot+Lau	Insurance Mortgage Services	Insurance Mortgage Services	A2	<b>A2</b>	
Catford Road	1	Boothroyds	Boothroyds	Insurance Office	Insurance Office	A2	<b>A2</b>	
Rushey Green	054	XLJ	XLJ	Money Transfer	Money Transfer	A2	<b>A2</b>	
Rushey Green	151	Credence	Credence	Property Services	Property Services	A2	<b>A2</b>	
Rushey Green	111b	Beaumont Residential	Nathan Aaron	Estate Agent	Solicitor	A2	<b>A2</b>	
Rushey Green	191/193	Morrison Spowart	Morrison Spowart	Solicitors	Solicitors	A2	<b>A2</b>	
Brownhill Road	8	PSR Employment	Vacant	Employment Agency	Vacant	A2	<b>A2</b>	<b>25</b>
Catford Broadway	28	Stage Door	Stage Door	Café	Café	A3	<b>A3</b>	
Catford Broadway	07	Vacant	Lighthouse café	Vacant	Café	Vacant	<b>A3</b>	
Rushey Green	085B	Perfect Café	Perfect Café	Café	Café	A3	<b>A3</b>	
Eros House	9	Appetito	Appetito	Café	Café	A3	<b>A3</b>	
Bromley Road	3-7	Riva	Riva	Restaurant	Restaurant	A3	<b>A3</b>	
Bromley Road	11/13	Mekan	Mekan	Restaurant	Restaurant	A3	<b>A3</b>	
Catford Broadway	12	Broadway Café	Broadway Café	Restaurant	Restaurant	A3	<b>A3</b>	
Catford Broadway	13	Sapporo	Sapporo	Restaurant	Restaurant	A3	<b>A3</b>	
Eros House	5	Coco Reef	Jouvert	Café	Restaurant	A3	<b>A3</b>	
Rushey Green	085-85A	Eastern Queen	Eastern Queen	Restaurant	Restaurant	A3	<b>A3</b>	
Rushey Green	127	The M-Eating Place	The M-Eating Place	Restaurant	Restaurant	A3	<b>A3</b>	
Rushey Green	129	Elposo Mexico	Elposo Mexico	Restaurant	Restaurant	A3	<b>A3</b>	
Rushey Green	074/076	Nandos	Nandos	Restaurant	Restaurant	A3	<b>A3</b>	

## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Rushey Green	090/092	Tai Won Mein	Tai Won Mein	Restaurant	Restaurant	A3	A3	
Rushey Green	093/95	Motown Soul Bar	Motown Soul Bar	Restaurant	Restaurant	A3	A3	
Rushey Green	081	Chick Chicken	Chick Chicken	Restaurant	Restaurant	A3	A3	
Rushey Green	077A	A2 Delicious	A2 Delicious	Restaurant	Restaurant	A3	A3	
Eros House	3	La Pizzeria	La Pizzeria	Restaurant	Restaurant	A3	A3	
Eros House	4	Le Bourgeois	Le Bourgeois	Restaurant	Restaurant	A3	A3	
Plassy Road		McDonalds	McDonalds	Restaurant	Restaurant	A3	A3	
Winslade Way	29	Centre Café	Centre Café	Sandwich Bar	Sandwich Bar	A3	A3	
Brownhill Road	13	Taste of China	Taste of China	Take-Away and Restaurant	Take-Away and Restaurant	A3	A3	
Rushey Green	119	La Ciabata	La Ciabata	Take-Away Restaurant	Take-Away Restaurant	A3	A3	23
Rushey Green	195	The Sanctuary	The Sanctuary	Bar/Café	Bar/Café	A4	A4	
Rushey Green	167	The Goose on the Green	The Goose on the Green	Pub	Pub	A4	A4	
Winslade Way	09	Ram	Ram	Pub	Pub	A4	A4	
Station Approach		The Copperfield	The Catford Tavern	Public House	Public House	A4	A4	
Rushey Green	109	The London and Rye	The London and Rye	Public House	Public House	A4	A4	5
Rushey Green	177/181	Catford Chippy	Catford Chippy	Fish and Chicken Restaurant	Fish and Chicken Restaurant	A5	A5	
Rushey Green	158	KFC	KFC	Food Take Away	Food Take Away	A5	A5	
Catford Broadway	04	Star + Kebab House	Star + Kebab House	Kebab Takeaway	Kebab Takeaway	A5	A5	
Catford Broadway	30	Take Two	Take Two	Take Away	Take Away	A5	A5	
Doggett Road	3A	Cool Breeze	Cool Breeze	Take Away	Take Away	A5	A5	
Catford Road	7	Favorite	Favorite	Take Away	Take Away	A5	A5	
Catford Road	9	Taj Grill	Taj Grill	Take Away	Take Away	A5	A5	
Sangley Road	34	Spice 2000	Spice 2000	Take Away	Take Away	A5	A5	
Eros House	8	Kings Chow Mein	Kings Chow Mein	Take Away	Take Away	A5	A5	

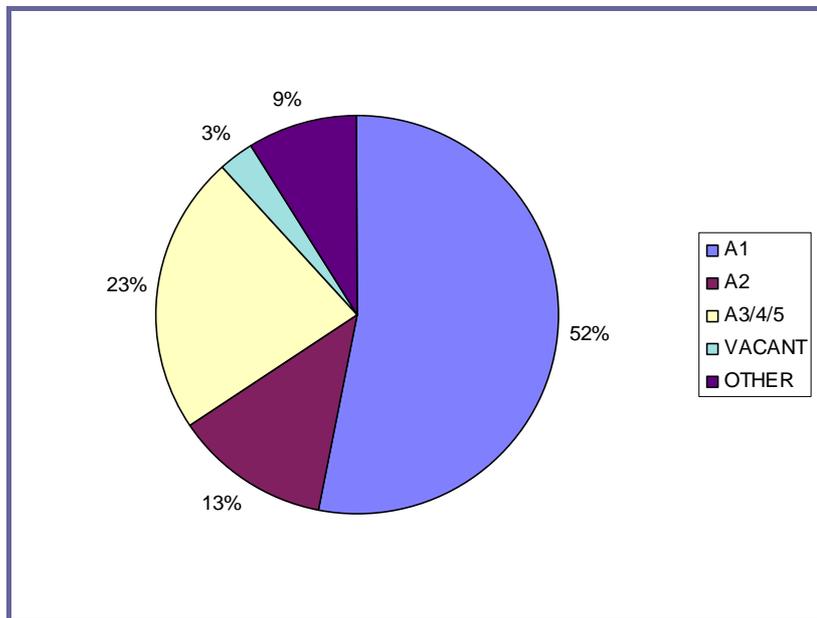
## Catford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Brownhill Road	2	Domino's	Domino's	Take Away Restaurant	Take Away Restaurant	A5	<b>A5</b>	
Brownhill Road	3	Bill'sThai and Caribbean	Bill'sThai and Caribbean	Take Away Restaurant	Take Away Restaurant	A5	<b>A5</b>	
Catford Broadway	01	Happy Chik	Happy Chik	Take Away Restaurant	Take Away Restaurant	A5	<b>A5</b>	
Rushey Green	165	Kennedy Fried Chicken	Kennedy Fried Chicken	Takeaway	Takeaway	A5	<b>A5</b>	
Rushey Green	111a	Grill Kebab House	Grill Kebab House	Take-Away Restaurant	Take-Away Restaurant	A5	<b>A5</b>	
Sangley Road	38	Kent Tasty	Vacant	Take Away	Vacant	A5	<b>A5</b>	<b>15</b>
Sangley Road	21B	Yuk Building + Decorations	Yuk Building + Decorations	Builders Office	Builders Office	B1	<b>B1</b>	
Catford Broadway	02	Lewisham Disability Coalition	Lewisham Disability Coalition	Charity Office	Charity Office	B1	<b>B1</b>	
Eros House	6/7	Lewisham Reach	Lewisham Reach	LBL Office	LBL Office	B1	<b>B1</b>	
Winslade Way	1A	Lewisham Community Sector Unit	Lewisham Community Sector Unit	LBL Office	LBL Office	B1	<b>B1</b>	
Rushey Green	115	S.H.I.P.	Vacant	LBL Office	Vacant	B1	<b>B1</b>	<b>5</b>
Catford Broadway	23	Broadway Dental Practice	Broadway Dental Practice	Dental Surgery	Dental Surgery	D1	<b>D1</b>	
Brownhill Road	17	Youth A.I.D Lewisham	Youth A.I.D Lewisham	Information Centre	Information Centre	D1	<b>D1</b>	
Rushey Green	183/185	Family Health Isis	Family Health Isis	Office	Office	D1	<b>D1</b>	
Doggett Road	3B	Catford Osteopathy	Catford Osteopathy	osteopathy	osteopathy	D1	<b>D1</b>	
Bromley Road	1	UKCG Training Centre	No name	Training Centre	Place of Worship	D1	<b>D1</b>	
Rushey Green	079	London College of Business and Theological Studys	London College of Business and Theological Studys	Training Centre	Training Centre	D1	<b>D1</b>	
Ringstead Buildings	4	The Animal Clinic	The Animal Clinic	Vetenarian	Vetenarian	D1	<b>D1</b>	
Rushey Green	120	Citizens Advice/VAL	Citizens Advice/VAL	Voluntary Action	Voluntary Action	D1	<b>D1</b>	<b>8</b>
Rushey Green	116/118	Quicksilver	Quicksilver	Amusement	Amusement	S/G	<b>S/G</b>	
Catford Broadway	21	Caesers World	Safi	Amusement	Beauty Salon	S/G	<b>S/G</b>	
Rushey Green	043	Quality Car Wash	Quality Car Wash	Car Wash	Car Wash	S/G	<b>S/G</b>	
Brownhill Road	1	Vacant	The Brookdale Club	Vacant	Social Club	Vacant	<b>S/G</b>	<b>4</b>

Catford								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Rushey Green	088	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Rushey Green	094	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Rushey Green	097	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Rushey Green	099/101/103/105	Blockbusters Video	Vacant	Video Tape Rental	Vacant	A1	Vacant	
Rushey Green	075	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Winslade Way	34	Birthdays	Vacant	Card Shop	Vacant	A1	Vacant	6
<b>TOTAL number of units in centre</b>							<b>199</b>	<b>199</b>

A2.3 The proportion of different use classes in Catford is shown in Figure 36. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 52% of the units, followed by food and drink establishments (A3, A4 and A5) and services (A2).

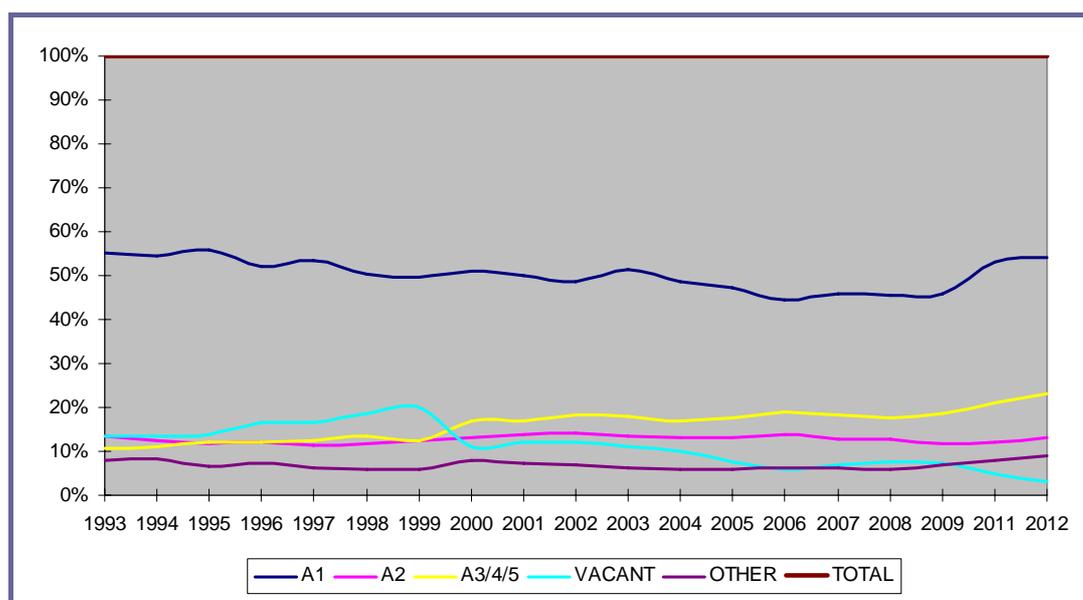
Figure 36: Proportion of use classes in Catford in 2012



A2.4 Figure 37 shows the change in the proportion of different use classes over time. In general, the use classes in Catford have remained relatively stable. Proportionally:

- shops (A1) are the most common and have seen a slight reduction since 1994 and an increase since 2009,
- food and drink establishments (A3, A4 and A5) have risen over time,
- services (A2) have remained constant,
- vacant units peaked in 1999 and declined since then,
- other uses have remained constant.

Figure 37: Change in the proportion of use classes in Catford (1993-2012)



A2.5 In 2012, Catford had 199 units in total. Figure 38 lists and ranks the units into different sub categories for Catford. Services and facilities encompass the largest number of units, followed by food and drink establishments and then comparison shops.

Figure 38: Different uses in Catford in 2012

Use	Type of units
<b>72</b> Services and facilities (A1, A2, D1, D2)	24 hairdressers/beauty salon/barbers, 4 optician, 1 dentist, 1 osteopathy, 4 pharmacy/chemist, 1 post office, 1 information office, 1 citizens advice, 1 undertaker, 2 dry cleaners/laundrette, 1 locksmith/cobblers, 2 photo processing/printers, 1 art studio/gallery, 5 bank/building societies, 2 financial services, 2 employment/training agency, 2 solicitors, 2 insurance, 7 estate agents/property services, 1 place of worship, 1 vets, 6 betting offices
<b>43</b> Food and drink (A3, A4, A5) units	23 restaurants and cafes, 5 pubs, 15 hot food take-aways
<b>39</b> Comparison (non food) shops (A1)	1 variety store, 6 clothes, 1 shoes, 5 electrical goods, 5 furniture/household/DIY, 5 stationers/books/newsagents, 1 car accessories, 1 films/music/games, 6 discount stores, 5 charity shops, 3 pawn brokers
<b>30</b> Convenience (food) shops (A1)	4 supermarket, 3 off licence, 14 grocers, 3 bakers, 2 butchers, 1 greengrocer, 2 fishmongers, 1 healthfood
<b>6</b> Vacant units	
<b>5</b> Business (B1 and B2) units	1 builders, 1 charity office, 3 LBL offices
<b>3</b> Other uses (sui generis) Business (B1, B2)	1 car wash, 1 amusements, 1 social club 1 office

### **A3 Deptford district centre**

- A3.1 Deptford is located in the north western part of the borough and its boundaries are shown in Figure 40. It is identified in the Core Strategy as a district centre. Being accessible by rail, DLR, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Deptford to be at level 6a. Deptford town centre provides an important focus for the local community. The scale of change to facilitate local regeneration will be pronounced, with the potential for long term physical and socio-economic benefits.
- A3.2 Figure 41 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Deptford. Data from the 2011 survey has also been included for comparison purposes.

Figure 41: Deptford survey data 2012

Deptford								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford Broadway	02	Mimi	Mimi	Boutique	Boutique	A1	A1	
Deptford Broadway	06A	Melvins	Melvins	Clothes Shop	Clothes Shop	A1	A1	
Deptford Broadway	38	Deptford Food and Wine	Deptford Food and Wine	General Store	General Store	A1	A1	
Deptford Broadway	40	Rogers	Rogers	Car Paint	Car Paint	A1	A1	
Deptford Broadway	43	Chaplins	Chaplins	Barbers	Barbers	A1	A1	
Deptford Broadway	46	The Lighthouse	The Lighthouse	Internet Services	Internet Services	A1	A1	
Deptford Broadway	47	Vacant	Miou Miou	Vacant	Hairdressers	Vacant	A1	
Deptford Broadway	50	Vacant	Meg Charles Collections	Vacant	Bridal Shop	Vacant	A1	
Deptford Broadway	51	Abstractions	Abstractions	2rd Hand Furniture	2rd Hand Furniture	A1	A1	
Deptford Broadway	57	Georges	Georges	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	001A-3	Londis	Londis	Grocer	Grocer	A1	A1	
Deptford High Street	005-009	Peacocks	99p Stores	Clothes Shop	General Store	A1	A1	
Deptford High Street	006	Gospellight	Red Carpet Boutique	Book Shop	Clothes Shop	A1	A1	
Deptford High Street	008-010	New Dimension	New Dimension	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	11	Badul Telecom	Badul Telecom	Internet Services	Internet Services	A1	A1	
Deptford High Street	012	Street Flava	Street Flava	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	013	One Pound	Your Choice Pound Shop	General Store	General Store	A1	A1	
Deptford High Street	015	No Name	No Name	Hardware Store	Hardware Store	A1	A1	
Deptford High Street	016	Ash's	Ash's	Butcher	Butcher	A1	A1	
Deptford High Street	017	Bab's Collection	Bab's Collection	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	018	Ivoire Shop	African Hair Salon	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	019	New Vision	New Vision	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	020-022	Tesco Express	Tesco Express	Supermarket	Supermarket	A1	A1	
Deptford High Street	021	Deeplex	Deeplex	Cosmetics Shop	Cosmetics Shop	A1	A1	

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford High Street	023	Prestige Textiles	Prestige Textiles	Clothes	Clothes	A1	A1	
Deptford High Street	024	Panache	Panache	Beauty Salon	Beauty Salon	A1	A1	
Deptford High Street	025	Sharon	Sharon	Greengrocer	Greengrocer	A1	A1	
Deptford High Street	027	Ali Brothers	Halal Brothers	Butchers	Butchers	A1	A1	
Deptford High Street	029	Rose Fashion	Rose Fashion	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	030	A2Z	A2Z	Furniture Shop	Furniture Shop	A1	A1	
Deptford High Street	031-033	Percy Ingle	Percy Ingle	Bakers	Bakers	A1	A1	
Deptford High Street	032	Mr Agege	Mr Agege	Bakers	Bakers	A1	A1	
Deptford High Street	034	Vina Footwear	Vina Footwear	Shoe Shop	Shoe Shop	A1	A1	
Deptford High Street	035	Sharon	Divine Afro-Caribbean Food Store	Grocery	Food and Fabric Shop	A1	A1	
Deptford High Street	036	Fu Qing Chao Shi	Fu Qing Chao Shi	Grocer	Grocer	A1	A1	
Deptford High Street	037	Vacant	Ablemarle Bond	Vacant	Pawn Brokers	Vacant	A1	
Deptford High Street	039-043	99p Store	99p Store	General Store	General Store	A1	A1	
Deptford High Street	042	T and S	T and S	Grocer	Grocer	A1	A1	
Deptford High Street	046	Sense	Sense	Charity Shop	Charity Shop	A1	A1	
Deptford High Street	047	Cod Fathers	Cod Fathers	Fish Shop	Fish Shop	A1	A1	
Deptford High Street	49	AK Butcher + Grocer	Taj Connections	Grocer and Butcher	Phone Accessories	A1	A1	
Deptford High Street	054	My £ Shop	My £ Shop	Household goods	Household goods	A1	A1	
Deptford High Street	053-055	My Butcher	My Butcher Cash and Carry	Food Shop	Butcher and Food Shop	A1	A1	
Deptford High Street	056-058	Rishi	Rishi	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	057	Christian Resources	Christian Resources	Book Shop	Book Shop	A1	A1	
Deptford High Street	059	Kims Newsagent	Kims Newsagent	Newsagent	Newsagent	A1	A1	
Deptford High Street	060	Fish Brothers	Fish Brothers	Pawnbrokers	Pawnbrokers	A1	A1	
Deptford High Street	061	My Fashion	My Salon	Women's Clothes	Hair, Nail and Beauty Salon	A1	A1	

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford High Street	062	Lobo	Lobo	Seafood Store	Seafood Store	A1	A1	
Deptford High Street	063	J C Smith	J C Smith	Butcher	Butcher	A1	A1	
Deptford High Street	064	Lobo	Lobo	Butcher	Butcher	A1	A1	
Deptford High Street	65	N/A	Café Bianca	N/A	Café	N/A	A1	
Deptford High Street	67	Electric Avenue	Electric Avenue	Electric Goods /Toys	Electric Goods /Toys	A1	A1	
Deptford High Street	066	Christines Pork	Christines Pork	Butcher	Butcher	A1	A1	
Deptford High Street	068	W. Samuel	W. Samuel	Jeweller	Jeweller	A1	A1	
Deptford High Street	069	My Fish	My Fish	Fish Monger	Fish Monger	A1	A1	
Deptford High Street	071	DAGE	DAGE	Charity Shop	Charity Shop	A1	A1	
Deptford High Street	072	H+T	H+T	Pawnbrokers	Pawnbrokers	A1	A1	
Deptford High Street	073	Heel Bar	Heel Bar	Shoe Repair	Shoe Repair	A1	A1	
Deptford High Street	074	Danny's	Danny's	Poundland	Poundland	A1	A1	
Deptford High Street	075	Robert Walker	Robert Walker	Food Shop	Food Shop	A1	A1	
Deptford High Street	076	Fardeen Fabrics	Fardeen Fabrics	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	077	No Name	No Name	Florist	Greengrocer	A1	A1	
Deptford High Street	078	The Sight Centre	The Sight Centre	Spectacle Sales	Spectacle Sales	A1	A1	
Deptford High Street	081	Just 4 U	Just 4 U	Greengrocer	Greengrocer	A1	A1	
Deptford High Street	083	AZ Halal Butchers	AZ Halal Butchers	Butchers	Butchers	A1	A1	
Deptford High Street	084	Ha-Noi	Ha-Noi	Grocer	Grocer	A1	A1	
Deptford High Street	085	Iris's	Iris's	Curtains etc Shop	Curtains etc Shop	A1	A1	
Deptford High Street	086	Lauries	Lauries	Afro Foods	Afro Foods	A1	A1	
Deptford High Street	087	Honey's	Honey's	Bakers Shop	Bakers Shop	A1	A1	
Deptford High Street	089	Welcome	Welcome Shoes	Shoe Shop	Shoe Shop	A1	A1	
Deptford High Street	091	Greggs	Greggs	Bakers	Bakers	A1	A1	
Deptford High Street	097	Sharps Afro Cosmetics	Sharps Afro Cosmetics	Beauty Product	Beauty Product	A1	A1	

Deptford								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford High Street	099	Family Butchers	Family Butchers	Grocers/Butchers	Grocers/Butchers	A1	A1	
Deptford High Street	101-103	Housewives Cash + Carry	Housewives Cash + Carry	Cash + Carry	Cash + Carry	A1	A1	
Deptford High Street	105	Daily Shop	Salabed	Household goods	Phone Accessories	A1	A1	
Deptford High Street	106	Touch Oriental	Tian Fu Supermarket	Food Shop	Food Shop	A1	A1	
Deptford High Street	107	Roots	Roots	Greengrocer	Greengrocer	A1	A1	
Deptford High Street	109		Halal Butchers	Halal Butchers	Butcher	A1	A1	
Deptford High Street	110	Right Price Cash and Carry	Right Price Superstore	Household goods	Household goods	A1	A1	
Deptford High Street	111-111C	Corner Juice Bar; Viet Restaurant; Juice Bar	Vista and Envi	Juice Bar; Restaurant	Hairdresser	A1; A3	A1	
Deptford High Street	112-114	Iceland	Iceland	Food Store	Food Store	A1	A1	
Deptford High Street	115	No Name	Chinese Medicine	Chinese Medicine	Chinese Medicine	A1	A1	
Deptford High Street	118	MS Dry Cleaners	MS Dry Cleaners	Dry Cleaners	Dry Cleaners	A1	A1	
Deptford High Street	119	Peter and Joan	Peter and Joan	Household Goods	Household Goods	A1	A1	
Deptford High Street	119A	Eunimarc	Eunimarc	Cosmetics Shop	Cosmetics Shop	A1	A1	
Deptford High Street	122-124	Vacant	Poundland	Vacant	General Store	Vacant	A1	
Deptford High Street	127	Terry's Discount	Terry's Discount	Household goods	Household goods	A1	A1	
Deptford High Street	129	No Name	Shoe-Doc	Luggage Sales	Luggage Sales and Shoe repair	A1	A1	
Deptford High Street	133a	Excellent Beauty Salon	Excellent Beauty Salon	Beauty Salon	Beauty Salon	A1	A1	
Deptford High Street	134	Nightingale	Nightingale	Pharmacy	Pharmacy	A1	A1	
Deptford High Street	139-143	Deptford Plaza	Deptford Plaza	General Stores	General Stores	A1	A1	
Deptford High Street	140	Rag and Bone	Rag and Bone	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	144	Adonai	Adonai	Religious Shop	Religious Shop	A1	A1	
Deptford High Street	147	El Khadijat	El Khadijat	Grocer	Grocer	A1	A1	
Deptford High Street	148	Cut Price Carpets	SE8 Flooring	Carpet Shop	Carpet Shop	A1	A1	
Deptford High Street	150	Johnny's	Johnny's DIY Building	DIY	DIY	A1	A1	

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
			Supplies					
Deptford High Street	151	Dalsan	Dalsan	Internet Café	Internet Café	A1	A1	
Deptford High Street	155	Karisma Italian Shoes	Karisma Italian Shoes	Shoe Shop	Shoe Shop	A1	A1	
Deptford High Street	159	A + S	Annie's	Hairdresser	Hair and Beauty Salon	A1	A1	
Deptford High Street	164	F.A Albin + Sons	F.A Albin + Sons	Undertakers	Undertakers	A1	A1	
Deptford High Street	165	Hair by Alrems	Hair by Alrems	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	167	Hair Dome	Hair Dome	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	168	Vacant	Flowers by Tanya	Vacant	Florist	Vacant	A1	
Deptford High Street	169	Gem	Gem	Photo Processer	Photo Processer	A1	A1	
Deptford High Street	170	Styles	Styles	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	172	No Name	Designer KOCC Barma	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	174	CN Nail Supply	CN Nail Supply	Nail Boutique	Nail Boutique	A1	A1	
Deptford High Street	177	Sedonie Hall	Sedonie Hall	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	178-80	Lai +Loi	Lai +Loi	Grocer	Grocer	A1	A1	
Deptford High Street	181	Sewing Machine Centre	Sewing Machine Centre	Sewing requisites	Sewing requisites	A1	A1	
Deptford High Street	182	C. B. Hair Design	C. B. Hair Design	Hairdresser	Hairdresser	A1	A1	
Deptford High Street	183	Monis	Monis	Clothes Shop	Clothes Shop	A1	A1	
Deptford High Street	186	Shital	Shital	Off Licence	Off Licence	A1	A1	
Deptford High Street	195	Angee	Angel	Beauty Bar	Beauty Bar	A1	A1	
Deptford High Street	201	No Name	Blessed Assurance and Co	Clothes/Materials Shop	Clothes/Materials Shop	A1	A1	
Deptford High Street	205	Hair + Nail	Hair + Nail	Beauty Salon	Beauty Salon	A1	A1	
Deptford High Street	210	Galaxy	Galaxy	Travel Agency	Travel Agency	A1	A1	
Deptford High Street	213	People Choice	People Choice	Beauty Salon	Beauty Salon	A1	A1	
Deptford High Street	214	Food and Wine	BABA Food and Wine	Off Licence	Off Licence	A1	A1	

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford High Street	215	Just In	Just In	General Store	General Store	A1	A1	
Deptford High Street	216	Café Net	Café Net	Internet Café/Mobile Phones	Internet Café/Mobile Phones	A1	A1	
Deptford High Street	218-220	Deptford Motor Spares	Bao Long	Car Spares	Vietnamese Supermarket	A1	A1	
Deptford High Street	221-225	Cost Cutter	Le Grand Trading Ltd	Supermarket	Supermarket	A1	A1	
Douglas Way	1a	Rostaleah	Mace	General Store	General Store	A1	A1	
Douglas Way	2b	H. Nick	H. Nick	Hairdresser	Hairdresser	A1	A1	
New Cross Road	487-487a	Classique	Zizi Beauty Shop	Travel and Shipping	Beauty Salon	B1	A1	
New Cross Road	489	Penny's Supermarket	Penny's Supermarket	Supermarket	Supermarket	A1	A1	
New Cross Road	491b	Bos Net	Bos Net	Internet Café	Internet Café	A1	A1	
New Cross Road	496-498	Payless Food + Wine Off-licence	Payless Food + Wine Off-licence	Off-licence	Off-licence	A1	A1	
New Cross Road	499	Hair Concept	Hair Concept	Hairdressers	Hairdressers	A1	A1	
New Cross Road	500	New Cross Post Office	New Cross Post Office	Post Office+Confectioners	Post Office+Confectioners	A1	A1	
New Cross Road	501	Star Nails	Star Nails	Beauty Parlour	Beauty Parlour	A1	A1	
New Cross Road	505a	Costcutter	Costcutter	Grocer	Grocer	A1	A1	
New Cross Road	506	Krison	Krison	Chemist	Chemist	A1	A1	
New King Street	6	Simon Barbers	Simon Barbers	Hairdressers	Hairdressers	A1	A1	
New King Street	8/10	Payless Grocer	Payless Grocer	Grocer	Grocer	A1	A1	
Tanners Hill	20	The Music Complex	The Music Complex	Music Shop/Studio	Music Shop/Studio	A1	A1	
Tanners Hill	27	Flowers by Fanny Ford	Me	Florist	2nd Hand Shop	A1	A1	
Tanners Hill	29	Washeteria	Launderette	Launderette	Launderette	A1	A1	
Tanners Hill	31	Wellbeloved	Wellbeloved	Butcher	Butcher	A1	A1	
Watergate Street	7	Di'ward	Di'Nard	Hairdressers	Hairdressers	A1	A1	
Edward Street	1a	N/A	Ria Money Exchange	N/A	Religious Shop	N/A	A1	
Edward Street	1c	N/A	Claudia New Blessing	N/A	Hair Salon and Barber	N/A	A1	144

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford Broadway	24	MK Law	MK Law	Solicitor	Solicitor	A2	A2	
Deptford Broadway	52-53	Plan Personnel	Plan Personnel	Employment Agency	Employment Agency	A2	A2	
Deptford High Street	014	Better	Jennings Better	Bookmakers	Bookmakers	A2	A2	
Deptford High Street	038-040	William Hill	William Hill	Bookmakers	Bookmakers	A2	A2	
Deptford High Street	044	The Money Shop	The Money Shop	Money Store	Money Store	A2	A2	
Deptford High Street	048-050	Ladbrokes	Ladbrokes	Bookmakers	Bookmakers	A2	A2	
Deptford High Street	052	Paddy Power	Paddy Power	Bookmakers	Bookmakers	A2	A2	
Deptford High Street	070	Coral	Coral	Bookmakers	Bookmakers	A2	A2	
Deptford High Street	080-082	Barclays	Barclays	Bank	Bank	A2	A2	
Deptford High Street	090-092	HSBC	HSBC	Bank	Bank	A2	A2	
Deptford High Street	153	Ray Shekson	Ray Shekson	Accountant	Accountant	A2	A2	
Deptford High Street	175	McDonnell	McDonnell	Bookmakers	Bookmakers	A2	A2	
Deptford High Street	179	Radiant	Radiant	Estate Agent	Estate Agent	A2	A2	
Deptford High Street	188	Cannon Kallar	Cannon Kallar	Estate Agent	Estate Agent	A2	A2	
Deptford High Street	190-196	J B Wheatley	J B Wheatley	Solicitors	Solicitors	A2	A2	
Deptford High Street	191-193	Abacus	Abacus	Insurance	Insurance	A2	A2	
Deptford High Street	206	William Hill	William Hill	Bookmaker	Bookmaker	A2	A2	
New Cross Road	491a	Sierra Cars	Sierra Cars	Money Transfer/Minic ab Office	Money Transfer/Minic ab Office	A2	A2	
New Cross Road	503	Alan Wyatt	Alan Wyatt	Estate Agent	Estate Agent	A2	A2	
Tanners Hill	10	Olivier Johnson	Olivier Johnson	Accountant	Accountant	A2	A2	
Edward Street		N/A	EKO Estates	N/A	Estate Agent	N/A	A2	21
Deptford Broadway	01	The Broadway Restaurant	The Broadway Restaurant	Restaurant	Restaurant	A3	A3	
Deptford Broadway	04	Afab Star	Afab Star	Restaurant	Restaurant	A3	A3	
Deptford Broadway	13/14	Amedo	Amedo	Restaurant and Bar	Restaurant and Bar	A3	A3	

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford Broadway	35-36	Noodle King	Tin Tin	Restaurant	Restaurant	A3	A3	
Deptford Broadway	37	Kaya House	Kaya House	Malaysian Bistro	Malaysian Bistro	A3	A3	
Deptford Broadway	41	Gia	Gia	Restaurant	Restaurant	A3	A3	
Deptford High Street	013A	The Orient	The Orient	Restaurant	Restaurant	A3	A3	
Deptford High Street	045	Slices	Slices	Restaurant	Restaurant	A3	A3	
Deptford High Street	079	Café Selecta	Café Selecta	Cafe	Cafe	A3	A3	
Deptford High Street	104	Deptford Seafood	Deptford Seafood	Restaurant	Restaurant	A3	A3	
Deptford High Street	113	Viet Restaurant	Viet Restaurant	Restaurant	Restaurant	A3	A3	
Deptford High Street	116	Viet Hoa	Viet Hoa	Restaurant	Restaurant	A3	A3	
Deptford High Street	117	Chicken Plus	Chicken Plus	Cafe	Cafe	A3	A3	
Deptford High Street	126	Tom's Kitchen	Tomi's Kitchen	Restaurant	Restaurant	A3	A3	
Deptford High Street	142	The Waiting Room	The Waiting Room	Cafe	Cafe	A3	A3	
Deptford High Street	154-156	Vacant	Deli X	Vacant	Delicatessen	Vacant	A3	
Deptford High Street	160-162	Island Buka	Island Buka	Restaurant	Restaurant	A3	A3	
Deptford High Street	165A	Chung Viet	Chung Viet	Restaurant	Restaurant	A3	A3	
Deptford High Street	189	No Name	XO Bar	Cafe	Vietnamese Bar and Restaurant	A3	A3	
Deptford High Street	198	Vacant	Gallop	Vacant	Cafe	Vacant	A3	
Deptford High Street	203	Goddard	Goddard	Restaurant	Restaurant	A3	A3	
Deptford High Street	207	West Lake	West Lake	Restaurant	Restaurant	A3	A3	
Deptford High Street	209	Savanna	Savanna	Restaurant	Restaurant	A3	A3	
New Cross Road	505	Jenny's	Jenny's	Restaurant	Restaurant	A3	A3	24
Deptford High Street	002-004	Carlton	Carlton	Wine Bar	Wine Bar	A4	A4	
Deptford High Street	217	The White Swan	The White Swan	Public House	Public House	A4	A4	
New Cross Road	488-90	Star + Garter	Star + Garter	Public House	Public House	A4	A4	

## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
New Cross Road	495	The Little Crown	The Little Crown	Public House	Public House	A4	A4	
New King Street	2-4	The Harp	The Harp	Public House	Public House	A4	A4	5
Deptford Broadway	08	Panda Panda	Panda Panda	Takeaway	Takeaway	A5	A5	
Deptford Broadway	56	LFC Chicken	LFC Chicken	Take away	Take away	A5	A5	
Deptford High Street	026	Chaconia	Chaconia	Take Away	Take Away	A5	A5	
Deptford High Street	108	Favorite	Royal Chicken and Pizza	Take Away	Take Away	A5	A5	
Deptford High Street	200	Deptford Grill House	Deptford Grill House	Take Away	Take Away	A5	A5	
Deptford High Street	204	Manze's	Manze's	Take Away	Take Away	A5	A5	
Deptford High Street	208	Pizza Vesuvio	Pizza Vesuvio	Take Away	Take Away	A5	A5	
Deptford High Street	211	Perfecto	Perfecto	Fish and chips	Fish and chips	A5	A5	
Deptford High Street	219	Vacant	Star Jerk Hut	Vacant	Take Away	Vacant	A5	
Douglas Way	1b	Tandori Express	Tandori Express	Take Away	Take Away	A5	A5	
Douglas Way	2a	Goodfriends	Goodfriends	Chinese Take Away	Chinese Take Away	A5	A5	
New Cross Road	491	Mowley	Mowley	Take Away	Take Away	A5	A5	
New Cross Road	492	London Kebab	London Kebab	Take-away	Take-away	A5	A5	
New Cross Road	493	Sharon Grocery	Sharon Grocery	Greengrocer	Greengrocer	A5	A5	
New Cross Road	494	Dee's Bagel Shack	Eatwaves African Kitchen	Sandwich Bar	Takeaway	A5	A5	15
Deptford Broadway	15/16	Counselling Offices	Counselling Offices	Office	Office	B1	B1	
Deptford Broadway	22	Excel Cars	Excel Cars	Minicab	Minicab	B1	B1	
Deptford Broadway	54	Vacant	HGV Drivers Training Office	Vacant	Office	Vacant	B1	
Deptford Broadway	55	Nafado	Nat Ado	Solicitor	Solicitor	B1	B1	
Deptford High Street	028	Law centre	Law centre	Law centre	Law centre	B1	B1	
Deptford High Street	146	Bridge House	Bridge House	Letting Agent	Letting Agent	B1	B1	
Deptford High Street	161/163	Vacant	Share, Think and Act	Vacant	Business Support	Vacant	B1	
Deptford High Street	212	Bao Long	Viet Signs	Vietnamese Supermarket	Sign makers	A1	B1	

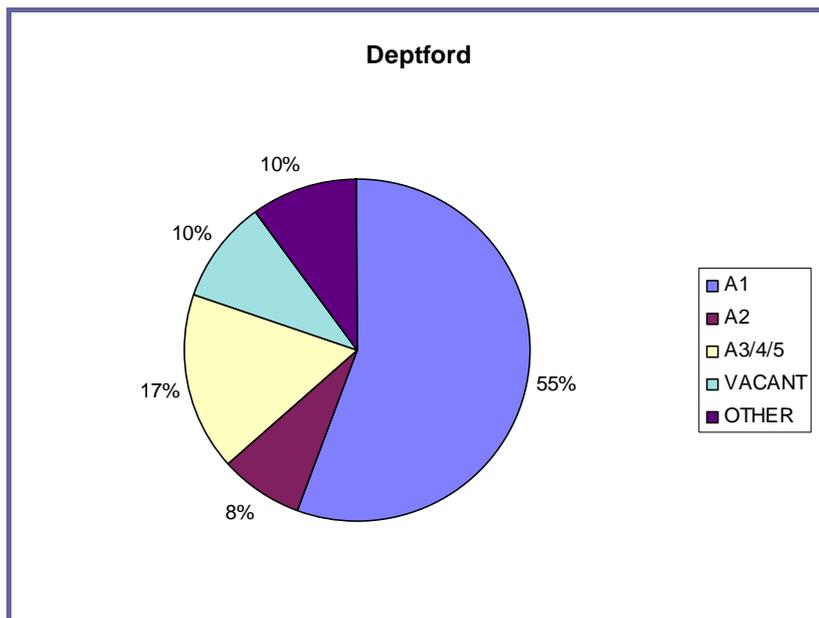
## Deptford

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Watergate Street	5	Vacant	Orlando Cars and Airport Transfers	Vacant	Taxi Office	Vacant	B1	
Watergate Street	9	Unique Contract Services	Unique Contract Services	Labour Supply Office	Labour Supply Office	B1	B1	10
Tanners Hill	21	Vacant	Residential	Vacant	Residential	Vacant	C3	
Tanners Hill	25	Vacant	Residential	Vacant	Residential	Vacant	C3	2
Deptford Broadway	17	Institute of Music and Technology	Institute of Music and Technology	Educational Office	Educational Office	D1	D1	
Deptford High Street	120	Extra Bones	Utrophia	Clothes Shop	Project Space	A1	D1	
Deptford High Street	152	Vacant	Bearspace	Vacant	Exhibition Space and Shop	Vacant	D1	
Deptford High Street	176	Creekside Dental Clinic	Creekside Dental Clinic	Dentistry	Dentistry	D1	D1	
New Cross Road	504	Deptford Surgery	Deptford Surgery	Surgery	Surgery	D1	D1	5
Deptford Broadway	18-19	999 Club	999 Club	Drop In Centre	Drop In Centre	D2	D2	
Deptford High Street	197/9	Shades	Shades	Snooker Club	Snooker Club	D2	D2	2
Deptford High Street	138	Kids Love Ink	Kids Love Ink	Parlour	Parlour	S/G	S/G	
Deptford High Street	144a	Salvation Army	Salvation Army	Goodwill Centre	Goodwill Centre	S/G	S/G	
New Cross Road	483-485	Car Wash	Car Wash	Car Wash	Car Wash	S/G	S/G	
Tanners Hill	22	Apsara Thai Spa	Apsara Thai Spa	Massage	Massage	S/G	S/G	4
Deptford Broadway	06	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford Broadway	09-12	Domus Artistica	Vacant	Furnishing Shop	Vacant	A1	Vacant	
Deptford Broadway	20	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford Broadway	39	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford Broadway	43-45	Maestro	Vacant	Bar/Restaurant	Vacant	A3	Vacant	
Deptford Broadway	48	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford Broadway	49	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	088	No Name	Vacant	Mobile Phones/Cards	Vacant	A1	Vacant	
Deptford High Street	093-095	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	

Deptford								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Deptford High Street	133b-135	Magie's Cash + Carry	Vacant	General Store	Vacant	A1	Vacant	
Deptford High Street	136	J+M	Vacant	Car Hire	Vacant	B2	Vacant	
Deptford High Street	157	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	158	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	171	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	173	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	184	No Name	Vacant	Grocer	Vacant	A1	Vacant	
Deptford High Street	185	Cuisine a la Leke	Vacant	Restaurant	Vacant	A3	Vacant	
Deptford High Street	187	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	202	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	227	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Deptford High Street	229	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Douglas Way	2c	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
New Cross Road	497	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
New Cross Road	508	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
New King Street	012-014	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Tanners Hill	23	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	26
<b>TOTAL number of units in centre</b>							<b>258</b>	<b>258</b>

A3.3 The proportion of different use classes in Deptford is shown in Figure 42. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 55% of the units, followed by food and drink establishments (A3, A4 and A5) and then followed equally by vacant and other (sui generis) uses.

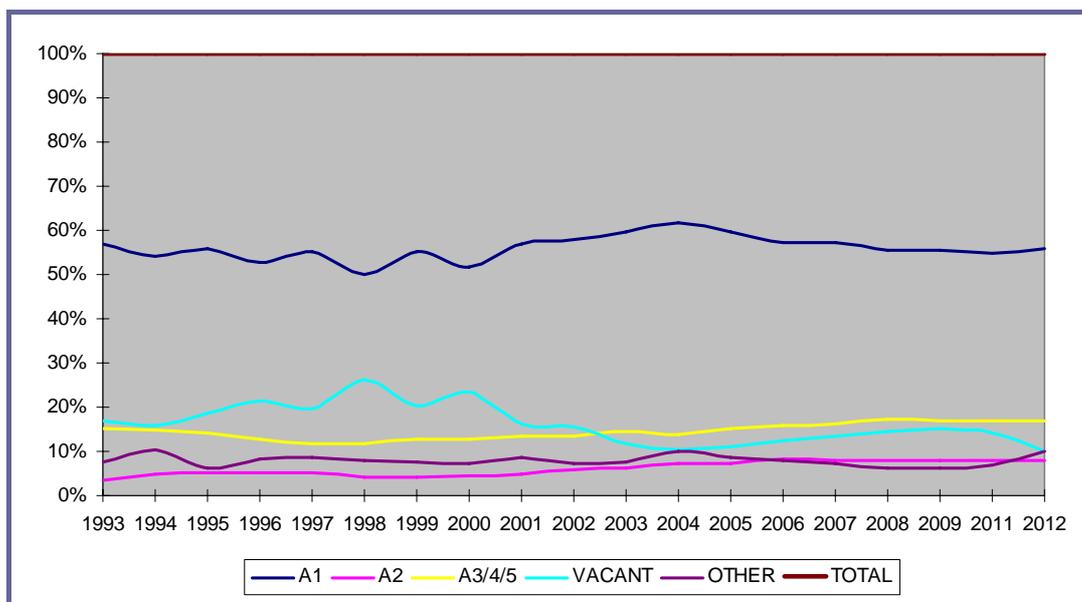
Figure 42: Proportion of use classes in Deptford in 2012



A3.4 Figure 43 shows the change in the proportion of different use classes over time. In general, the use classes in Deptford have remained relatively stable. Proportionally:

- shops (A1) are the most common and have seen fluctuations over time, with slightly less in 2012 than the peak in 2004,
- food and drink establishments (A3, A4 and A5) have risen only slightly over time,
- services (A2) have remained constant,
- vacant units have fluctuated, peaking in 1998, and declining since then,
- other uses have remained constant, with a slight increase since 2009.

Figure 43: Change in the proportion of use classes in Deptford (1993-2012)



A3.5 In 2012, Deptford had 258 units in total. Figure 44 lists and ranks the units into different sub categories for Deptford. Services and facilities encompass the largest number of units, followed by comparison shops food and then drink establishments.

Figure 44: Different uses in Deptford in 2012

Use	Type of units
<b>80</b> Services and facilities (A1, A2, D1, D2)	30 hairdressers/beauty salon/barbers, 2, 1 massage, parlour, 1 optician, 1 dentist, 1 surgery, 3 pharmacy/chemist, 3 internet café, 1 post office, 1 undertaker, 3 dry cleaners/laundrette/alterations, 2 locksmith/cobblers, 1 travel agency, 1 photo shop, 1 salvation army, 1 education office, 1 exhibition, 1 drop in centre, 1 snooker club, 2 bank, 1 financial services, 5 estate agents, 2 accountants, 1 insurance, 4 solicitors, 2 employment agency, 7 betting shop
<b>54</b> Comparison (non food) shops (A1)	1 variety, 15 clothes, 3 shoes, 5 electrical goods, 7 furniture/household/DIY, 1 car accessories, 1 flowers, 1 music, 1 jeweller, 2 newsagents/book, 2 religious, 10 discount stores, 2 charity shops, 3 pawn brokers
<b>44</b> Food and drink (A3, A4, A5) units	24 restaurants and cafes, 5 pubs, 15 hot food take-aways
<b>44</b> Convenience (food) shops (A1)	5 supermarkets/general store, 4 off licence, 14 grocers, 4 bakers/confectioners, 10 butchers, 4 greengrocers, 3 fishmonger
<b>26</b> Vacant units	
<b>7</b> Business (B1, B2) units	3 mini cab office, 1 sign makers, 1 business support, 2 offices
<b>2</b> Residential (C3) units	
<b>1</b> Other uses (sui generis)	1 car wash

#### **A4 Sydenham district centre**

- A4.1 Sydenham is a linear centre located in the south-western part of the borough along the A212 Sydenham Road and its boundaries are shown in Figure 46. It is identified in the Core Strategy as a district centre. Being accessible by rail, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Sydenham to be at level 4 and 5. The centre is located within the Sydenham Thorpes and Cobb's Corner Conservation Area.
- A4.2 Figure 47 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Sydenham. Data from the 2011 survey has also been included for comparison purposes.

Figure 47: Sydenham survey data 2012

Sydenham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Kirkdale	264	A.B. Makepeace	A.B. Makepeace	Chemist	Chemist	A1	A1	
Kirkdale	266	Centre News	Centre News	Newsagents	Newsagents	A1	A1	
Kirkdale	268	Payless	Payless	Grocer	Grocer	A1	A1	
Kirkdale	270	St.Christopher Hospice	St.Christ-opher Hospice	Charity Shop	Charity Shop	A1	A1	
Kirkdale	272	Kirkdale Bookshop	Kirkdale Bookshop	Bookshop	Bookshop	A1	A1	
Kirkdale	274	Sydenham DIY	Sydenham DIY	Tool shop	Tool shop	A1	A1	
Kirkdale	297	Best One	Best One	Grocer	Grocer	A1	A1	
Kirkdale	303-305	Orange Blossom	Orange Blossom	Bridal Wear Shop	Bridal Wear Shop	A1	A1	
Kirkdale	323	Cinderella	Cinderella	Office Bureau	Office Bureau	A1	A1	
Sydenham Road	003	Palace Wines	Palace Wines	Off Licence	Off Licence	A1	A1	
Sydenham Road	005	Mobile Phones and Accessories	Shaktlin Supermarket	Mobile Phones Sales	Supermarket	A1	A1	
Sydenham Road	006	R. Woodfall	R. Woodfall	Optician	Optician	A1	A1	
Sydenham Road	007	Launderettes Group	Launderettes Group	Launderette	Launderette	A1	A1	
Sydenham Road	009	Palace	Palace	Dry cleaners	Dry cleaners	A1	A1	
Sydenham Road	019	Well Being	Well Being	Health Food Store	Health Food Store	A1	A1	
Sydenham Road	020	Reheboth	Reheboth	Christian Bookshop	Christian Bookshop	A1	A1	
Sydenham Road	021	Beauty Salon	Inspire Beauty	Beauty Salon	Beauty Salon	A1	A1	
Sydenham Road	022	The Goldshop	The Goldshop	Jewellers	Jewellers	A1	A1	
Sydenham Road	023	Jay Optician	Jay Optician	Optician	Optician	A1	A1	
Sydenham Road	024a	G	G	Hairdresser	Hairdresser	A1	A1	
Sydenham Road	025	A Star Cobblers	A Star Cobblers	Shoe Repair	Shoe Repair	A1	A1	
Sydenham Road	026	Aidlife	Aidlife	Charity Shop	Charity Shop	A1	A1	
Sydenham Road	028	Ujima	Ujima	Unisex Salon	Unisex Salon	A1	A1	
Sydenham Road	028a	Endora House	Endora House	Off Licence	Off Licence	A1	A1	

## Sydenham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sydenham Road	029	Snappy Snaps	Snappy Snaps	Photo Processing	Photo Processing	A1	A1	
Sydenham Road	033	99p +	99p +	General Store	General Store	A1	A1	
Sydenham Road	035	Smart Chaps	Smart Chaps	Hairdresser	Hairdresser	A1	A1	
Sydenham Road	036a	Heavenly Presents	Sydenham Flower Studio	Gift Shop	Florist	A1	A1	
Sydenham Road	036b	Desire	Desire	Clothes Shop	Clothes Shop	A1	A1	
Sydenham Road	037	Goldstores	H+T Pawnbrokers	Pawnbroker	Pawnbroker	A1	A1	
Sydenham Road	038-40	Cost Cutter	Cost Cutter	General Store	General Store	A1	A1	
Sydenham Road	039	Fresh and Fruity	Fresh and Fruity	Green Grocer	Green Grocer	A1	A1	
Sydenham Road	041	Francis Chappell	Francis Chappell	Funeral Parlour	Funeral Parlour	A1	A1	
Sydenham Road	42	PFC International Food Centre	PFC International Food Centre	Convenience Store	Convenience Store	A1	A1	
Sydenham Road	044	Post Office	Post Office	Post Office	Post Office	A1	A1	
Sydenham Road	045	Billings	Billings	Butcher / Fishmonger	Butcher / Fishmonger	A1	A1	
Sydenham Road	046	Just Printer Cartridges	RSPCA	Computer Accessories	Charity Shop	A1	A1	
Sydenham Road	047	Chinese Medicine 2001	Chinese Medicine 2002	Chinese Medicine	Chinese Medicine	A1	A1	
Sydenham Road	048	Aksu	Popular Barbers	Menswear	Barber	A1	A1	
Sydenham Road	049	Essence of Nature	Essence of Nature	Beauty Products	Beauty Products	A1	A1	
Sydenham Road	050	Aplanda	Aplanda	Dry cleaner	Dry cleaner	A1	A1	
Sydenham Road	051	Alvina	Alvina	Discount Store	Discount Store	A1	A1	
Sydenham Road	052	Twice sweet	Twice sweet	Tobacconist / Newsagent	Tobacconist / Newsagent	A1	A1	
Sydenham Road	054	Acorn	Acorn	Estate Agent	Estate Agent	A1	A1	
Sydenham Road	055	Boots Chemist	Boots Chemist	Chemist	Chemist	A1	A1	
Sydenham Road	056	Carzone	Boilers R Us	Car Spares	Central Heating	A1	A1	
Sydenham Road	057	House of Linen	Carpets and Curtains Ltd	Material Shop	Carpet and Curtain Shop	A1	A1	
Sydenham Road	058	Golden City	Golden City	Restaurant	Restaurant	A1	A1	
Sydenham Road	059	Vacant	The Co-op Funeral Care	Vacant	Funeral Directors	Vacant	A1	

## Sydenham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sydenham Road	061a	National Westminster Bank	National Westminster Bank	Bank	Bank	A1	A1	
Sydenham Road	062	D. Rihal	The Pharmacy	Chemist	Chemist	A1	A1	
Sydenham Road	063	Mann+Co	Mann+Co	Estate Agent	Estate Agent	A1	A1	
Sydenham Road	065	Haji and Sons	Haji and Sons	Grocer	Grocer	A1	A1	
Sydenham Road	066	The Stationery Box	The Stationery Box	Gift/Toy Shop	Gift/Toy Shop	A1	A1	
Sydenham Road	071	Candessa	Sue Ryder	Clothes Shop	Charity Shop	A1	A1	
Sydenham Road	072	OTT Hair Design	OTT Hair Design	Hairdresser	Hairdresser	A1	A1	
Sydenham Road	073-077	Superdrug	Superdrug	Chemist	Chemist	A1	A1	
Sydenham Road	074-078	Cooperative	Cooperative	Supermarket	Supermarket	A1	A1	
Sydenham Road	079	Vacant	Cash and Cheques Express	Vacant	Pawnbroker	Vacant	A1	
Sydenham Road	080	Whites	Whites	Pet shop	Pet shop	A1	A1	
Sydenham Road	082	Ambience	Ambience	Beauty Salon	Beauty Salon	A1	A1	
Sydenham Road	084	Master Cutters	Master Cutters	Hairdresser	Hairdresser	A1	A1	
Sydenham Road	086	Sydenham Internet Café	Sydenham Internet Café	Internet Café	Internet Café	A1	A1	
Sydenham Road	087	Pound Plus Shop	Pound Plus Shop	General Store	General Store	A1	A1	
Sydenham Road	088	Washing Machine Service	Washing Machine Service	Second Hand White Goods	Second Hand White Goods	A1	A1	
Sydenham Road	091	Istanbul Supermarket	Istanbul Supermarket	Grocer	Grocer	A1	A1	
Sydenham Road	092	Gabisco Food and Wine	Gabisco Food and Wine	Grocer	Grocer	A1	A1	
Sydenham Road	096	Arbico	Arbico	Computer Sales	Computer Sales	A1	A1	
Sydenham Road	097	INKY	INKY	Clothes Shop	Clothes Shop	A1	A1	
Sydenham Road	099	Wear Abouts	Wear Abouts	Childrens Clothes	Childrens Clothes	A1	A1	
Sydenham Road	101	Cancer Reseach UK	Cancer Reseach UK	Charity Shop	Charity Shop	A1	A1	
Sydenham Road	102	Pablo's	Pablo's	Hairdresser	Hairdresser	A1	A1	
Sydenham Road	103	Magic Prices	Magic Prices	General Store	General Store	A1	A1	

## Sydenham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sydenham Road	104	Sydenham Flower Studio	Febeus Ltd	Florists	PC Repair and Internet Café	A1	A1	
Sydenham Road	106-112	Lidl	Lidl	Foodmarket	Foodmarket	A1	A1	
Sydenham Road	109	Party Daze	Party Daze	Party Shop	Party Shop	A1	A1	
Sydenham Road	111	The Cake Store	The Cake Store	Bakers	Bakers	A1	A1	
Sydenham Road	114	Bishops	Bishops	Furniture Store / Antiques	Furniture Store / Antiques	A1	A1	
Sydenham Road	120	A + B Carpets	MW Flooring	Carpet warehouse	Carpet warehouse	A1	A1	
Sydenham Road	123-125	Memorial Centre	Steven Mears Memorial Centre	Monumental Masons	Monumental Masons	A1	A1	
Sydenham Road	131	Scope	Scope	Charity shop	Charity shop	A1	A1	
Sydenham Road	133	A.N.Tanos	A.N.Tanos	Launderette	Launderette	A1	A1	
Sydenham Road	138a	Cut Price Supermarket	Cut Price Supermarket	Grocer	Grocer	A1	A1	
Sydenham Road	140	140 Interiors	141 Interiors	Antiques Furniture	Antiques Furniture	A1	A1	
Sydenham Road	146	Busy Bees	Busy Bees	Dry Cleaners	Dry Cleaners	A1	A1	
Sydenham Road	150-152	Sydenham Beds and House Clearance	Sydenham Beds and House Clearance	Second Hand Goods	Second Hand Goods	A1	A1	
Sydenham Road	162	Sydenham Beds	Sydenham Beds	Bed Shop	Bed Shop	A1	A1	
Sydenham Road	163	Vacant	Grace Salon	Vacant	Hair and Beauty Salon	Vacant	A1	
Sydenham Road	165	Bannings	Bannings	Newsagent	Newsagent	A1	A1	
Sydenham Road	166	Heavenly Hands	Heavenly Hands	Hairdresser	Hairdresser	A1	A1	
Sydenham Road	168	Narayan	Narayan	Newsagent	Newsagent	A1	A1	
Sydenham Road	175	2nd Creation	2nd Creation	Hairdresser	Hairdresser	A1	A1	
Sydenham Station Approach	002	Outback Salon	Outback Salon	Hairdresser	Hairdresser	A1	A1	
Sydenham Station Approach	004	Paul James	Paul James	Hairdresser	Hairdresser	A1	A1	
Sydenham Station Approach	006	Geriola	Shoe Repairs and Key Cutting	Key Cutting	Shoe Repair and Key Cutting	A1	A1	95
Kirkdale	250	Rose Samuel Odele and Partners	Rose Samuel Odele and Partners	Solicitor	Solicitor	A2	A2	

## Sydenham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Kirkdale	254-256	Robinson and Jackson	Robinson and Jackson	Estate Agent	Estate Agent	A2	A2	
Kirkdale	262	Lewisham Credit Union	Lewisham Credit Union	Bank	Bank	A2	A2	
Kirkdale	299-301	Citizen Advice Bueau	Citizen Advice Bueau	Legal Advicers	Legal Advicers	A2	A2	
Sydenham Road	001	Property World	Property World	Lettings Agency	Lettings Agency	A2	A2	
Sydenham Road	004	Property World	Property World	Letting Agent	Letting Agent	A2	A2	
Sydenham Road	010-012	Lloyd's TSB	Lloyd's TSB	Bank	Bank	A2	A2	
Sydenham Road	013	Bairstow Eves	Hunters	Estate Agents	Estate Agent	A2	A2	
Sydenham Road	014	Pedder	Pedder	Estate Agents	Estate Agents	A2	A2	
Sydenham Road	015	Uni Plan	Uni Plan	Estate Agents	Estate Agents	A2	A2	
Sydenham Road	030-030a	Ladbrokes	Ladbrokes	Bookmaker	Bookmaker	A2	A2	
Sydenham Road	043	Global Link	Global Link	Financial Services	Financial Services	A2	A2	
Sydenham Road	053	Santander	Santander	Bank	Bank	A2	A2	
Sydenham Road	081	Barclays	Barclays	Bank	Bank	A2	A2	
Sydenham Road	085	Ladbrookes	Ladbrookes	Bookmakers	Bookmakers	A2	A2	
Sydenham Road	093	William Hill	William Hill	Bookmaker	Bookmaker	A2	A2	
Sydenham Road	105	Vacant	Cheque Centre	Vacant	Payday Loans	Vacant	A2	
Sydenham Road	138	Solo Education	Solo	Teacher Recruitment	Teacher Recruitment	A2	A2	
Sydenham Road	170	On the House	On the House	Estate Agent	Estate Agent	A2	A2	19
Kirkdale	248	Sugahill	Sugahill	Café	Café	A3	A3	
Kirkdale	260	Blue Mountain	Blue Mountain	Café	Café	A3	A3	
Sydenham Road	008	Hill Top Cafe	Hill Top Cafe	Cafe	Cafe	A3	A3	
Sydenham Road	011	Sema's Cafe	Sema's Cafe	Cafe	Cafe	A3	A3	
Sydenham Road	016	Kente Coffee Shop	Kente Coffee Shop	Cafe	Cafe	A3	A3	
Sydenham Road	042a	The Two Half's	The Two Half's	Restaurant/Pu b	Restaurant/Pu b	A3	A3	
Sydenham Road	067	Gurkha's	Gurkha's	Restaurant	Restaurant	A3	A3	

## Sydenham

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sydenham Road	069	Chef's delight	Chef's delight	Restaurant	Restaurant	A3	A3	
Sydenham Road	083	Subway	Subway	Restaurant	Restaurant	A3	A3	
Sydenham Road	089	Wimpy	Wimpy	Cafe	Cafe	A3	A3	
Sydenham Road	094	Trattoria Raffaella	Trattoria Raffaella	Restaurant	Restaurant	A3	A3	
Sydenham Road	118	Masaniello Pizzeria	Masaniello Pizzeria	Restaurant	Restaurant	A3	A3	
Sydenham Road	142	Neo Uno	Neo Uno	Café/Restaurant	Café/Restaurant	A3	A3	
Sydenham Road	144	Gara Masala	Pistachio	Tandoori Restaurant	Tandoori Restaurant	A3	A3	
Sydenham Road	169	Café Gold	Café Gold	Café	Café	A3	A3	
Sydenham Road	174	Golden Grill	Golden Grill	Café	Café	A3	A3	16
Kirkdale	325	The Railway	The Railway	Public House	Public House	A4	A4	
Sydenham Road	116	Golden Lion	Golden Lion	Public House	Public House	A4	A4	
Sydenham Road	119-121	The Dolphin	The Dolphin	Public House	Public House	A4	A4	3
Sydenham Road	026a	Selim Kebabs	Selim Kebabs	Take Away	Take Away	A5	A5	
Sydenham Road	095	Morleys	Morleys	Takeaway	Takeaway	A5	A5	
Sydenham Road	098	Namaste	Namaste	Takeaway	Takeaway	A5	A5	
Sydenham Road	100	Tung Sing House	Tung Sing House	Chinese Takeaway	Chinese Takeaway	A5	A5	
Sydenham Road	107	Miami	Miami	Take Away	Take Away	A5	A5	
Sydenham Road	129	Pizza Go Go	Pizza Go Go	Take Away	Take Away	A5	A5	
Sydenham Road	135	Supreme Fish	Supreme Fish	Take Away	Take Away	A5	A5	
Sydenham Road	137	Sydenham Kebab	Sydenham Kebab	Steak and Kebabs	Take Away	A5	A5	
Sydenham Road	164	Vacant	Taste Buds	Vacant	Take Away	Vacant	A5	9
Sydenham Road	154-158	N/A	O'Rouke Contracting	N/A	Transport Firm Office	N/A	B1	
Sydenham Road	160	H. Sivyer	H. Sivyer	Builders merchant	Builders merchant	B1	B1	
Sydenham Road	176	Progas	Progas	Heating Services	Heating Services	B1	B1	
Sydenham Road	185-191	KwikFit	KwikFit	Car Repair Centre	Car Repair Centre	B1	B1	

## Sydenham

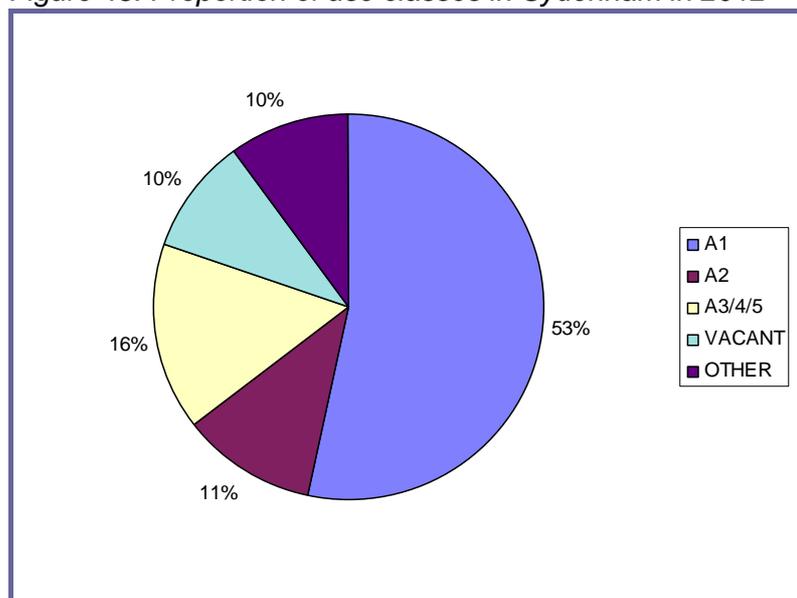
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sydenham Station Approach	001	London Cars	London Cars	Car hire	Car hire	B1	B1	5
Sydenham Road	017	Here for Good	Here for Good	Community Centre	Community Centre	D1	D1	
Sydenham Road	148	No Name	Mr M Rosenfeld	Chiropodist	Chiropodist	D1	D1	
Sydenham Road	177	Mountain of Fire and Light Ministries	Mountain of Fire and Light Ministries	Place of Worship	Place of Worship	D1	D1	
Sydenham Road	201	Dentist	Sydenham Dental Practice	Dentist	Dentist	D1	D1	4
Kirkdale	291-295	L A Fitness	L A Fitness	Health Club	Health Club	D2	D2	
Sydenham Station Approach	008 - 10	Gymophobics	Gymophobics	Health + Fitness Centre	Health + Fitness Centre	D2	D2	2
Kirkdale	277a	Total	Total	Petrol Station	Petrol Station	S/G	S/G	
Sydenham Road	031	Jay Tay Nails and Beauty Parlor	American Nails and Spa Studio	Beauty Parlour	Beauty Salon	SG	S/G	
Sydenham Road	096a	Jesters	Connaught Leisure	Gaming Machines	Gaming Machines	S/G	S/G	
Sydenham Road	113-117	S.G.Smith	S.G.Smith	Car sales	Car sales	S/G	S/G	
Sydenham Road	139	Enterprise Rent a Car	Enterprise Rent a Car	Car Showroom	Car Showroom	S/G	S/G	
Sydenham Road	145-151	Sydenham Hand Car Wash	Sydenham Hand Car Wash and MOT testing centre	Car Wash	Car Wash	S/G	S/G	
Sydenham Road	068	Diamond Top Nails	Diamond Top Nails	Beauty Salon	Beauty Salon	SG	SG	7
Kirkdale	242	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Kirkdale	244/6	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Kirkdale	252	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Kirkdale	278	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Kirkdale	280	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Kirkdale	309-315	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Kirkdale	321	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Sydenham Road	018	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Sydenham Road	022a-24	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	

**Sydenham**

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Sydenham Road	027	Ahwaz Market	Vacant	Grocer	Vacant	A1	Vacant	
Sydenham Road	040b	Your Move	Vacant	Estate Agent	Vacant	A2	Vacant	
Sydenham Road	060	Alvina	Vacant	Clothes Shop	Vacant	A1	Vacant	
Sydenham Road	064	M.D.Furnishers	Vacant	Carpets, blinds, etc.	Vacant	A1	Vacant	
Sydenham Road	070	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Sydenham Road	090	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Sydenham Road	167	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Sydenham Road	171-173	Premier Snack Bar	Vacant	Café	Vacant	A3	Vacant	
Sydenham Road	172	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	18
<b>TOTAL number of units in centre</b>							<b>178</b>	<b>178</b>

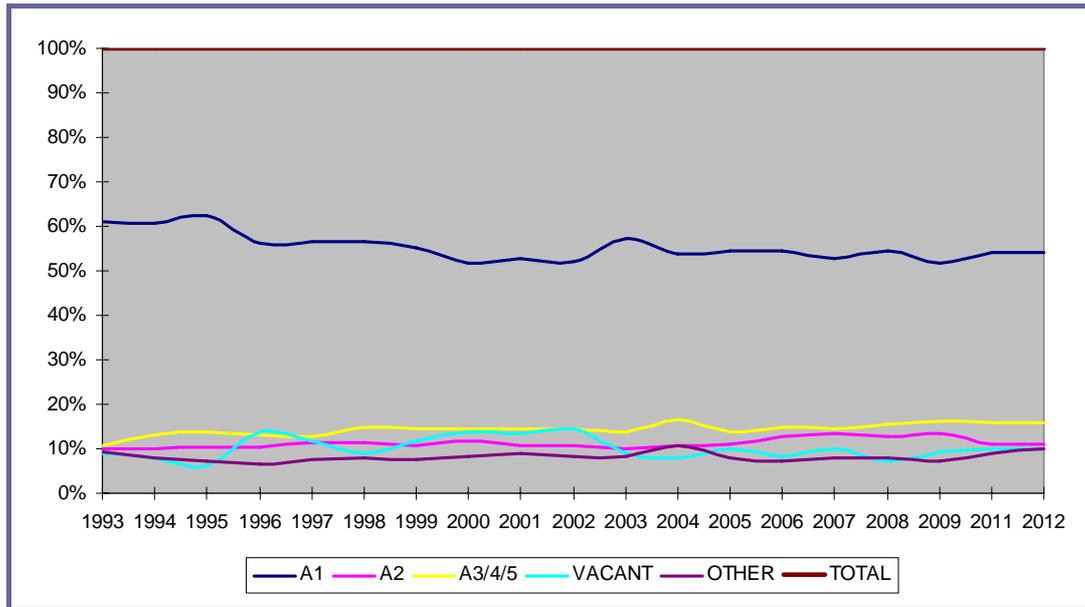
A4.3 The proportion of different use classes in Sydenham is shown in Figure 48. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 53% of the units, followed by food and drink establishments (A3, A4 and A5) and services (A2).

Figure 48: Proportion of use classes in Sydenham in 2012



- A4.4 Figure 49 shows the change in the proportion of different use classes over time. In general, the use classes in Sydenham have remained relatively stable. Proportionally:
- shops (A1) are the most common, with a peak in 1995,
  - food and drink establishments (A3, A4 and A5) have slightly risen over time,
  - services (A2) have remained constant, but with a slight increase in 2009 followed by a slight decline since then,
  - vacant units have fluctuated, with peaks in 1996 and 2000 - 2002,
  - other uses have remained constant.

Figure 49: Change in the proportion of use classes in Sydenham (1993-2012)



- A4.5 In 2012, Sydenham had 178 units in total. Figure 50 lists and ranks the units into different types of sub categories for Sydenham. Services and facilities encompass the largest number of units.

Figure 50: Different uses in Sydenham in 2012

Use	Type of units
<b>65</b> Services and facilities (A1, A2, D1, D2)	16 hairdressers/beauty salon/barbers, 2 optician, 1 dentist, 1 chiropodist, 6 pharmacy/chemist, 2 health clubs, 1 post office, 1 community centre, 1 place of worship, 1 internet café, 1 photo processing, 2 undertakers, 5 dry cleaners/laundrette, 2 locksmith/cobblers, 5 bank, 1 financial services, 2 employment/training agency, 1 payday loans, 9 estate agents/letting agents, 2 solicitors, 3 betting shops
<b>42</b> Comparison (non food) shops (A1)	4 clothes, 3 electrical goods, 8 furniture/household/DIY, 1 hobbies, 1 flowers, 1 pet supplies, 7 newsagents/stationer/books, 1 antique, 1 jewellers, 7 discount stores, 6 charity shops, 2 pawn brokers
<b>29</b> Food and drink establishments (A3, A4 and A5)	17 restaurants and cafes, 3 pubs, 9 hot food take-aways
<b>18</b> Vacant unit	
<b>14</b> Convenience (food) shops (A1)	2 supermarket, 2 off licence, 6 grocers, 1 bakers, 1 butchers, 1 greengrocers, 1 healthfood
<b>5</b> Other uses (sui generis)	2 car sales, 1 car wash, 1 petrol station, 1 amusements
<b>5</b> Business (B1, B2)	1 transport office, 1 builders merchants, 1 heating services, 1 car repairs, 1 car hire

**A5 Forest Hill district centre**

- A5.1 Forest Hill is located in the western part of the borough and its boundaries are shown in Figure 52. It is identified in the Core Strategy as a district centre. Being accessible by rail, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Forest Hill to be at level 4. Part of the centre is located within the Forest Hill Conservation Area. Its role and function is catering for the immediate population needs.
- A5.2 Figure 53 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Forest Hill. Data from the 2011 survey has also been included for comparison purposes.

Figure 53: Forest Hill survey data 2012

Forest Hill								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Perry Vale	10	Cut above the best	Cut above the best	Barber Shop	Barber Shop	A1	A1	
Dartmouth Road	001	W H Smiths	W H Smiths	News Agent	News Agent	A1	A1	
London Road	002-004	Forest Hill Laundrette	Forest Hill Laundrette	Launderette	Launderette	A1	A1	
Dartmouth Road	004	Bunka Clothes	Bunka Clothes	Clothes Shop	Clothes Shop	A1	A1	
Devonshire Road	005	Forest Hill Shoe Repair Centre	Forest Hill Shoe Repair Centre	Locksmith/ Shoe Repairs	Locksmith/ Shoe Repairs	A1	A1	
Dartmouth Road	005B	Village Way	Village Way	Hairdresser	Hairdresser	A1	A1	
Dartmouth Road	006	Express	Express	Dry Cleaners	Dry Cleaners	A1	A1	
Devonshire Road	006	BH Solicitors	Cocobtime	Solicitors	PC Sales and Repairs	A2	A1	
Dartmouth Road	007B	Cummin Up	Hair Immaculate	Take Away	Hairdresser	A5	A1	
Dartmouth Road	008	Stag + Bow	Stag + Bow	Craft and Habidashery Shop	Craft and Habidashery Shop	A1	A1	
Perry Vale	01-05	E J Carpets	E J Carpets	Carpets/ Furniture sales	Carpets/ Furniture sales	A1	A1	
Dartmouth Road	010A	Vacant	Antoinette Costume Hire	Vacant	Costume Hire	Vacant	A1	
Dartmouth Road	013	Johnson Cosmetics + Hair Dresser	Johnson Cosmetics + Hair Dresser	Hairdresser	Hairdresser	A1	A1	
Dartmouth Road	015	Vacant	Doopo	Vacant	Clothes and Furniture Shop	Vacant	A1	
Dartmouth Road	016A	Fitting Studio	Fitting Studio	Clothes Shop	Clothes Shop	A1	A1	
Dartmouth Road	016D	Cards	Cards	Cards	Cards	A1	A1	
Dartmouth Road	017	Little Forest	Little Forest	Triple Trader	Triple Trader	A1	A1	
Dartmouth Road	019	Laurels	Laurels	Florist	Florist	A1	A1	
Dartmouth Road	021-023	Boots	Boots	Chemist	Chemist	A1	A1	
Dartmouth Road	039	D-Wines	D-Wines	Off Licence	Off Licence	A1	A1	
Perry Vale	04	E J Carpets	E J Carpets	Carpets/ Furniture sales	Carpets/ Furniture sales	A1	A1	
Dartmouth Road	043	Ohere Communications	Polytechnics	Internet Shop	Computer Repairs and Sales	A1	A1	
Dartmouth Road	049A	Vacant	Elegance	Vacant	Hairdresser	Vacant	A1	

## Forest Hill

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Dartmouth Road	051	A.L.Hamilton	A.L.Hamilton	Jeweller	Jeweller	A1	A1	
Dartmouth Road	053	For Your Eyes Only	For Your Eyes Only	Video Hire	Video Hire	A1	A1	
Dartmouth Road	057A	Dapper	Dapper	Antiques	Antiques	A1	A1	
Dartmouth Road	059	Rodney's	Sugar Mountain	Barbar Shop	Sweet Shop	A1	A1	
London Road	06	British Red Cross	British Red Cross	Charity Shop	Charity Shop	A1	A1	
Dartmouth Road	061	Forest Hill Supermarket	Forest Hill Supermarket	Grocer	Grocer	A1	A1	
Dartmouth Road	065	Gionetta	Gionetta	Hairdresser	Hairdresser	A1	A1	
Dartmouth Road	067	Heb Mini Market	Heb Mini Market	Grocer	Grocer	A1	A1	
Dartmouth Road	069	Slickman	Slickman	Hairdresser	Hairdresser	A1	A1	
London Road	07/9	Home Accessories Extra	Home Accessories Extra	Homeware store	Homeware store	A1	A1	
Dartmouth Road	071	Mayoco	Best of Both Boutique	Internet Café	Clothes Shop	A1	A1	
Dartmouth Road	073	PD Party	Marie's Boutique	Party Goods	Accessories	A1	A1	
Dartmouth Road	079	No Name	No Name	Hair and Beauty	Hair and Beauty	A1	A1	
Dartmouth Road	081-083	Ald Life	Ald Life	Charity Shop	Charity Shop	A1	A1	
Stanstead Road	09	Kings Wine	Kings Wine	Off Licence	Off Licence	A1	A1	
Dartmouth Road	095	Aquataps	Aquataps	DIY/Builders Merchant	DIY/Builders Merchant	A1	A1	
Dartmouth Road	097	Three Kings	Three Kings	Off Licence and Food	Off Licence and Food	A1	A1	
Dartmouth Road	099	Robs	Robs	Mens Hairdresser	Mens Hairdresser	A1	A1	
London Road	10-12	M + Co.	M + Co.	Clothes	Clothes	A1	A1	
Dartmouth Road	105	Angel	Angel	Hairdresser	Hairdresser	A1	A1	
Perry Vale	11	United Barbers	United Barbers	Barbers	Barbers	A1	A1	
Perry Vale	12	Glorious	Glorious	General Store	General Store	A1	A1	
Perry Vale	13	No Name	No Name	Internet Café	Internet Café	A1	A1	
Perry Vale	14	Dawes for Doors	Distinguish Doors	Door Shop	Door Shop	A1	A1	

Forest Hill								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Stanstead Road	15	Antique Buyers and House Clearance	Post Script Antiques and Collectibles	Office	Antique Shop	B1	A1	
Perry Vale	17	Customise Embroidery	Customise Embroidery	Dry Cleaning and Repairs	Dry Cleaning and Repairs	A1	A1	
Perry Vale	19	M'n'M Beauty Clinic	M'n'M Beauty Clinic	Beauty Salon	Beauty Salon	A1	A1	
Waldram Park Road	1A	Co-op	Co-op	General Store	General Store	A1	A1	
West-bourne Terrace	2	Gentlemen's Hairdresser	Gentlemen's Hairdresser	Hairdresser	Hairdresser	A1	A1	
London Road	20	BK'S News	R.S Food and Wine	Newsagent	Convenience Store	A1	A1	
London Road	22	No Name	Mr Le's Perfect Shoe Service	Shoe Repair and Keys Cut	Shoe Repair and Keys Cut	A1	A1	
London Road	23	Lily Angel	Lily Angel	Beauty Salon	Beauty Salon	A1	A1	
London Road	25	Mirror Mirror	Mirror Mirror	Hairdresser, Beauty Shop	Hairdresser, Beauty Shop	A1	A1	
Perry Vale	25-29	Finches	Finches	Sports Goods	Sports Goods	A1	A1	
London Road	27	The Web	The Web	Internet Shop	Internet Shop	A1	A1	
West-bourne Terrace	2A	Miss Money Penny	Miss Money Penny	Clothes Shop	Clothes Shop	A1	A1	
West-bourne Terrace	3	Angels	Angels	Hairdresser	Hairdresser	A1	A1	
London Road	30-32	Sue Ryder	Sue Ryder	Charity Shop	Charity Shop	A1	A1	
London Road	34-48	Sainsbury	Sainsbury	Food Store	Food Store	A1	A1	
West-bourne Terrace	4	Hatton	Hatton	Optician	Optician	A1	A1	
London Road	50	Kassford	Kassford	Optician	Optician	A1	A1	
London Road	55	Erdis	Erdis	Hairdresser	Hairdresser	A1	A1	65
Dartmouth Road	002	Armstrong + Co	Armstrong + Co	Solicitors	Solicitors	A2	A2	
Dartmouth Road	002A	Robert Stanford	Robert Stanford	Estate Agent	Estate Agent	A2	A2	
Dartmouth Road	005A	William Hill	William Hill	Bookmakers	Bookmakers	A2	A2	
Dartmouth Road	007A	Kinleigh Folkard and Hayward	Kinleigh Folkard and Hayward	Estate Agent	Estate Agent	A2	A2	
London Road	01	Barclays Bank	Barclays Bank	Bank	Bank	A2	A2	
Dartmouth Road	011	Winkworth	Winkworth	Estate Agent	Estate Agent	A2	A2	

## Forest Hill

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Dartmouth Road	014	Martin Wilkinson	Vacant	Solicitor	Vacant	A2	A2	
Dartmouth Road	020-022	Paddy Power	Paddy Power	Bookmakers	Bookmakers	A2	A2	
Dartmouth Road	029	Vacant	City of Cash	Vacant	Pay Day Loans	Vacant	A2	
London Road	05	Eaton Properties	Eaton Properties	Estate Agent	Estate Agent	A2	A2	
Dartmouth Road	053A	Sure to Move	Sure to Move	Sales + Letting Management	Sales + Letting Management	A2	A2	
Perry Vale	09	Western Union	Western Union / Crystal Services Business Centre	Money Transfer	Money Transfer	A2	A2	
The Facade	09-13	Vacant	Leaders	Vacant	Estate Agent	Vacant	A2	
Perry Vale	09B	May Morris + Co.	May Morris + Co.	Solicitors	Solicitors	A2	A2	
London Road	14	Trade Exchange	The Money Shop	Financial Services	Financial Services	A2	A2	
London Road	16	Santander	Santander	Bank	Bank	A2	A2	
Perry Vale	18-20	Dataswift	Dataswift	Training Agency	Training Agency	A2	A2	
Perry Vale	21	Dawson Associates	Dawson Associates	Property Letting	Property Letting	A2	A2	
London Road	45	Pedder	Pedder	Estate Agent	Estate Agent	A2	A2	
London Road	58	Acorn	Acorn	Lettings Agent	Lettings Agent	A2	A2	20
Devonshire Road	001	From the Forest	From the Forest	Cafe	Cafe	A3	A3	
Dauids Road	001-3	Thai Orchard	Thai Orchard	Restaurant	Restaurant	A3	A3	
Dauids Road	005	St David Coffee House	St David Coffee House	Cafe	Cafe	A3	A3	
Stanstead Road	01	Café at No.1	Café at No.1	Cafe	Cafe	A3	A3	
Dartmouth Road	024	Vacant	Sylvan Post	Vacant	Restaurant	Vacant	A3	
Dartmouth Road	025	Oriental Fusion	Oriental Fusion	Restaurant	Restaurant	A3	A3	
Dartmouth Road	027	Big Breakfast	Big Breakfast	Cafe	Cafe	A3	A3	
Dartmouth Road	045-047	Question	Question	Pizza Bar	Pizza Bar	A3	A3	
Dartmouth Road	061A	Dartmouth Tandori	Dartmouth Tandori	Restaurant	Restaurant	A3	A3	
Dartmouth Road	063B	Fortune Inn	Fortune Inn	Noodle Bar	Noodle Bar	A3	A3	

Forest Hill								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
West-bourne Terrace	1	Westbourne Cafe	Westbourne Cafe	Restaurant	Restaurant	A3	A3	
Dartmouth Road	103	The Brothers	The Gym Café and Pizzeria	Restaurant	Restaurant	A3	A3	
London Road	11	The Capitol	The Capitol	Public House	Public House	A3	A3	
Perry Vale	15	Cinnamon	Cinnamon	Restaurant	Restaurant	A3	A3	
London Road	18	Vacant	Canvas and Cream	Vacant	Restaurant and Art Gallery	Vacant	A3	
London Road	47	The India Gate	The India Gate	Restaurant	Restaurant	A3	A3	
London Road	49	Black Hummingbird	Black Hummingbird	Restaurant	Restaurant	A3	A3	
London Road	52	Pizza Al Forno	Pizza Al Forno	Restaurant	Restaurant	A3	A3	
London Road	54	Tses	Tses	Restaurant	Restaurant	A3	A3	
London Road	56	The Teapot	The Teapot	Restaurant	Restaurant	A3	A3	20
Perry Vale	-	All in One	All in One	Pub	Pub	A4	A4	
Dartmouth Road	007	Dartmouth Arms	Dartmouth Arms	Pub	Pub	A4	A4	
Devonshire Road	007	The Hob	The Hob	Public House	Public House	A4	A4	
Dartmouth Road	035	Bird in Hand	Bird in Hand	Pub	Pub	A4	A4	4
Devonshire Road	003	Jolly Bee	Jolly Bee	Fish and Chip Shop	Fish and Chip Shop	A5	A5	
Dartmouth Road	018	The Wok Express	The Wok Express	Take Away	Take Away	A5	A5	
Perry Vale	02	New Island	New Island	Fish + Chips	Fish + Chips	A5	A5	
Dartmouth Road	031	Pizza Palm	Pizza Palm	Take Away	Take Away	A5	A5	
Perry Vale	06	D+D	D+D	Takeaway	Takeaway	A5	A5	
Dartmouth Road	063	Charcoal Grill	Queen's Kabab	Take Away	Take Away	A5	A5	
The Facade	07-08	Forest Hill Station Take Away	Forest Hill Station Take Away	Take Away	Take Away	A5	A5	
Dartmouth Road	075	Bamboo House	Bamboo House	Take Away Restaurant	Take Away Restaurant	A5	A5	
London Road	08	Pizza Hut	Pizza Hut	Take Away	Take Away	A5	A5	
Dartmouth Road	101	M-M-M	M-M-M	Take Away Restaurant	Take Away Restaurant	A5	A5	

## Forest Hill

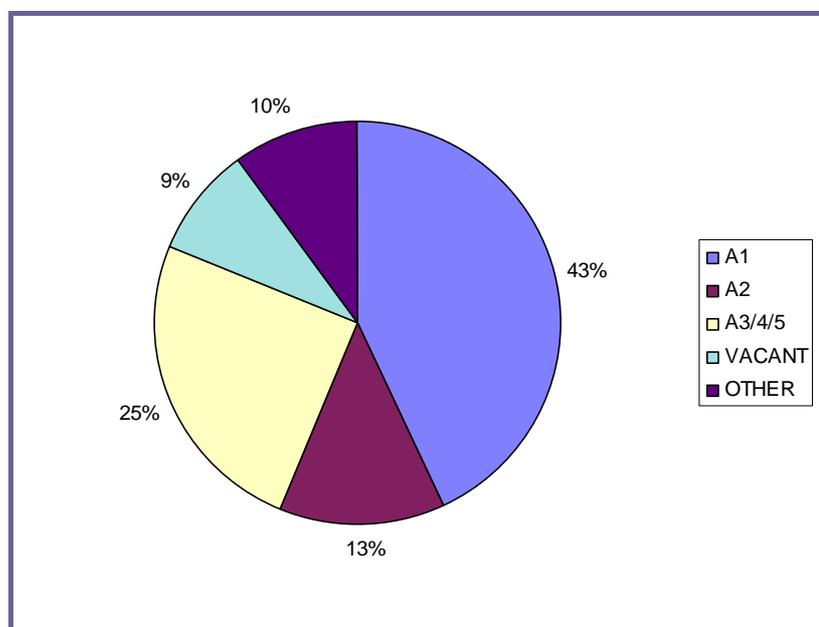
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
London Road	24	Favorite Chicken+Ribs	Favorite Chicken+Ribs	Take Away	Take Away	A5	A5	
West-bourne Terrace	5	Morleys	Morleys	Take Away	Take Away	A5	A5	
London Road	53	Lin Kee	Lin Kee	Take Away	Take Away	A5	A5	13
Devonshire Road	002-004	Home to Home	Home to Home	Property Advice	Property Advice	B1	B1	
Perry Vale	07	Vacant	Office	Vacant	Office	Vacant	B1	
Dartmouth Road	077	Conservative Association	Conservative Association	Office	Office	B1	B1	
Perry Vale	22-24	Forest Hill Radio Cars	Forest Hill Radio Cars	Minicab	Minicab	B1	B1	
Perry Vale	26-28	Forest Hill Radio Cars	Forest Hill Radio Cars	Minicab	Minicab	B1	B1	
London Road	51	Bolans	Bolans	Architect	Architect	B1	B1	6
Dauids Road	007	Residential?	Residential?	Residential?	Residential?	C3	C3	1
Dartmouth Road	003	Dental Surgery	Dental Surgery	Dentist	Dentist	D1	D1	
Devonshire Road	008-010	Living Springs	Living Springs	Church	Church	D1	D1	
Dartmouth Road	010B	N/A	Nephrite Jade Massage	N/A	Massage	N/A	D1	
Dartmouth Road	059A	Dental Surgery	Dental Surgery	Dentist	Dentist	D1	D1	
London Road	22A	V.A.S.	V.A.S.	Dentist	Dentist	D1	D1	5
London Road	26-28	Energie	Energie	Fitness Club	Fitness Club	D2	D2	1
West-bourne Terrace	3A	Black Ink s	Black Ink s	Parlour	Parlour	S/G	S/G	
Dartmouth Road	051A	Kelly Nail Gallery	Kelly Nail Gallery	Beauty Salon	Beauty Salon	SG	SG	2
Perry Vale	8	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Dartmouth Road	005	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Dartmouth Road	009	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Devonshire Road	012	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Devonshire Road	014	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Stanstead Road	03	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Dartmouth Road	033	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	

## Forest Hill

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Dartmouth Road	041	Vacant	Vacant	Derelict	Derelict	Vacant	Vacant	
Dartmouth Road	049	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Dartmouth Road	055A	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Dartmouth Road	055B	Magz Hair + Beauty Salon	Vacant	Hairdresser	Vacant	A1	Vacant	
Dartmouth Road	057	The Cabin Cafe	Vacant	Snack Bar	Vacant	A3	Vacant	
Dartmouth Road	063A	Red Pepper	Vacant	Restaurant	Vacant	A3	Vacant	
Perry Vale	23	M+M Natural Glow Tanning	Vacant	Beauty Salon	Vacant	A1	Vacant	14
<b>TOTAL number of units in centre</b>							<b>151</b>	<b>151</b>

A5.3 The proportion of different use classes in Forest Hill is shown in Figure 54. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 43% of the units, followed by food and drink establishments (A3, A4 and A5) and services (A2).

Figure 54: Proportion of use classes in Forest Hill in 2012

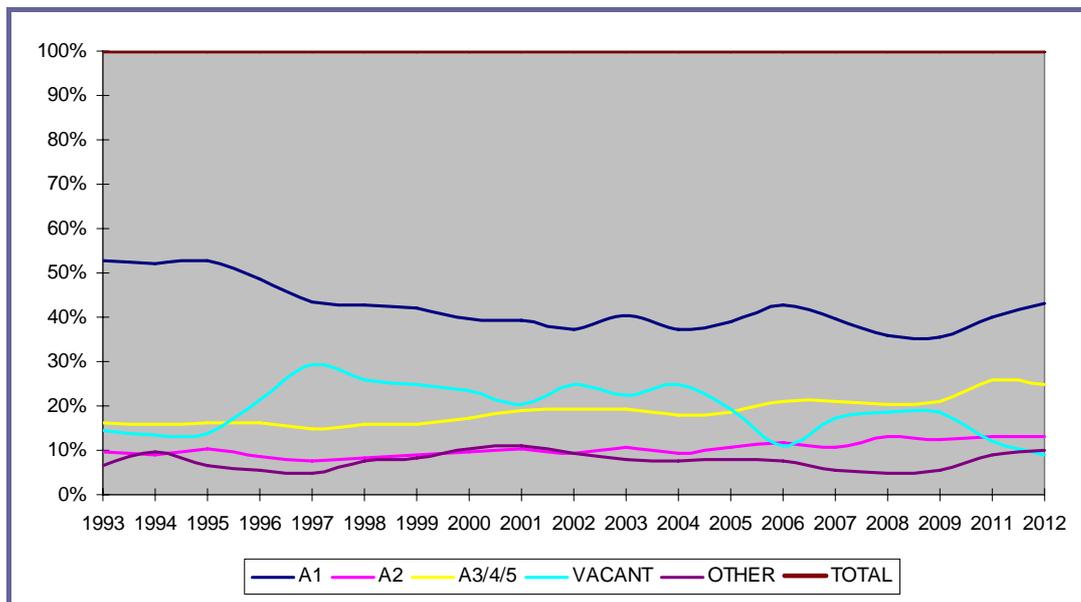


A5.4 Figure 55 shows the change in the proportion of different use classes over time. In general, the use classes in Forest Hill have remained relatively stable. Proportionally:

- shops (A1) are the most common, with a peak in 1995 and a low in 2009,
- food and drink establishments (A3, A4 and A5) have risen slightly over time,
- services (A2) have remained constant,

- vacant units have fluctuated but peaked in 1997 and by 2012 vacant units were at a low,
- other uses experienced drops in 1995-1997 and 2007-2009.

Figure 55: Change in the proportion of use classes in Forest Hill (1993-2012)



A5.5 In 2012, Forest Hill had 151 units in total. Figure 56 lists and ranks the units into different types of sub categories for Forest Hill. Services and facilities encompass the largest number of units.

Figure 56: Different uses in Forest Hill in 2012

Use	Type of units
<b>57</b> Services and facilities (A1, A2, D1, D2)	18 hairdressers/beauty salon/barbers, 1 tattoo, 1 massage, 2 optician, 3 dentists, 1 pharmacy/chemist, 1 fitness club, 1 place of worship, 2 internet café, 3 dry cleaners/laundrette, 2 locksmith/cobblers, 2 bank, 2 financial services, 3 solicitors, 1 architect, 10 estate agent/letting agent, 1 employment/training agency, 1 pay day loans, 2 betting shop
<b>37</b> Food and drink (A3, A4, A5) units	20 restaurants and cafes, 4 pubs, 13 hot food take-aways
<b>29</b> Comparison (non food) shops (A1)	6 clothes, 2 electrical goods, 6 furniture/household/DIY, 2 hobbies, 1 flowers, 1 sports, 4 stationers/newsagents, 2 antique, 1 jewellery, 1 music/film/game, 3 charity shops
<b>14</b> Vacant units	
<b>9</b> Convenience (food) shops (A1)	3 supermarket/general store, 3 off licence, 2 grocers, 1 bakers/confectioners
<b>4</b> Business (B1, B2) units	2 mini cab offices, 2 offices,
<b>1</b> Residential (C3) unit	

**A6 Blackheath district centre**

- A6.1 Blackheath is located in the north-eastern part of the borough and its boundaries are shown in Figure 58. It is identified in the Core Strategy as a district centre. Being accessible by rail, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Blackheath to be at level 4. The centre is located within the Blackheath Conservation Area and its well preserved shopfronts make a significant contribution to its character. It serves a local function. However the quality of the offer is such that visitors are attracted from a wider catchment area, with a balance of specialist shops, restaurants, cafes and other services. It has an active frontage throughout the day and evening.
- A6.2 Figure 59 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Blackheath. Data from the 2011 survey has also been included for comparison purposes.

Figure 59: Blackheath survey data 2012

Blackheath								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Blackheath Grove	02	Hext	Fired Earth	Hairdressers	Tile Shop	A1	A1	
Blackheath Grove	PO	Post Office	Post Office	Post Office	Post Office	A1	A1	
Blackheath Village	006-008	Village Flower Shop	Village Flower Shop	Florist	Florist	A1	A1	
Blackheath Village	12	John Charles	John Charles	Butcher	Butcher	A1	A1	
Blackheath Village	20	Blackheath Dry Cleaner	Blackheath Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	
Blackheath Village	22/24	Good Looks	Good Looks	Hairdresser	Hairdresser	A1	A1	
Blackheath Village	26	Hortus	Hortus	Florist	Florist	A1	A1	
Blackheath Village	28a	Bailey	Bailey	Clothes Shop	Clothes Shop	A1	A1	
Blackheath Village	28	La Petite Boulangerie Jade	La Petite Boulangerie Jade	Baker	Baker	A1	A1	
Blackheath Village	32	Neal's Yard Remedies	Neal's Yard Remedies	Pharmacy	Pharmacy	A1	A1	
Blackheath Village	34	Blackheath Locksmith	Blackheath Locksmith	Locksmith	Locksmith	A1	A1	
Blackheath Village	Station	Platform News	Platform News	Newsagent	Newsagent	A1	A1	
Blackheath Village (LBG)	03	India Jones	India Jane	Household Goods	Household Goods	A1	A1	
Blackheath Village (LBG)	07-09	Shepherd Foods	Shepherd Foods	Mini-Mart.	Mini-Mart.	A1	A1	
Blackheath Village (LBG)	11	Reminis-cence	Reminis-cence	Antiques/ Food	Antiques/ Food	A1	A1	
Blackheath Village (LBG)	13	Go Travel	Go Travel	Travel Agent	Travel Agent	A1	A1	
Lee Road (LBG)	07	Chandler Wright	Chandler Wright	Hairdressers	Hairdressers	A1	A1	
Lee Road (LBG)	11	W.C. One	W.C. One	Toilet Wares	Toilet Wares	A1	A1	
Lee Road (LBG)	13	Costcutter	Costcutter	Supermarket	Supermarket	A1	A1	
Montpelier Vale	04	Ryman	Ryman	Stationary	Stationary	A1	A1	
Montpelier Vale	06	Cancer Research UK	Cancer Research UK	Second Hand Clothes	Second Hand Clothes	A1	A1	
Montpelier Vale	10	2nd Impression	2nd Impression	Toy Shop	Toy Shop	A1	A1	
Montpelier Vale	11	Whistles	Whistles	Clothes Shop	Clothes Shop	A1	A1	

## Blackheath

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Montpelier Vale	12-14	Fat Face	Fat Face	Clothes Shop	Clothes Shop	A1	A1	
Montpelier Vale	13	Dixey + Son	In Focus Opticians	Opticians	Opticians	A1	A1	
Montpelier Vale	15	Noa Noa	Noa Noa	Clothes Shop	Clothes Shop	A1	A1	
Montpelier Vale	20	Rogue	Oska	Clothes Shop	Clothes Shop	A1	A1	
Montpelier Vale	21	Jojo Meman Bebe	Jojo Meman Bebe	Clothes Shop	Clothes Shop	A1	A1	
Montpelier Vale	21A	Shoe Repairs	Shoe Repairs	Shoe Repairs	Shoe Repairs	A1	A1	
Montpelier Vale	22-24	It's a Wrap	Woods of London	Household Goods	Household Goods	A1	A1	
Montpelier Vale	26	Blackheath Hair	Blackheath Hair	Hairdresser	Hairdresser	A1	A1	
Montpelier Vale	30	Phase Eight	Phase Eight	Clothes Shop	Clothes Shop	A1	A1	
Montpelier Vale	32	Cookery Nook	Cookery Nook	Household Goods	Household Goods	A1	A1	
Montpelier Vale	47	Reeba	Reeba	Hairdressers	Hairdressers	A1	A1	
Montpelier Vale	49	Raffles	Raffles	Clothes Shop	Clothes Shop	A1	A1	
Royal Parade	08	Rockit	Rockit	Hairdressers	Hairdressers	A1	A1	
Royal Parade	13	The Village Barbers	The Village Barbers	Hairdressers	Hairdressers	A1	A1	
Royal Parade	14	Gallery on the Heath	Gallery on the Heath	Pictures	Pictures	A1	A1	
Tranquil Passage	04	The Fabric Shop	The Fabric Shop	Curtain/Linen Shop	Curtain/Linen Shop	A1	A1	
Tranquil Passage	07	Norris Furniture	Norris Furniture	Second Hand Furniture	Second Hand Furniture	A1	A1	
Tranquil Vale	01-03	Village Deli	Village Deli	Food	Food	A1	A1	
Tranquil Vale	09	Blacks	Blacks	Jeweller	Jeweller	A1	A1	
Tranquil Vale	11	Best One Express	Best One Express	Grocer	Grocer	A1	A1	
Tranquil Vale	13	Nicolas	Nicolas	Off Licence	Off Licence	A1	A1	
Tranquil Vale	17	Fenner	Fenner	Greengrocer	Greengrocer	A1	A1	
Tranquil Vale	18	Sister and Daughters	Sister and Daughters	Clothes Shop	Clothes Shop	A1	A1	
Tranquil Vale	19	Butcher Curnow	Butcher Curnow	Opticians	Opticians	A1	A1	
Tranquil Vale	20	McColls	McColls	NTC	NTC	A1	A1	

## Blackheath

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Tranquil Vale	21	Herbs Plus	Herbs Plus	Chinese Health Store	Chinese Health Store	A1	A1	
Tranquil Vale	24	Start Rite	Start Rite	Shoes	Shoes	A1	A1	
Tranquil Vale	25-27	Pares	Pares	Shoe shop	Shoe shop	A1	A1	
Tranquil Vale	26	Oddbins	Oddbins	Liquor Store	Liquor Store	A1	A1	
Tranquil Vale	28	Greggs	Greggs	Baker	Baker	A1	A1	
Tranquil Vale	29	Bonds	Bonds	Barbers	Barbers	A1	A1	
Tranquil Vale	30	Beechcroft	Paydens	Pharmacy	Pharmacy	A1	A1	
Tranquil Vale	31	Holland and Barrett	Holland and Barrett	Health Food Shop	Health Food Shop	A1	A1	
Tranquil Vale	32	Black Vanilla	Black Vanilla	Icecream Shop	Icecream Shop	A1	A1	
Tranquil Vale	33-35	Selectric	Selectric	Electrical Goods	Electrical Goods	A1	A1	
Tranquil Vale	34	Right Angle	Right Angle	Furnishings and Gifts	Furnishings and Gifts	A1	A1	
Tranquil Vale	36	Blackheath Gallery	Blackheath Gallery	Pictures	Pictures	A1	A1	
Tranquil Vale	42	Devernos	Devernos	Womens Clothing	Womens Clothing	A1	A1	
Tranquil Vale	43	Fresh	Fresh	Hair and Cosmetics Salon	Hair and Cosmetics Salon	A1	A1	
Tranquil Vale	44	Boulangerie Jade	Boulangerie Jade	Baker	Baker	A1	A1	
Tranquil Vale	47	Belmont	Belmont	Dry Cleaners	Dry Cleaners	A1	A1	
Tranquil Vale	48	Vacant	Farrow and Ball	Vacant	Paint Shop	Vacant	A1	
Tranquil Vale	50	Vacant	Coquillage	Vacant	Fishmongers	Vacant	A1	
Tranquil Vale	56	Blackburn Bridal	Blackburn Bridal	Clothes Shop	Clothes Shop	A1	A1	
Tranquil Vale	68	Oxfam	Oxfam	Clothes	Clothes	A1	A1	
Tranquil Vale	70	John Lewis of Hungerford	John Lewis of Hungerford	Design Consultant	Design Consultant	A1	A1	
Tranquil Vale	74	The Bookshop	The Bookshop	Bookshop	Bookshop	A1	A1	<b>70</b>
Blackheath Village (LBG)	05	Winkworth	Winkworth	Estate Agent	Estate Agent	A2	A2	
Blackheath Village (LBG)	15	Lloyds/TSB	Lloyds/TSB	Bank	Bank	A2	A2	

## Blackheath

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee Road (LBG)	09	Foxtons	Foxtons	Estate Agent	Estate Agent	A2	A2	
Montpelier Vale	01	John Payne	John Payne	Estate Agents	Estate Agents	A2	A2	
Montpelier Vale	02	Comber + Co	Comber + Co	Estate Agents	Estate Agents	A2	A2	
Montpelier Vale	08	King Sturge	Jones Lang Lasalle	Estate Agents	Estate Agents	A2	A2	
Montpelier Vale	25/27	Kinleigh	Kinleigh	Estate Agents	Estate Agents	A2	A2	
Montpelier Vale	33	Mortgage Direct	Mortgage Direct	Financial Services	Financial Services	A2	A2	
Montpelier Vale	34	Fergus Noone Photography	Fergus Noone Photography	Gallery	Gallery	A2	A2	
Montpelier Vale	37	Kershaw	Kershaw	Estate Agents	Estate Agents	A2	A2	
Montpelier Vale	39	John Payne	John Payne	Estate Agents	Estate Agents	A2	A2	
Tranquil Passage	01	Heath Estates	Heath Estates	Estate Agent	Estate Agent	A2	A2	
Tranquil Vale	16	Barclays	Barclays	Bank	Bank	A2	A2	
Tranquil Vale	23	Felicity Lord	Felicity Lord	Estate Agent	Estate Agent	A2	A2	
Tranquil Vale	37	Oliver Field Assc.	Oliver Field Assc.	Residential Agency	Residential Agency	A2	A2	
Tranquil Vale	45	Paragon Properties	Paragon Properties	Estate Agent	Estate Agent	A2	A2	
Tranquil Vale	46	Humphreys Skitt + Co.	Humphreys Skitt + Co.	Estate Agents	Estate Agents	A2	A2	
Tranquil Vale	54	E Coomes	Jennings	Bookmaker	Bookmakers	A2	A2	
Tranquil Vale	63	N/A	Alex Neil	N/A	Estate Agent	N/A	A2	19
Blackheath Grove	01	Laicram Thai	Laicram Thai	Restaurant	Restaurant	A3	A3	
Lawn Terrace	1	Locale	Locale	Restaurant	Restaurant	A3	A3	
Lee Road (LBG)	01-03	Mountain View	Venice	Restaurant	Restaurant	A3	A3	
Lee Road (LBG)	05	Strada	Strada	Restaurant	Restaurant	A3	A3	
Montpelier Vale	03-05	Bella Vista	Bella Vista	Restaurant	Restaurant	A3	A3	
Montpelier Vale	07-09	Cave Austin	Cave Austin	Restaurant	Restaurant	A3	A3	
Montpelier Vale	16-18	Cafe Rouge (Being Refitted)	Cafe Rouge (Being Refitted)	Restaurant	Restaurant	A3	A3	
Montpelier Vale	17	Le Querce	Le Querce	Restaurant	Restaurant	A3	A3	

## Blackheath

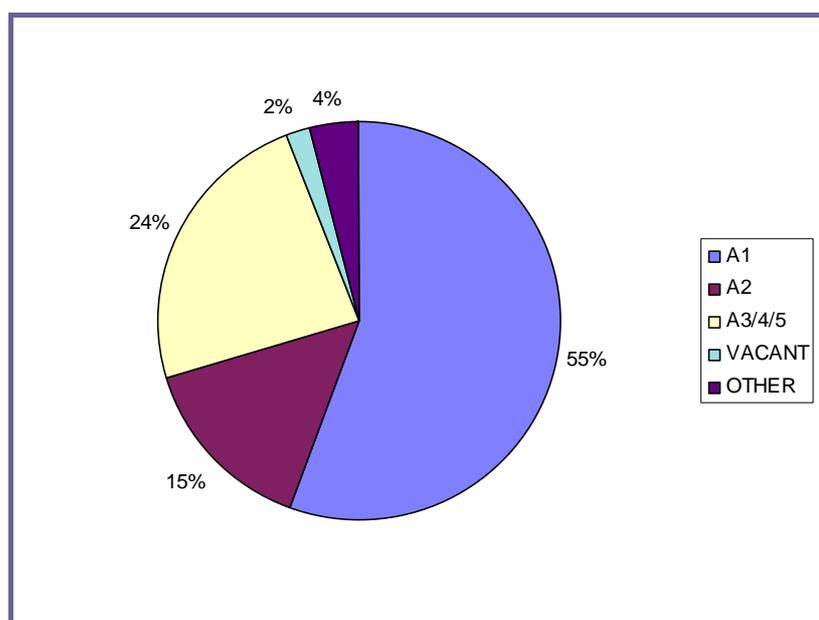
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Montpelier Vale	28	Khans	Khans	Restaurant	Restaurant	A3	A3	
Montpelier Vale	35	Montpelier	Montpelier	Café	Café	A3	A3	
Montpelier Vale	41	Everest Inn	Everest Inn	Chinese Restaurant	Chinese Restaurant	A3	A3	
Montpelier Vale	43-45	Chapters	Chapters	Restaurant	Restaurant	A3	A3	
Royal Parade	09	Taste of Raj	Taste of Raj	Indian Take Away Restaurant	Indian Take Away Restaurant	A3	A3	
Royal Parade	10-12	Cactus Pit	Cactus Pit	Restaurant	Restaurant	A3	A3	
Royal Parade	15-16	Fistik	Fistik	Restaurant	Restaurant	A3	A3	
Royal Parade	17	Beunos Aires	Beunos Aires	Restaurant	Restaurant	A3	A3	
Tranquil Vale	05-07	Starbucks	Starbucks	Restaurant	Restaurant	A3	A3	
Tranquil Vale	15	Sun Bo	Sun Bo	Restaurant	Restaurant	A3	A3	
Tranquil Vale	39	Saffron Club	Saffron Club	Restaurant	Restaurant	A3	A3	
Tranquil Vale	41	Costa	Costa	Restaurant	Restaurant	A3	A3	
Tranquil Vale	58-62	Giraffe	Giraffe	Restaurant	Restaurant	A3	A3	
Tranquil Vale	64-66	Pizza Express	Pizza Express	Restaurant	Restaurant	A3	A3	
Tranquil Vale	72	Curry Garden	Curry Garden	Restaurant	Restaurant	A3	A3	23
Blackheath Village	16	The Railway	The Railway	Public House	Public House	A4	A4	
Montpelier Vale	29-31	ZeroDegrees	ZeroDegrees	Brew Pub	Brew Pub	A4	A4	
Tranquil Vale	49	The Crown	The Crown	Pub	Pub	A4	A4	
Tranquil Vale	52	O'Neills	O'Neills	Pub	Pub	A4	A4	4
Blackheath Village (LBG)	01	Blackheath Fish and Chips	Blackheath Fish and Chips	Take Away	Take Away	A5	A5	
Tranquil Vale	40	Hand Made Food	Hand Made Food	Take Away	Take Away	A5	A5	2
Tranquil Vale	45a	Village staff	Village staff	Employment Bureau	Employment Bureau	B1	B1	1
Blackheath Grove	03-04	Library	Heath House Prep School	Library	Day School	D1	D1	
Montpelier Vale	19	Sparkly Smile	Sparkly Smile	Dentists	Dentists	D1	D1	2

## Blackheath

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Tranquil Vale	38	Hannah	Hannah	Nail and Spa	Nail and Spa	S/G	S/G	1
Montpelier Vale	36	Meridian Estates	Vacant	Estate Agents	Vacant	A2	Vacant	
Tranquil Vale	22	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	2
<b>TOTAL number of units in centre</b>							<b>124</b>	<b>124</b>

A6.3 The proportion of different use classes in Blackheath is shown in Figure 60. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 55% of the units, followed by food and drink establishments (A3, A4 and A5) and services (A2).

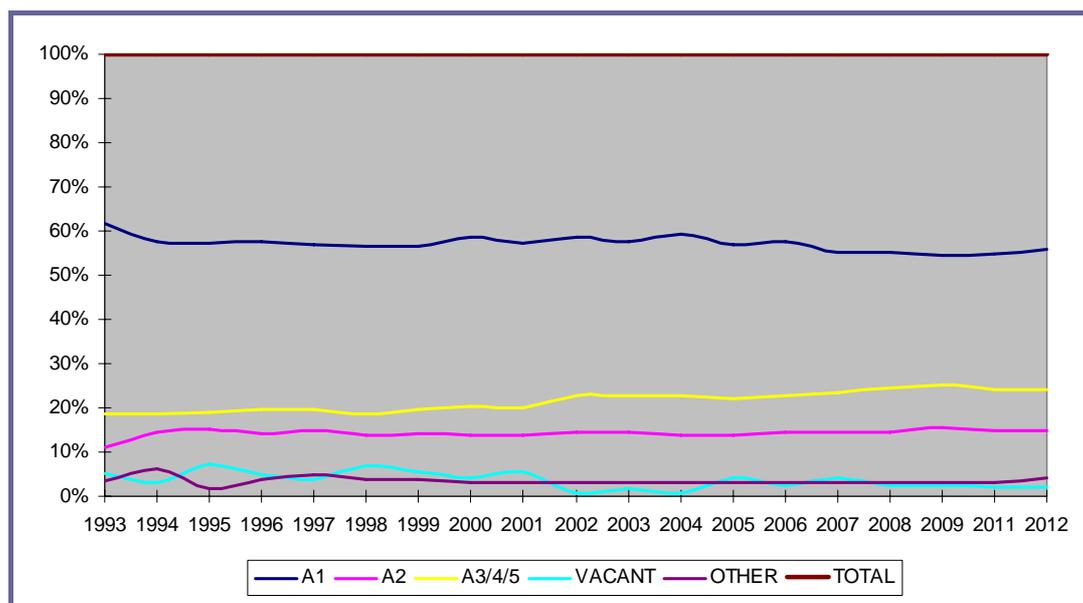
Figure 60: Proportion of use classes in Blackheath in 2012



A6.4 Figure 61 shows the change in the proportion of different use classes over time. In general, the use classes in Blackheath have remained relatively stable. Proportionally:

- shops (A1) are the most common and have remained constant,
- food and drink establishments (A3, A4 and A5) have remained constant over time,
- services (A2) have remained constant,
- vacant units have fluctuated and are currently low,
- other uses have remained constant since 1996.

Figure 61: Change in the proportion of use classes in Blackheath (1993-2012)



A6.5 In 2012, Blackheath had 124 units in total. Figure 62 lists and ranks the units into different types of sub categories for Blackheath. Services and facilities encompass the largest number of units.

Figure 62: Different uses in Blackheath in 2012

Use	Type of units
<b>42</b> Services and facilities (A1, A2, D1, D2)	8 hairdressers/beauty salon/barbers, 1 spa, 2 optician, 1 dentist, 2 pharmacy, 1 post office, 1 day school, 3 gallery/exhibition, 2 dry cleaners/laundrette, 2 locksmith/cobblers, 1 travel agent, 14 estate agents, 2 banks, 1 financial services, 1 betting shop,
<b>36</b> Comparison (non food) shops (A1)	12 clothes, 2 shoes, 1 electrical goods, 10 furniture/household/DIY, 2 flowers, 4 newsagents/stationers/books, 1 jewellers, 1 toys, 1 antiques, 1 discount stores, 1 charity shop
<b>29</b> Food and drink (A3, A4, A5) units	23 restaurants and cafes, 4 pubs, 2 hot food take-aways
<b>14</b> Convenience (food) shops (A1)	2 off licence, 3 grocers, 4 bakers/confectioners, 1 butchers, 1 fishmongers, 2 healthfood, 1 greengrocers
<b>2</b> Vacant unit	
<b>1</b> Business (B1, B2)	1 employment office

**A7 Lee Green district centre**

- A7.1 Lee Green is located on the eastern edge of the borough, with a small part of the centre located in the London Borough of Greenwich and its boundaries are shown in Figure 64. It is located on the intersection of the A20 (Eltham Road) and A2212 (Burnt Ash Road). It is identified in the Core Strategy as a district centre. Being accessible by rail, buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Lee Green to be at level 3. It is dominated by the Leegate Shopping Centre.
- A7.2 Figure 65 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Lee Green. Data from the 2011 survey has also been included for comparison purposes.

Figure 65: Lee Green survey data 2012

Lee Green								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Brightfield Road	2/4	Aroma Beauty Rooms	Aroma Beauty Rooms	Beauty Parlour	Beauty Parlour	A1	A1	
Burnt Ash Road	02	ze	ze	Tattoo Parlour	Tattoo Parlour	A1	A1	
Burnt Ash Road	04	Gold 'N' Bits	Gold 'N' Bits	Pawn Broker	Pawn Broker	A1	A1	
Burnt Ash Road	06	Five Star Dry Cleaners	Five Star Dry Cleaners	Laundry	Laundry	A1	A1	
Burnt Ash Road	07	Relio Foods	Reho Foods	Grocer	Grocer	A1	A1	
Burnt Ash Road	08	Bambinos	Bambinos	Clothes Shop	Clothes Shop	A1	A1	
Burnt Ash Road	09	Burnt Ash Florist	Reho Foods	Flower Shop	Grocer	A1	A1	
Burnt Ash Road	11	Lords	Lords	Chemist	Chemist	A1	A1	
Burnt Ash Road	14-30	Sainsbury	Sainsbury	Food	Food	A1	A1	
Burnt Ash Road	17	Sarah Roberts	Sarah Roberts	Hairdresser	Hairdresser	A1	A1	
Eltham Road	04	The Off Licence	The Off Licence	Off Licence	Off Licence	A1	A1	
Eltham Road	14	No Name	No Name	Laundrette	Laundrette	A1	A1	
Eltham Road	18	Gallery	Gallery	Hairdresser	Hairdresser	A1	A1	
Eltham Road (LBG)	05	Geranium shop	Geranium shop	Charity Shop	Charity Shop	A1	A1	
Lee High Road	422	Interiors by Driscolls	Interiors by Driscolls	DIY	DIY	A1	A1	
Lee Road	122	Thomas Spencer	Thomas Spencer	Hairdresser	Hairdresser	A1	A1	
Lee Road	128	Fancy Fingers	Fancy Fingers	Beauty Salon	Beauty Salon	A1	A1	
Lee Road (LBG)	123	Fleurs de Lee	Fleurs de Lee	Florist	Florist	A1	A1	
Lee Road (LBG)	125	Slavinsky	Slavinsky	Clothes Shop	Clothes Shop	A1	A1	
Lee Road (LBG)	127	Oasis	Oasis	Hairdressers	Hairdressers	A1	A1	
Lee Road (LBG)	131	Blackheath Interiors	Blackheath Interiors	Furnishings and Gifts	Furnishings and Gifts	A1	A1	
Lee Road (LBG)	135	The Village Dry Cleaner	The Village Dry Cleaner	Dry Cleaner	Dry Cleaner	A1	A1	
Lee Road (LBG)	137	Studio 61	Studio 62	Gallery	Gallery	A1	A1	
Lee Road (LBG)	139	BK	BK	Grocer/Off Licence	Grocer/Off Licence	A1	A1	

## Lee Green

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee Road (LBG)	143	H T Whitewood	H T Whitewood	Antiques	Antiques	A1	A1	
Lee Road (LBG)	149	Palanga	Palanga	Grocer	Grocer	A1	A1	
Lee Road (LBG)	161-163	Post Office	Post Office	General Store+Post Office	General Store+Post Office	A1	A1	
Leegate	02	The Faction	The Faction	Book Shop	Book Shop	A1	A1	
Leegate	04	In Sight	In Sight	Optician	Optician	A1	A1	
Leegate	11	Leegate Pound Shop	Leegate Pound Shop	General Store	General Store	A1	A1	
Leegate	16	Vacant	Sue Ryder	Vacant	Charity Shop	Vacant	A1	
Leegate	18	Vantage	Vantage	Chemist	Chemist	A1	A1	
Leegate	19	Handy Stores	Handy Stores	Household Goods	Household Goods	A1	A1	
Leegate	24-25	Iceland	Iceland	Grocers	Grocers	A1	A1	34
Burnt Ash Road	15	Cheque Centre	Cheque Centre	Money Transfers	Money Transfers	A2	A2	
Lee High Road	343	Bairstow Eves Estate Agents	Hunters	Estate Agent	Estate Agent	A2	A2	
Lee High Road	345	Mandy Peters	Mandy Peters	Solicitors	Solicitors	A2	A2	
Lee High Road	347-349	E.Coomes	E.Coomes	Bookmakers	Bookmakers	A2	A2	
Lee High Road	382	Homesales	Parfitt Cresswell	Building Contractor	Solicitors	A2	A2	
Lee High Road	384	Vacant	Trineire	Vacant	Architects	Vacant	A2	
Lee High Road	430	Peter James	Peter James	Estate Agent	Estate Agent	A2	A2	
Lee Road (LBG)	165-167	Graham Webb	Graham Webb	Hairdresser	Hairdresser	A2	A2	
Leegate	07	Stones	Stones	NTC	NTC	A1	A2	
Leegate	10	Coral	Coral	Bookmakers	Bookmakers	A2	A2	10
Burnt Ash Road	21	Centre Café	Centre Café	Cafe	Cafe	A3	A3	
Lee High Road	386	N/A	With Jam and Bread	N/A	Cafe	N/A	A3	
Lee High Road	426	Jennys	Jennys	Restaurant	Restaurant	A3	A3	
Lee High Road	428	Sims	Sims	Restaurant	Restaurant	A3	A3	
Lee Road	116/116a	Village Taverna	Village Taverna	Restaurant	Restaurant	A3	A3	

## Lee Green

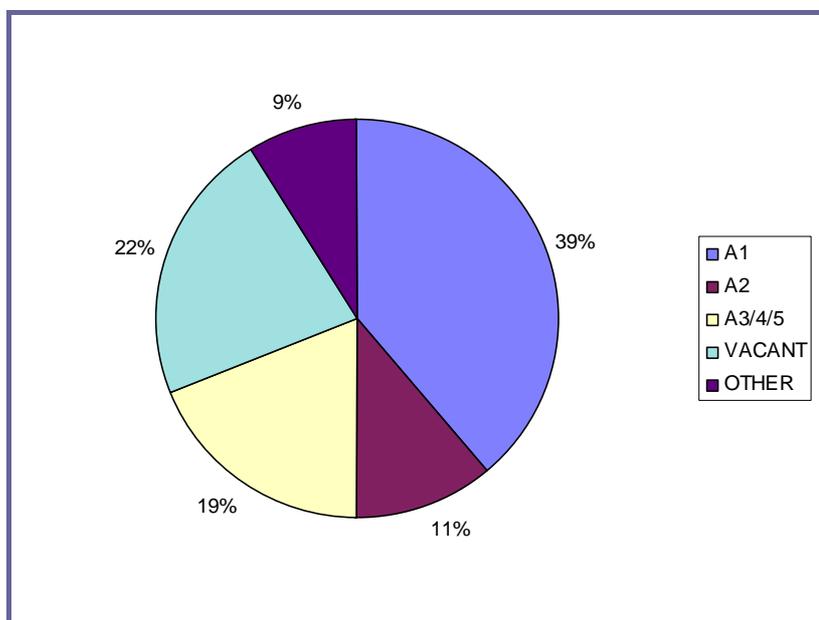
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Lee Road	120	The Karachi	The Karachi	Restaurant	Restaurant	A3	A3	
Lee Road (LBG)	121	Villa Moura	Villa Moura	Restaurant	Restaurant	A3	A3	
Lee Road (LBG)	129	Ratchada	Ratchada	Café	Café	A3	A3	
Lee Road (LBG)	151-155	Carola	Carola	Restaurant	Restaurant	A3	A3	
Leegate	12	Velvet Lounge	Corner Retreat	Restaurant	Cafe	A3	A3	10
Burnt Ash Road	23-25	The Edmund Halley	The Edmund Halley	Public House	Public House	A4	A4	
Lee High Road	351	Old Tigers Head	Old Tigers Head	Pub	Pub	A4	A4	
Lee High Road	394	Duke of Edinburgh	Duke of Edinburgh	Pub	Pub	A4	A4	3
Burnt Ash Road	12	Curry World	Curry World	Take Away	Take Away	A5	A5	
Burnt Ash Road	19	The Best Kebab House	The Best Kebab House	Take Away Restaurant	Take Away Restaurant	A5	A5	
Lee Road	124	Kingfishers	Kingfishers	Takeaway	Takeaway	A5	A5	
Lee Road (LBG)	141	Euro Café	Euro Café	Take Away Restaurant	Take Away Restaurant	A5	A5	4
Brightfield Road	6	Stocker and Roberts	Stocker and Roberts	Chartered Surveyor	Chartered Surveyor	B1	B1	
Lee Road (LBG)	133	Blackheath Flooring Studio	Blackheath Flooring Studio	Flooring Store	Flooring Store	B1	B1	2
Eltham Road	06	Christ Family Assembly Outreach	Christ Family Assembly Outreach	Place of Worship	Place of Worship	D1	D1	
Lee Road (LBG)	145	Chiropractic Health Centre	Chiropractic Health Centre	Chiropractic Clinic	Chiropractic Clinic	D1	D1	
Leegate	03	Lee Green Community Centre	Lee Green Community Centre	Community Use	Community Use	D1	D1	
Leegate	14	Redeemed Christian Church of God	Redeemed Christian Church of God	Place of Worship	Place of Worship	D1	D1	4
Lee High Road	329-341	Penfold Motors	Penfold Motors	Car Sales	Car Sales	S/G	S/G	
Lee Road (LBG)	147	The Nail and Tanning Health Spa	The Nail and Tanning Health Spa	Beauty Salon	Beauty Salon	SG	SG	2
Brightfield Road	8	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	
Burnt Ash Road	13	Health and Herbs	Vacant	Health Shop	Vacant	A1	Vacant	
Eltham Road	08-12	Central Lewisham Housing Office	Vacant	Office	Vacant	B1	Vacant	
Eltham Road	16	Interglobal Links	Vacant	Internet Café	Vacant	A1	Vacant	

## Lee Green

Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Eltham Road (LBG)	01-03	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Lee High Road	388-90	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Lee High Road	392	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Lee High Road	424	N/A	Vacant	N/A	Vacant	N/A	<b>Vacant</b>	
Lee Road	126	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Lee Road (LBG)	157/9	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Leegate	01	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Leegate	05	Re-Treat Salon	Vacant	Pet Food Store	Vacant	A1	<b>Vacant</b>	
Leegate	06	FC Meats	Vacant	Butcher	Vacant	A1	<b>Vacant</b>	
Leegate	08	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Leegate	09	The Eagle	Vacant	Coffee Bar	Vacant	A3	<b>Vacant</b>	
Leegate	13	Lewisham East Labour Party	Vacant	Office	Vacant	B1	<b>Vacant</b>	
Leegate	15	Gate Furniture	Vacant	Furniture Shop	Vacant	A1	<b>Vacant</b>	
Leegate	17	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	
Leegate	20-23	Vacant	Vacant	Vacant	Vacant	Vacant	<b>Vacant</b>	<b>19</b>
<b>TOTAL number of units in centre</b>							<b>88</b>	<b>88</b>

A7.3 The proportion of different use classes in Lee Green is shown in Figure 66. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 39% of the units, followed by vacant units and then food and drink establishments (A3, A4 and A5).

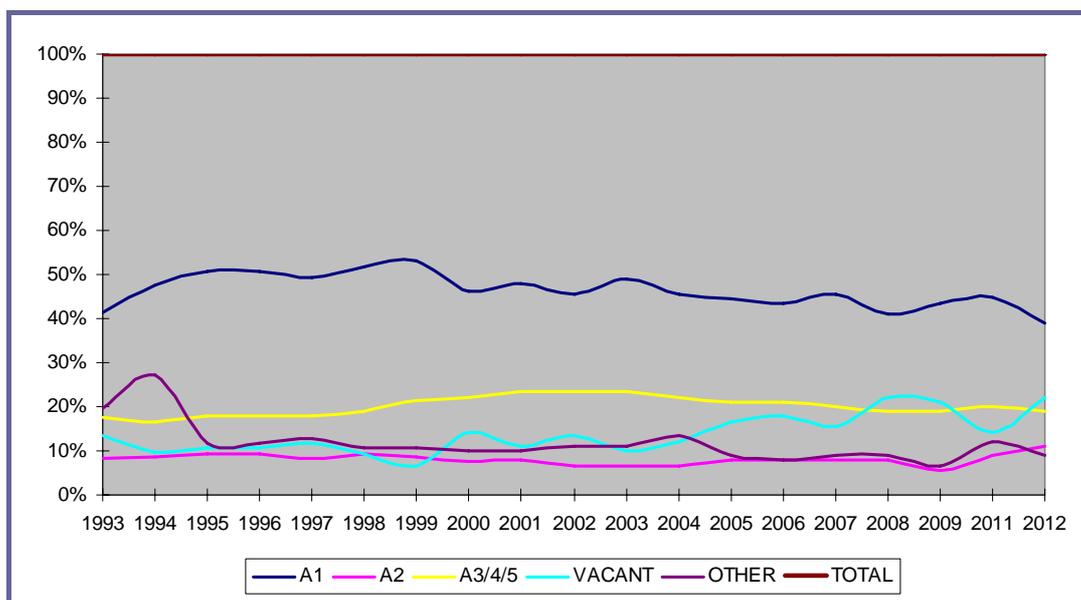
Figure 66: Proportion of use classes in Lee Green in 2012



A7.4 Figure 67 shows the change in the proportion of different use classes over time. In general, the use classes in Lee Green have changed. Proportionally:

- shops (A1) are the most common and have fluctuated, with a peak in 1999 and with a current drop since 2011,
- food and drink establishments (A3, A4 and A5) have remained stable over time,
- services (A2) have remained constant, but with an increase since 2009,
- vacant units have fluctuated with peaks occurring in 2008-2009 and 2012,
- other uses experienced a significant peak in 1994 with fluctuations since.

Figure 67: Change in the proportion of use classes in Lee Green (1993-2012)



A7.5 In 2012, Lee Green had 88 units in total. Figure 68 lists and ranks the units into different types of sub categories for Lee Green. Vacant units encompass the largest number of units.

Figure 68: Different uses in Lee Green in 2012

Use	Type of units
<b>19</b> Vacant units	
<b>30</b> Services and facilities (A1, A2, D1, D2)	8 hairdressers/beauty salon/barbers, 1 tattoo parlour, 1 optician, 1 chiropractic clinic, 2 pharmacy/chemist, 1 post office, 1 community centre, 2 places of worship, 1 gallery/exhibition, 3 dry cleaners/laundrette, 1 financial services, 2 estate agent, 2 solicitors, 1 architects, 1 chartered surveyor, 2 betting shops
<b>17</b> Food and drink (A3, A4, A5) units	10 restaurants and cafes, 3 pubs, 4 hot food take-aways
<b>13</b> Comparison (non food) shops (A1)	2 clothes, 3 furniture/household/DIY, 1 flowers, 1 antiques, 2 newsagent/books, 1 discount stores, 2 charity shops, 1 pawn brokers
<b>7</b> Convenience (food) shops (A1)	1 supermarket, 2 off licence, 4 grocers
<b>1</b> Other use (sui generis)	1 car sales
<b>1</b> Business (B1, B2) unit	1 flooring stores

**A8 Downham district centre**

- A8.1 Downham is located in the southern part of the borough and its boundaries are shown in Figure 70. It is identified in the Core Strategy as a district centre. Being accessible by only buses, cycling and walking, Transport for London has calculated the Public Transport Accessibility Level (PTAL) score for Downham to be at level 2. Ranked within the 20% most deprived wards nationally, Downham forms part of a wider Local Regeneration Area where the focus is to address deprivation issues and improve health inequalities and well being.
- A8.2 Figure 71 provides a list of the units surveyed and the occupants, uses and use classes for each of the units surveyed in Downham. Data from the 2011 survey has also been included for comparison purposes.

Figure 71: Downham survey data 2012

Downham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Bromley Road	415-417	Discount Electrical Wholesale QVS	QVS Discount Electrical	Electrical Shop	Electrical Shop	A1	A1	
Bromley Road	421		Priceless Carpets	Carpet Shop	Carpet Shop	A1	A1	
Bromley Road	421B	Youmas Hair Secrets	Youmas Hair Secrets	Hairdresser	Hairdresser	A1	A1	
Bromley Road	423	UK Discounts Fireworks	UK Discounts Fireworks	Shop	Shop	A1	A1	
Bromley Road	425/7	Costcutter	Costcutter	Grocer	Grocer	A1	A1	
Bromley Road	429	Swift Print	Swift Print	Printer/ Stationer/Fax Bureaux	Printer/ Stationer/Fax Bureaux	A1	A1	
Bromley Road	431	Barnados	Barnados	Charity Shop	Charity Shop	A1	A1	
Bromley Road	433	H2O	Bathroom and Plumbing Centre	Bathroom/ Plumbing Supplies	Bathroom/ Plumbing Supplies	A1	A1	
Bromley Road	436	Flowers by Vicky	Flowers by Vicky	Florist	Florist	A1	A1	
Bromley Road	437	Hair Studio	Hair Studio	Hairdresser	Hairdresser	A1	A1	
Bromley Road	438	H+T Pawnbrokers	H+T Pawnbrokers	Pawn Shop	Pawn Shop	A1	A1	
Bromley Road	439	Gregg's	Gregg's	Baker's Shop	Baker's Shop	A1	A1	
Bromley Road	441	Nails Extreme	Nails Extreme	Beauty Salon	Beauty Salon	A1	A1	
Bromley Road	443	Downham Tackle	Downham Tackle	Fishing Tackle Shop	Fishing Tackle Shop	A1	A1	
Bromley Road	445-53	CO-OP Lateshop	CO-OP Lateshop	Grocer	Grocer	A1	A1	
Bromley Road	446	Downham Autostores	Downham Autostores	Auto Accessories	Auto Accessories	A1	A1	
Bromley Road	448	Downham Express Cleaners	Downham Express Cleaners	Dry Cleaners	Dry Cleaners	A1	A1	
Bromley Road	450	Bijal	Bijal	Triple Trader	Triple Trader	A1	A1	
Bromley Road	456A	Bromley Surf	Bromley Surf	Internet Café	Internet Café	A1	A1	
Bromley Road	456B	Donnas	Donnas	Hairdresser	Hairdresser	A1	A1	
Bromley Road	457	Quality Meats	Quality Meats	Butcher	Butcher	A1	A1	
Bromley Road	459	Locksmiths	Locksmiths	Locksmiths	Locksmiths	A1	A1	
Bromley Road	460	WOW	WOW	Launderette	Launderette	A1	A1	

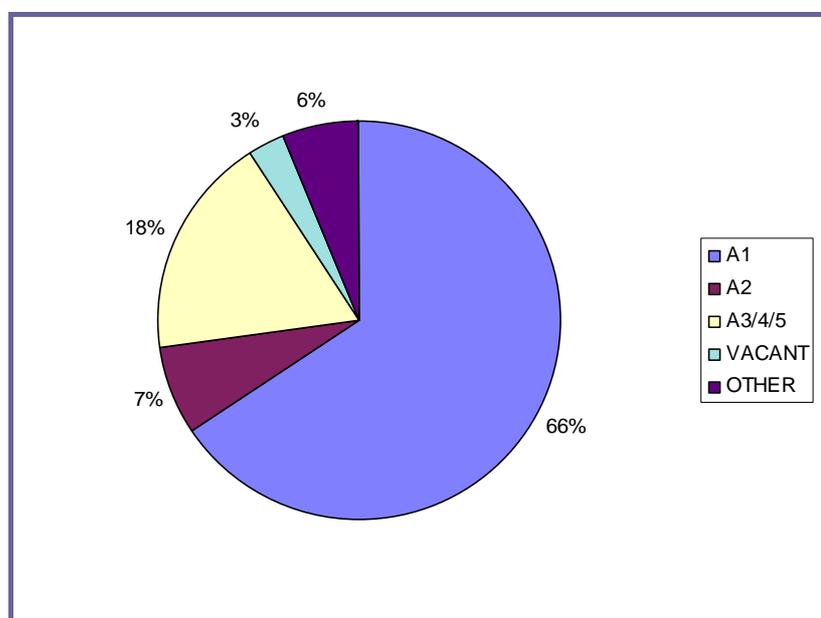
Downham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Bromley Road	462-464	Sense	Sense	Charity Shop	Charity Shop	A1	A1	
Bromley Road	465	Vacant	Warren's Supermarket	Vacant	Supermarket	Vacant	A1	
Bromley Road	467	Day Lewis	Day Lewis	Pharmacy	Pharmacy	A1	A1	
Bromley Road	468	Francis Chappell	Francis Chappell	Undertaker	Undertaker	A1	A1	
Bromley Road	469	Wardrobe	Wardrobe	Women's fashion	Women's fashion	A1	A1	
Bromley Road	470	Home Solutions	Home Solutions	Variety Store	Variety Store	A1	A1	
Bromley Road	472	London Hair Salon	London Hair Salon	Barbers	Barbers	A1	A1	
Bromley Road	473	Sponge Kitchens	Sponge Kitchens	Bakers	Bakers	A1	A1	
Bromley Road	474	The Go Go	The Go Go	Cobblers	Cobblers	A1	A1	
Bromley Road	479	St Christopher's Hospice	St Christopher's Hospice	Charity Shop	Charity Shop	A1	A1	
Bromley Road	478-86	Tesco Express	Tesco Express	Grocer	Grocer	A1	A1	
Bromley Road	481+3	Browne's	Browne's	Pharmacy	Pharmacy	A1	A1	
Bromley Road	488+90	Post Office	Post Office	Main Post Office/Grocer	Main Post Office/Grocer	A1	A1	
Bromley Road	489	Card Plus	Card Plus	Card Shop	Card Shop	A1	A1	
Bromley Road	491A	Cole's	Cole's	Hairdresser	Hairdresser	A1	A1	
Bromley Road	492-494	Downham Pound Plus	Downham Pound Plus	General Store	General Store	A1	A1	
Bromley Road	495A	No Name	No Name	Ophthalmic Optician	Ophthalmic Optician	A1	A1	
Bromley Road	497	Internal Tech Ltd	Internal Tech Ltd	Computer Shop	Computer Shop	A1	A1	
Bromley Road	498+500	Vacant	The Furniture Hub	Vacant	Furniture Shop	Vacant	A1	
Bromley Road	499	Light and Sound	Light and Sound	Electrical Goods	Electrical Goods	A1	A1	
Downham Way	16	NKO	Cash Gold	Mobile Phone Sales	Pawn Shop	A1	A1	
Downham Way	18	Tylers	Tylers	Hairdresser	Hairdresser	A1	A1	
Downham Way	20	Downham Pet Stores	Downham Pet Stores	Pet Supplies	Pet Supplies	A1	A1	
Downham Way	22	Master Dry Cleaners	Master Dry Cleaners	Dry Cleaners	Dry Cleaners	A1	A1	
Downham Way	24	JJ Food and Wine	JJ Food and Wine	Off Licence/ Grocer	Off Licence/ Grocer	A1	A1	48

Downham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Bromley Road	454	Money Shop	Money Shop	Financial Services	Financial Services	A2	A2	
Bromley Road	471a	The Nature Box	Coral Betting Shop	Juice Bar	Betting Shop	A1	A2	
Bromley Road	471b	Cash Gold	Coral Betting Shop	Pawn Shop	Betting Shop	A2	A2	
Bromley Road	475+7	Barclays Bank	Barclays Bank	Bank	Bank	A2	A2	
Bromley Road	476	Paddy Power	Paddy Power	Bookmakers	Bookmakers	A2	A2	5
Bromley Road	419	Royal Gurkha	Royal Gurkha	Restaurant	Restaurant	A3	A3	
Bromley Road	444	Mega Breakfast Café	Mega Breakfast Café	Restaurant	Restaurant	A3	A3	
Bromley Road	461	Treat	Treat	Cafe	Cafe	A3	A3	
Bromley Road	466	Suruchi	Suruchi	Restaurant	Restaurant	A3	A3	
Bromley Road	491B	Georges	Georges	Cafe	Cafe	A3	A3	
Bromley Road	493	Top Hat Pizza	Top Hat Pizza	Restaurant	Restaurant	A3	A3	
Old Bromley Road	5	Fat Belly's	Fat Belly's	Café	Café	A3	A3	7
Bromley Road	435	Perfect Pizza	Perfect Pizza	Take Away Restaurant	Take Away Restaurant	A5	A5	
Bromley Road	452	Harbour	Harbour	Fish and Chip Shop	Fish and Chip Shop	A5	A5	
Bromley Road	458	Downham Kebab House	Downham Kebab House	Take Away Restaurant	Take Away Restaurant	A5	A5	
Bromley Road	485	China Noodle Express	China Noodle Express	Take Away Restaurant	Take Away Restaurant	A5	A5	
Bromley Road	487	Favorite	Favorite	Chicken+Rib Take Away	Chicken+Rib Take Away	A5	A5	
Bromley Road	495B	Happy Garden	Happy Garden	Take Away	Take Away	A5	A5	
Bromley Road	496	KFC	KFC	Take Away	Take Away	A5	A5	7
Old Bromley Road	3	Downham+District Cars	Downham+District Cars	Mini Cab Hire	Mini Cab Hire	B1	B1	1
Bromley Road	455	Ark-View	Ark-View	Dentist	Dentist	D1	D1	1
Bromley Road	442	Sunbeam Sunbed Studio	Sunbeam Sunbed Studio	Solarium	Solarium	D2	D2	1
Bromley Road	434	Bromley Van Centre	Bromley Van Centre	Car Sales	Car Sales	S/G	S/G	
Bromley Road	413	BP/M+S Foodstore	BP/M+S Foodstore	Petrol Station/Grocer	Petrol Station/Grocer	S/G	S/G	2
Bromley Road	463	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	

Downham								
Street	Property Number	2011 Occupant	2012 Occupant	2011 Use	2012 Use	2011 Use Class	2012 Use Class	2012 Use Class sub total
Bromley Road	440	The Beauty Haven	Vacant	Beauty Salon	Vacant	A1	Vacant	2
<b>TOTAL number of units in centre</b>							<b>74</b>	<b>74</b>

A8.3 The proportion of different use classes in Downham is shown in Figure 72. It shows that in 2012, the most common type of land use is shops (A1) which accounts for 66% of the units, followed by food and drink establishments (A3, A4 and A5) and services (A2).

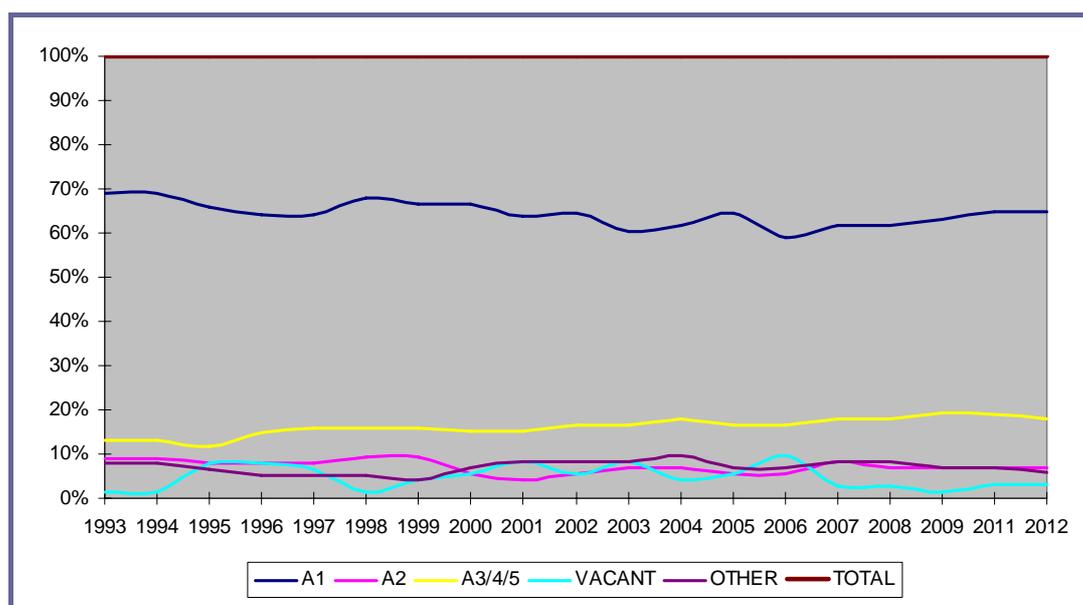
Figure 72: Proportion of use classes in Downham in 2012



A8.4 Figure 73 shows the change in the proportion of different use classes over time. In general, the use classes in Downham have remained relatively stable. Proportionally:

- shops (A1) are the most common and have seen a slight fluctuations over time,
- food and drink establishments (A3, A4 and A5) have risen slightly over time,
- services (A2) have declined slightly over time,
- vacant units have fluctuated and are currently low,
- other uses have experienced slight fluctuations.

Figure 73: Change in the proportion of use classes in Downham (1993-2012)



A8.5 In 2012, Downham had 74 units in total. Figure 74 lists and ranks the units into different types of sub categories for Downham. Services and facilities encompass the largest number of units.

Figure 74: Different uses in Downham in 2012

Use	Type of units
<b>25</b> Services and facilities (A1, A2, D1, D2)	7 hairdressers/beauty salon/barbers, 1 optician, 1 dentist, 2 pharmacy, 1 solarium, 1 post office, 1 undertaker, 1 internet café, 3 dry cleaners/laundrette, 2 locksmith/cobblers, 1 bank, 1 financial services, 3 betting shops
<b>23</b> Comparison (non food) shops (A1)	1 variety store, 1 clothes, 3 electrical goods, 3 furniture and household, 1 hobbies, 1 car accessories, 3 stationers/newsagents, 1 flowers, 1 pet supplies, 3 discount stores, 3 charity shops, 2 pawn brokers
<b>14</b> Food and drink (A3, A4, A5) units	7 restaurants and cafes, 7 hot food take-aways
<b>7</b> Convenience (food) shops (A1)	3 grocers, 2 bakers, 1 butchers, 1 off licence
<b>2</b> Other uses (sui generis)	1 car sales, 1 petrol station
<b>2</b> Vacant units	
<b>1</b> Business (B1, B2) unit	1 mini cab office

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**Lewisham local development framework**