

55 Nigel Road

WELCOME



Thank you for visiting our public exhibition for 55 Nigel Road.

The Cherwell Group is bringing forward proposals for 55 Nigel Road in Peckham.

The proposals include purpose-built shared living, a new improved community centre to be the new home for SET Social or similar organisation and significant public realm improvements between Nigel Road and Sternhall Lane.

This exhibition is an opportunity to learn more about the proposals, meet the project team and share your feedback before a planning application is submitted to Southwark Council.



Meet the Team

CHERWELL

Cherwell Group

The Cherwell Group is a privately owned residential and mixed-use development company specialising in high-quality new build developments across London and the home counties. Founded in 1991, the Cherwell Group have successfully designed, built and delivered prime residential and mixed-use projects on demanding and complex sites for 35 years.



GRID

Architects

GRID Architects are award-winning urban designers and architects with extensive experience delivering housing developments across London and the UK. For over 15 years, GRID have developed housing designs that respond to changing market, policy and social needs, including significant experience designing shared living developments.



Planning Consultant

Savills Planning is one of the UK's leading planning and regeneration practices with extensive experience advising across a wide range of development projects. As part of the wider Savills business, the team provides planning advice and research on emerging housing types, including shared living.



CHERWELL
GROUP

This aerial map shows the Peckham Rye area. A red dashed line outlines the site boundary, and a red solid line indicates the location. The map includes labels for 'To Clapham Junction/Victoria', 'To London Bridge', 'Rye Lane', 'Nigel Road', 'Peckham Rye', and 'Peckham Rye Park'. A red circle with a white 'P' is also visible.

Southern frontage on Nigel Road

Historic Context

The site has a long history and once formed part of the Peckham Rye Tabernacle, a prominent local landmark at the corner of Nigel Road and Rye Lane. The proposals have been developed with an understanding of the area's history and character, helping to create a building that responds to its surroundings while bringing a currently underused site back into active use.

A Site That Has Changed Over Time

Historic maps and photographs show how the site and surrounding area have evolved over more than a century. While the Tabernacle no longer remains, the site continues to occupy an important position between Rye Lane, Nigel Road and Sternhall Lane.

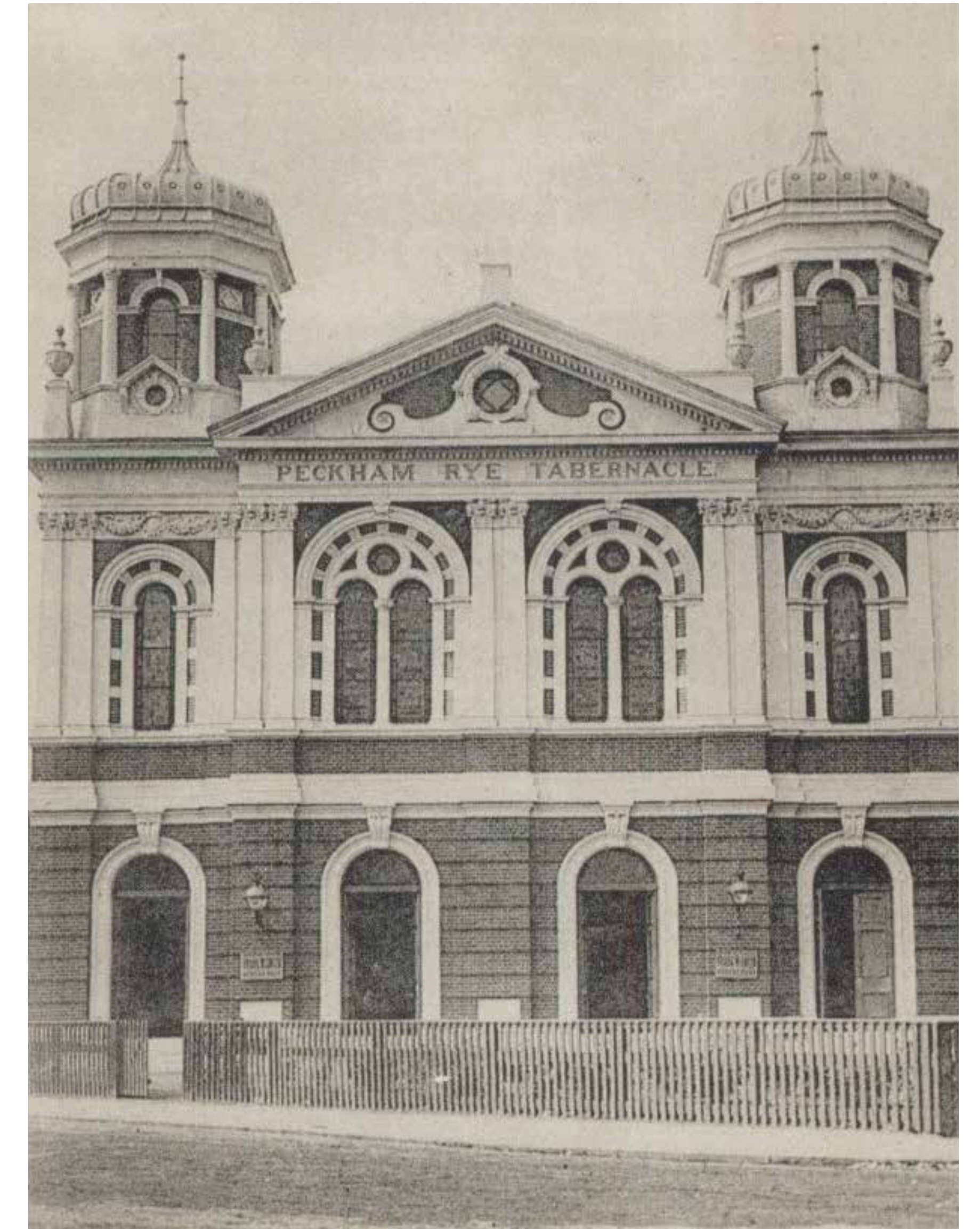


Historic view of Peckham Rye.

The Peckham Rye Tabernacle

The Peckham Rye Tabernacle was a prominent local landmark at the corner of Nigel Road and Rye Lane. Built in the late nineteenth century, it served the local community for many years before being damaged during the Second World War and later demolished.

Although the building no longer remains, its history continues to form an important part of the site's identity and has helped inform the design of the proposals.



Historic image of the Peckham Rye Tabernacle.

Our Vision

The site provides an opportunity to bring together new homes, community spaces and improved public spaces on a well-connected site in the heart of Peckham.

The proposals seek to retain and support community and cultural activity at the site while delivering new shared living homes and improvements to the surrounding area.

A welcoming place for the community

The proposals have been designed to create a vibrant and welcoming place that brings together residents, visitors and the wider community.

By combining new shared living homes, community uses and improved public spaces, the proposals aim to create a development that contributes positively to Peckham and supports the future provision of community and cultural uses at the site.



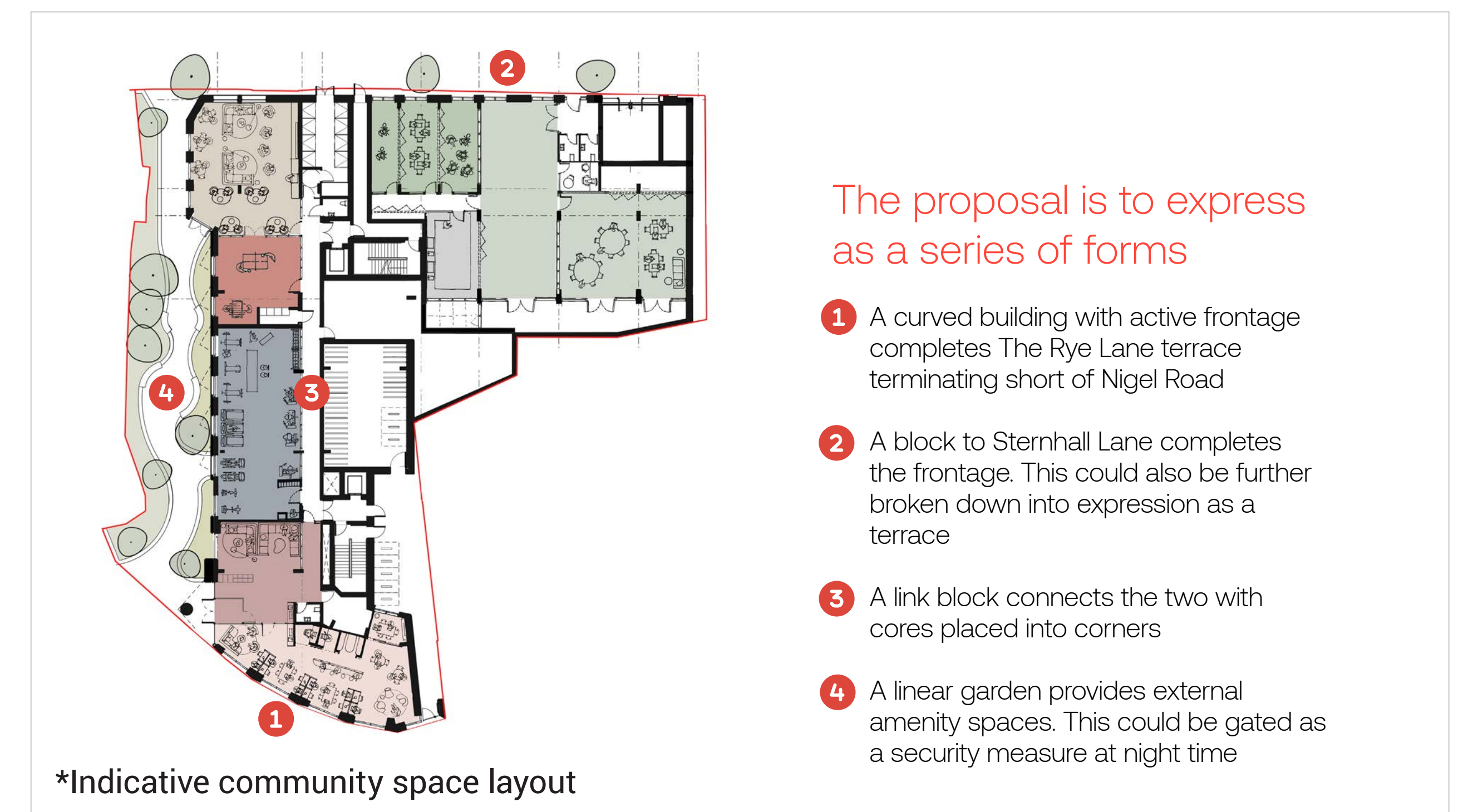
Illustrative view from the corner of Nigel Road and Rye Lane



Illustrative view of the proposed garden and outdoor spaces along Sternhall Lane

Our Proposals include:

- A high-quality, well-designed building
- New shared living homes
- A new and purpose built permanent home for SET Social or similar organisation
- New spaces for community, cultural and creative activities
- New co-working space for residents and the general public
- New planting and public spaces on Nigel Road and Sternhall Lane
- A new pedestrian route between Nigel Road and Sternhall Lane
- Active ground-floor uses
- A design that responds positively to the character and history of Peckham
- Support for walking, cycling and public transport use



The proposal is to express as a series of forms

- 1 A curved building with active frontage completes The Rye Lane terrace terminating short of Nigel Road
- 2 A block to Sternhall Lane completes the frontage. This could also be further broken down into expression as a terrace
- 3 A link block connects the two with cores placed into corners
- 4 A linear garden provides external amenity spaces. This could be gated as a security measure at night time

*Indicative community space layout

What is Shared Living?

What is Shared Living?

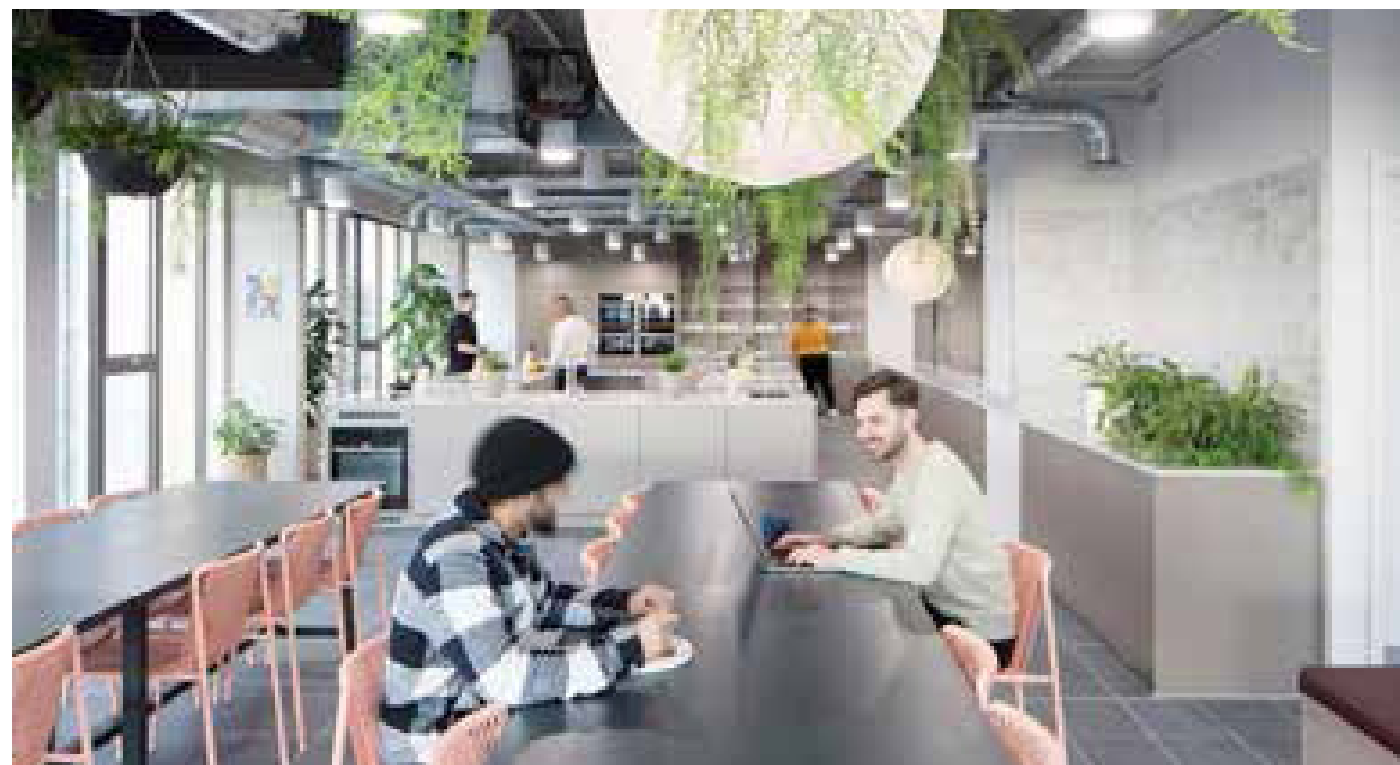
Shared living is a form of housing that combines private living space with shared facilities. Residents have their own private studio room and bathroom, while sharing a range of communal spaces within the building.

Who is it For?

Shared living can provide homes for a range of people, including those who want to live close to public transport, jobs, shops and local services.

This can include people working locally, key workers, people moving to London, recent graduates and those looking for a flexible housing option.

Peckham is a vibrant part of London with a strong cultural identity and a wide range of shops, services and community facilities. Shared living can provide an additional housing choice for people who want to live close to these amenities and be part of the local community.



Illustrative examples of shared kitchen, dining and lounge spaces for residents

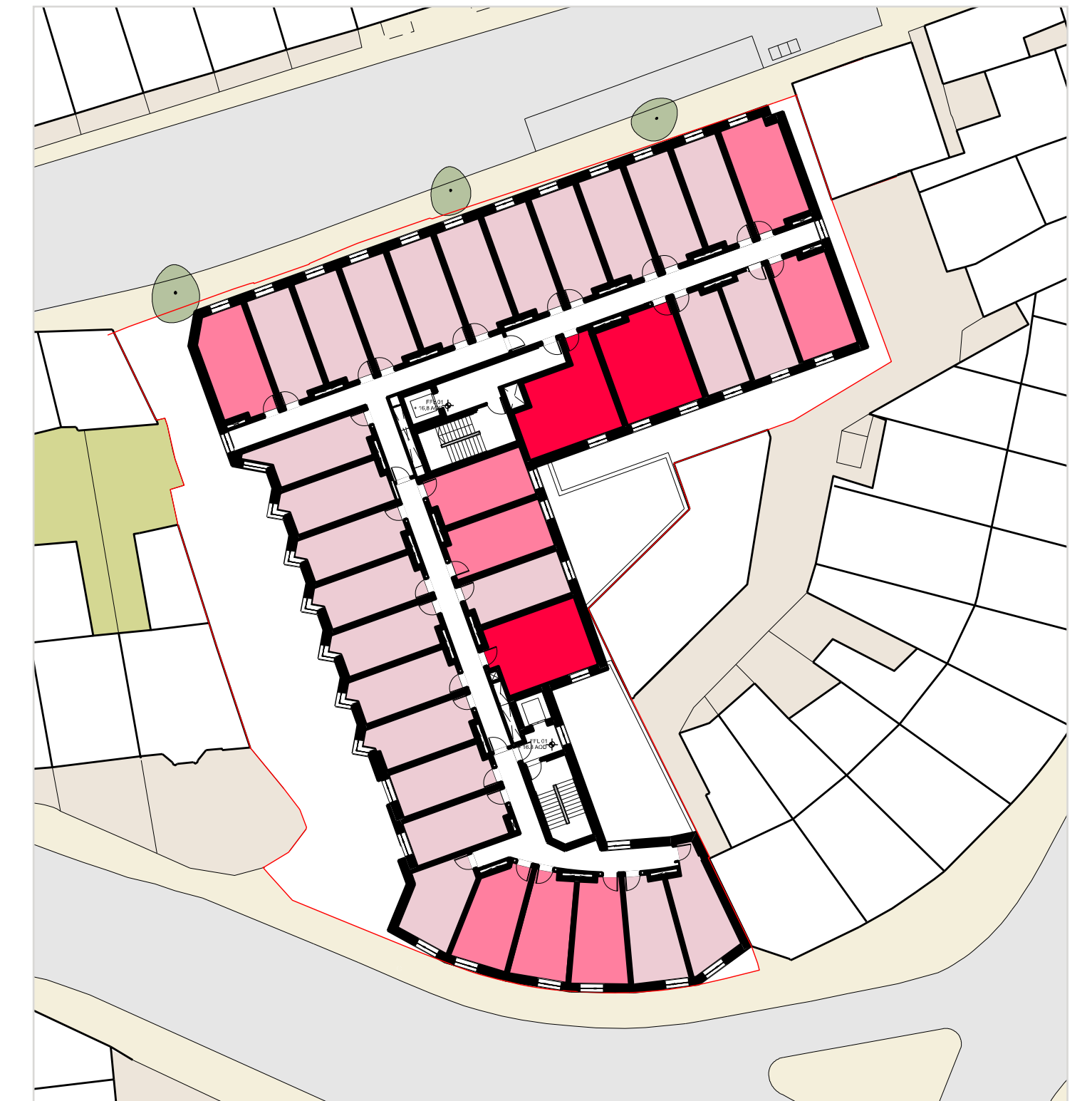


Example interior of another GRID co-living project

How Does Shared Living Work?

Alongside their private accommodation, residents would have access to a range of shared facilities throughout the building. These include:

- Shared kitchens and dining spaces
- Lounge and social spaces
- Work and study areas
- Fitness facilities
- Outdoor spaces and terraces
- Secure cycle parking



Typical residential floor layout

Benefits for the Local Area

The proposals would bring an underused site back into active use, providing new homes alongside community use, shared spaces and a co-working office (open to public use).

The proposals would also provide a permanent home for SET Social or similar organisation, ensuring continued community value in this area of Peckham while creating new spaces for community activity.

The proposals include new planting, outdoor spaces and improvements to the public realm, helping create a more attractive and welcoming environment along Nigel Road and Sternhall Lane.

By bringing together new shared living homes, community uses and improved outdoor spaces, the proposals aim to make a positive contribution to the local area and support the long-term future of the site.

Supporting Community, Cultural and Creative Activity

Supporting community activity

SET Social is a Peckham-based organisation that supports creative, cultural and community activity. Operating from 55 Nigel Road, SET Social hosts a range of events, workshops, exhibitions and community programmes, making the site an important local destination for community and cultural activity.

The proposals include a new and improved permanent home for SET Social or similar organisation to support the continuation of valued community work on the site.



The existing SET Social venue at 55 Nigel Road.

A New Home for SET Social or Similar Organisation

The proposals include a new and improved permanent home for SET Social, allowing the organisation to continue operating from 55 Nigel Road.

The new space has been designed to support a range of community, cultural and creative activities while providing modern facilities that can adapt to different uses over time.

Community Spaces

These spaces would support a variety of events, workshops, meetings and activities throughout the year.

The proposed community space includes:

- A community hall
- Flexible community space
- A community garden
- New outdoor spaces for community activities

A place for the community

The proposals aim to build on the site's existing role as a place where people come together, helping to support community activity.



Indicative community space layout

Public Space and Planting



Creating greener outdoor spaces

The proposals introduce a range of new outdoor spaces across the site, helping to transform an area that is currently dominated by buildings, yard space and hard surfaces.

New planting, seating and outdoor spaces would create a greener and more welcoming environment for residents, visitors and the wider community.

A new linear garden

A key feature of the proposals is a new linear garden running between Nigel Road and Sternhall Lane. This space will be accessible for residents and the local community to use.

The garden would provide a green route through the site, with planting, seating and spaces to relax and spend time outdoors.

Planting along the garden would also help create a natural buffer to neighbouring properties and improve the setting of the development.

Community garden

Alongside the proposed community space, the proposals include a dedicated community garden.

Located next to the community space, the garden would provide opportunities for outdoor activities, events and informal gatherings.

Increasing planting and biodiversity

The proposals include new trees, planting beds and green spaces throughout the site.

These improvements would help increase biodiversity, create a greener environment and improve the appearance of Nigel Road and Sternhall Lane.

Transforming the site

Together, the new outdoor spaces would help create a more attractive and welcoming environment while supporting community activity and everyday use of the site.

Design

The site sits between Rye Lane and the surrounding residential streets.

The proposals have been carefully arranged across the site to respond to the different character of these areas and create a development that sits comfortably within its surroundings.

A building that steps in height

The building is not the same height throughout the site.

The taller parts of the building are located along Sternhall Lane, while the buildings steps down towards neighbouring homes.

This helps the development fit more comfortably alongside nearby buildings.

Set back upper floors

The upper floors have been set back from the edge of the building.

This helps reduce their visibility from the street and creates a more gradual change in height across the site.

Responding to neighbouring homes

The design has been carefully developed to consider neighbouring properties.

The position of windows, terraces and outdoor spaces has been planned to create a comfortable relationship with nearby homes while avoiding direct overlooking.

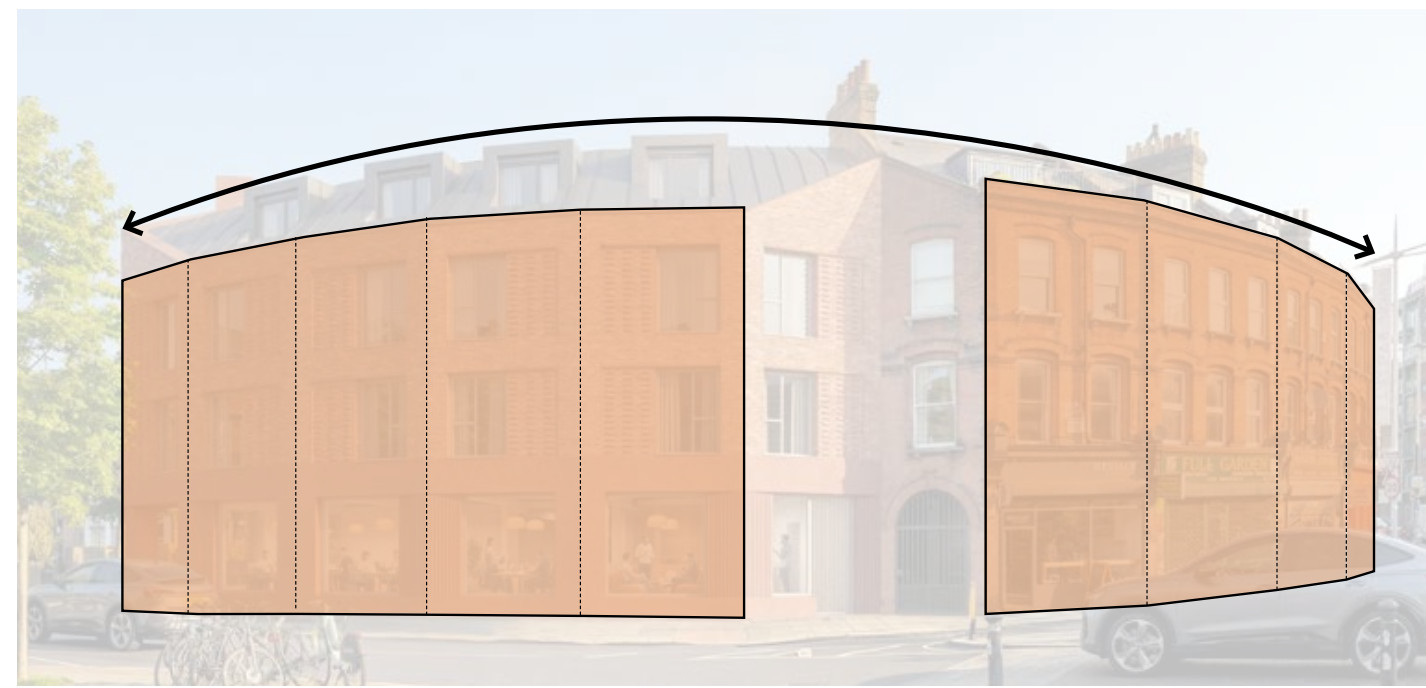
Making better use of the site

The proposals would replace a collection of low-rise buildings and hard surfaced areas with new homes, community space and improved outdoor areas.

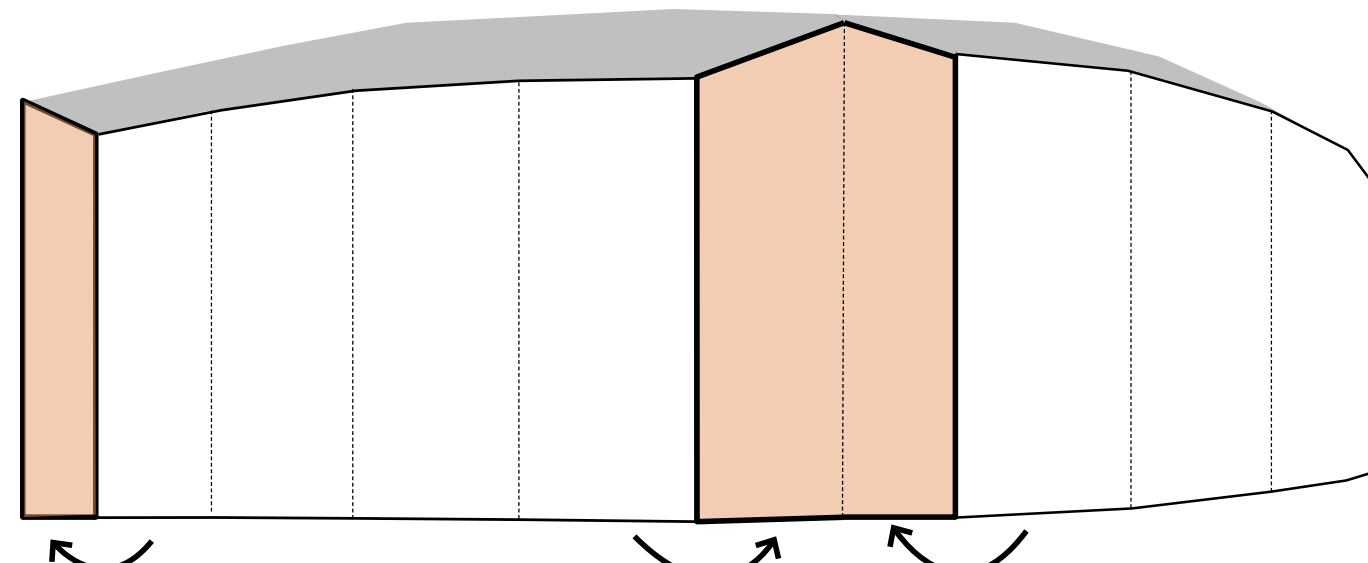


Indicative ground floor layout

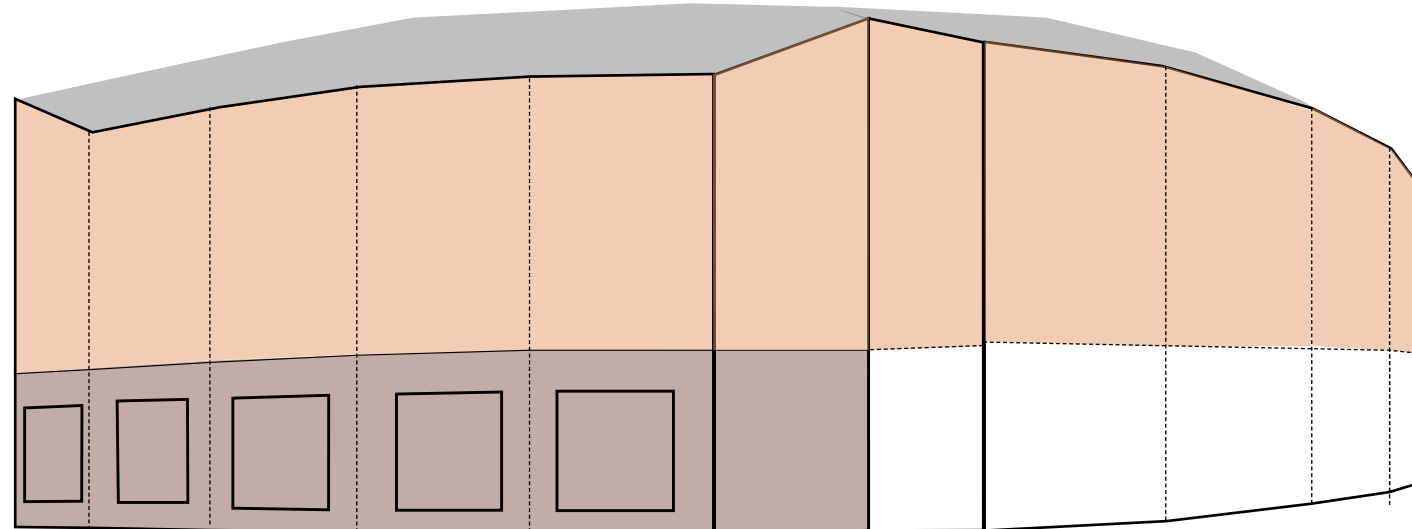
Nigel Road and Rye Lane



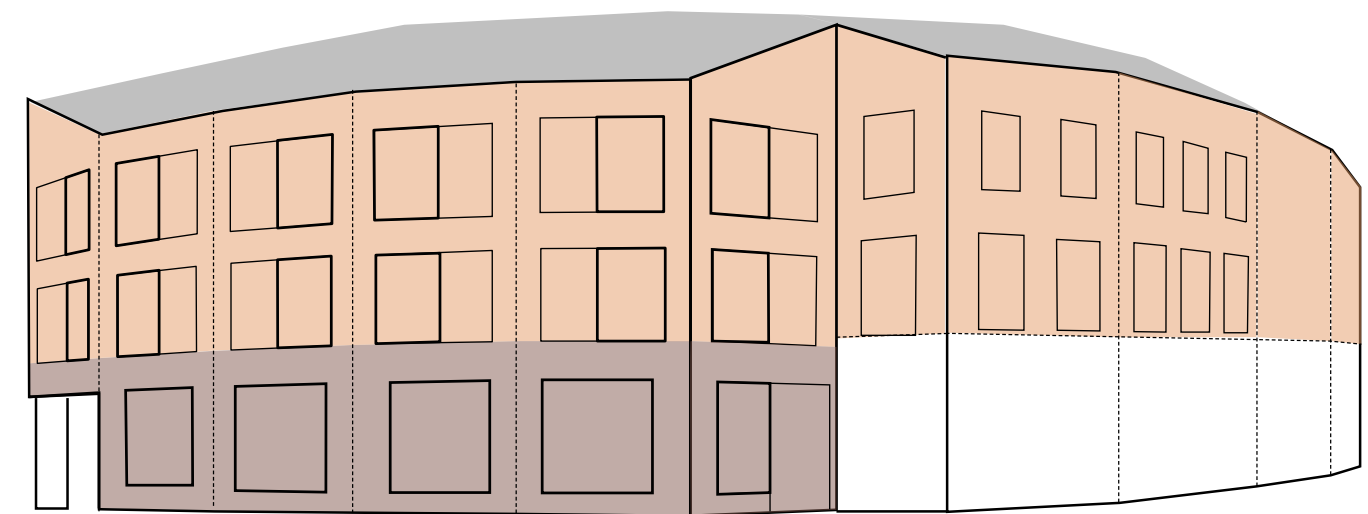
1. Create a Crescent Frontage in red brick connecting to 232 Rye Lane.



2. The last bay folds in to match the end of the existing terrace. The roof line is lifted up to meet the gable with a roof form set behind the parapet.



3. Replicate proportions of ground floor active frontage of Rye Lane.



4. Frame windows to create bays reinforcing rhythm of the facade.
Create opening to the corner for entrance.



The design of the buildings has been shaped by the surrounding streets and local character.

The proposals take inspiration from nearby buildings, helping create a development that feels part of the area while providing new homes and community spaces.

Nigel Road and Rye Lane

The frontage along Nigel Road and Rye Lane takes inspiration from the rhythm and proportions of neighbouring buildings, helping the development sit comfortably within the existing streetscape.

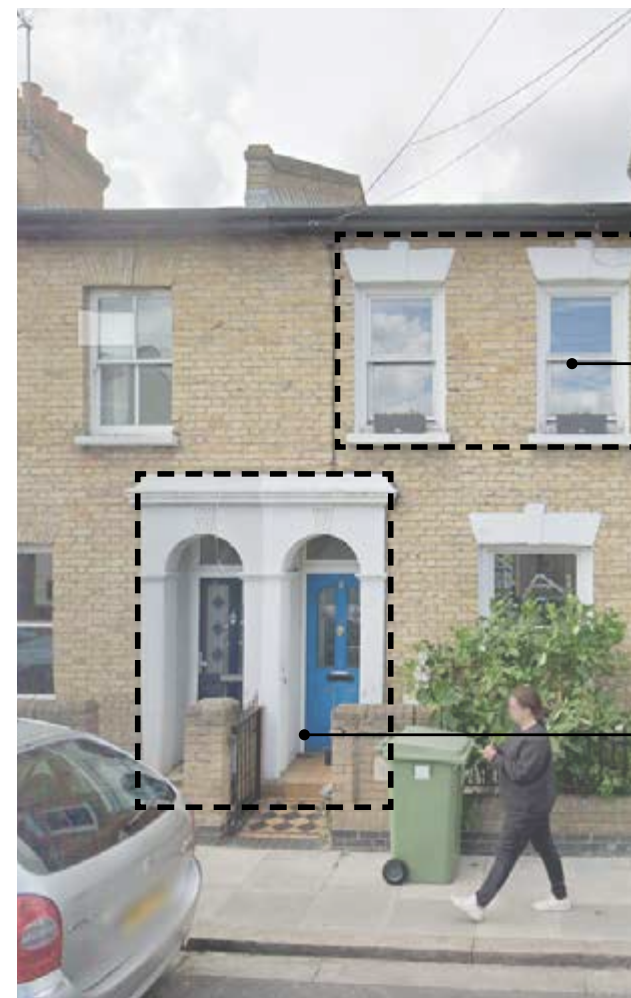
Sternhall Lane

Sternhall Lane

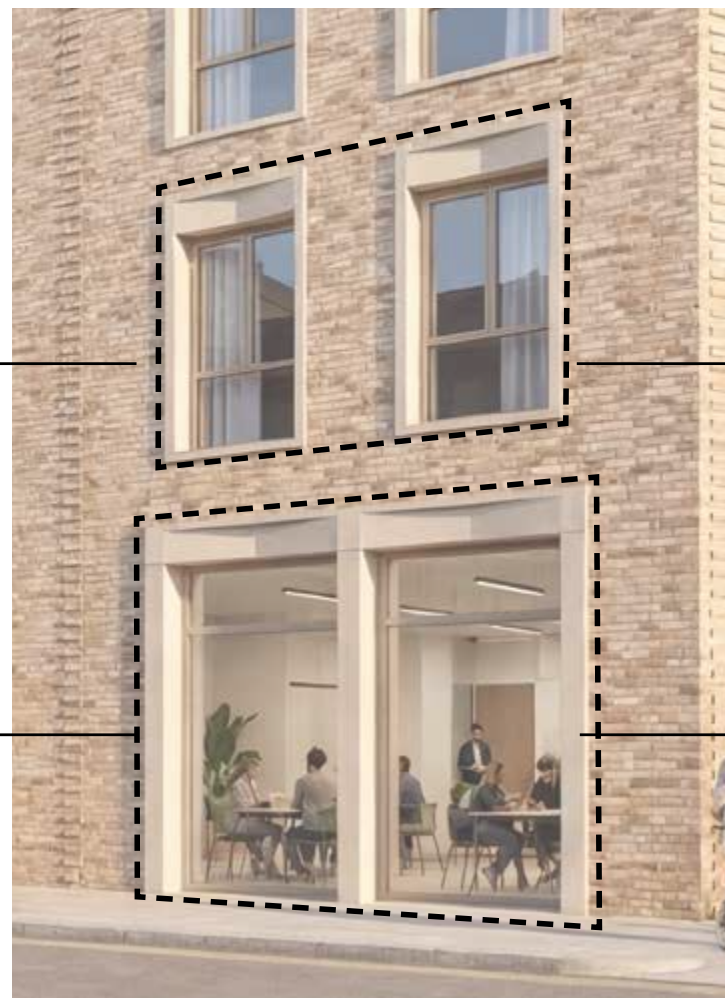
Along Sternhall Lane, the design responds to the more residential character of the street.

The building has been broken into smaller elements, helping it relate to neighbouring homes and reduce the scale of the frontage.

The massing responds to the context with the top floor and roof set back to reduce the impact and perceived building height



Sternhall Lane



Sternhall Lane



Nigel Road



Illustrative view from Sternhall Lane

Thank You



Thank you for taking the time to learn more about the proposals for 55 Nigel Road.

Your feedback is important to us and will help inform our proposals ahead of the planning application being submitted to London Borough of Southwark later in Autumn.

Key Timeline

June and July 2026:
Public consultation

Summer 2026:
Review feedback received
during the consultation

Autumn 2026:
Submit a planning application
to Southwark Council

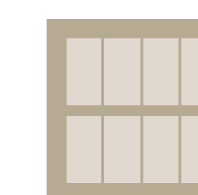
To find out more about the proposals and follow the project's progress, please visit the project website or contact the project team using the details below.

 55nigelroad.co.uk

 feedback@55nigelroad.co.uk

 0800 098 3914

 FREEPOST RESIDENT CONSULTATION



CHERWELL
GROUP

55 Nigel Road, Peckham

