

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 (Cherwell and SET Social are continuing discussions with a goal of ensuring that the development addresses the needs of the community) and significant public realm improvements between Nigel Road and Sternhall Lane.

This second exhibition is an opportunity to learn more about the proposals, to see what changes have been made to the scheme, to meet the project team and share your feedback before a planning application is submitted to Southwark Council.



Meet the Team

CHERWELL

The 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.



The Cherwell Group have a proven track record of successfully delivering complex developments which have positive social impacts, such as the case studies below:

Cherwell House, 88 Elmfield Road, Balham, SW17

We successfully delivered a new Scout Hall for The Scout Association in Balham. The development consisted of a new community facility on the ground floor and residential accommodation above.

The project required a close working relationship with The Scout Association to ensure the unit was designed and delivered to meet the needs of both The Scout Association and the wider community.

The development was a resounding success for The Scout Association, the completed facility is a well utilised community asset, and we continue to work closely with The Scout Association to this day.



120 Battersea Bridge Road, Battersea, SW11

The site, owned by the London City Mission (LCM), previously housed a dilapidated single-storey community centre. We worked closely with LCM and engaged with the wider community to secure planning permission for a new c. 4,000 sq ft community centre for LCM and 24 residential apartments above.

The project required careful co-ordination and collaboration with both LCM and the wider community; refining specifications, layouts, acoustic separation details and ensuring that future management strategies & life cycle cost implications were considered from the outset. These were critical items to navigate to ensure we met the needs of LCM and the local community. We are particularly proud of the completed development.

The completed facility was handed over to LCM in September 2025. LCM were delighted with the unit, please note the reference from LCM below:

To Whom It May Concern, commercial reference for the Cherwell Group

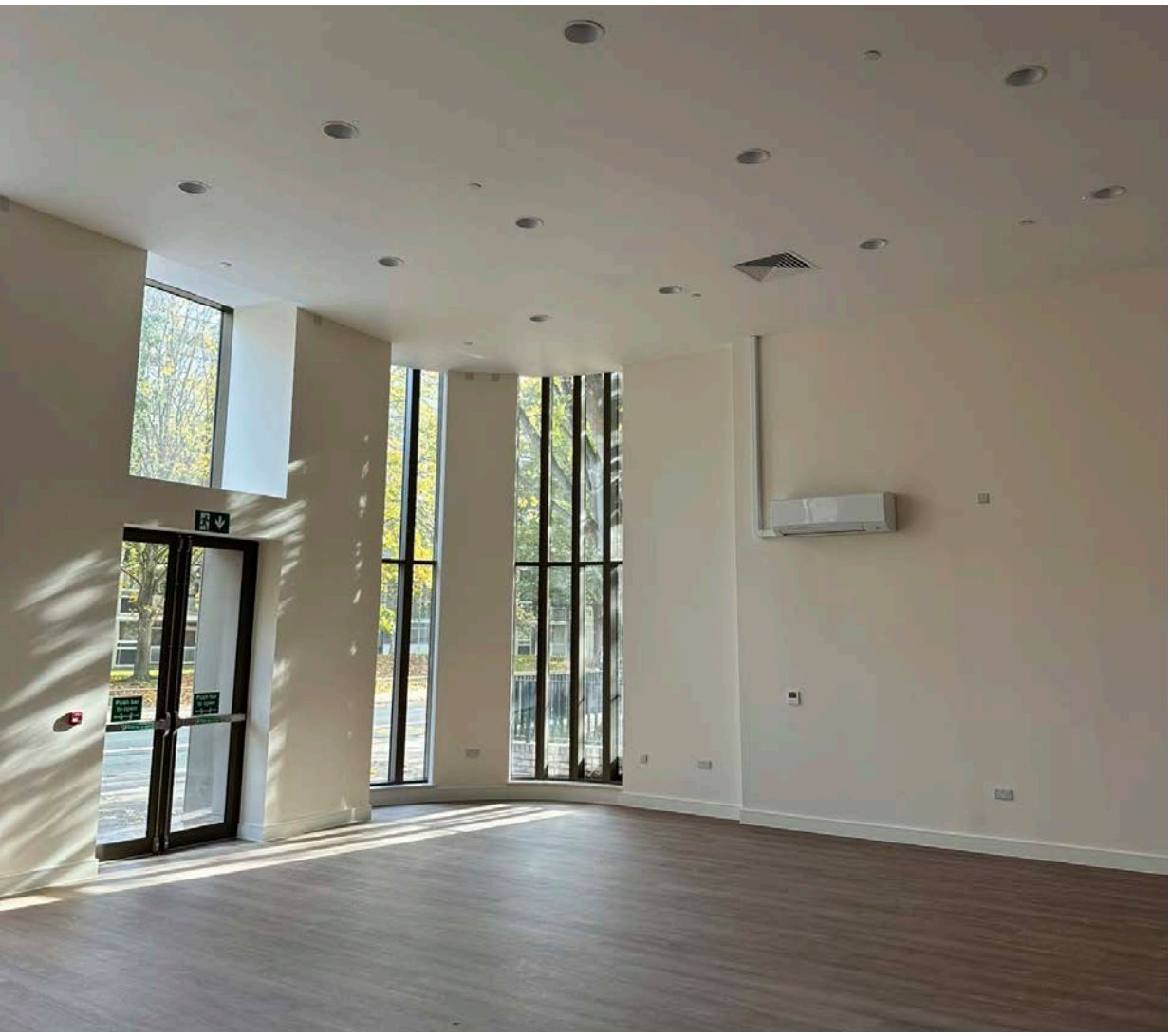
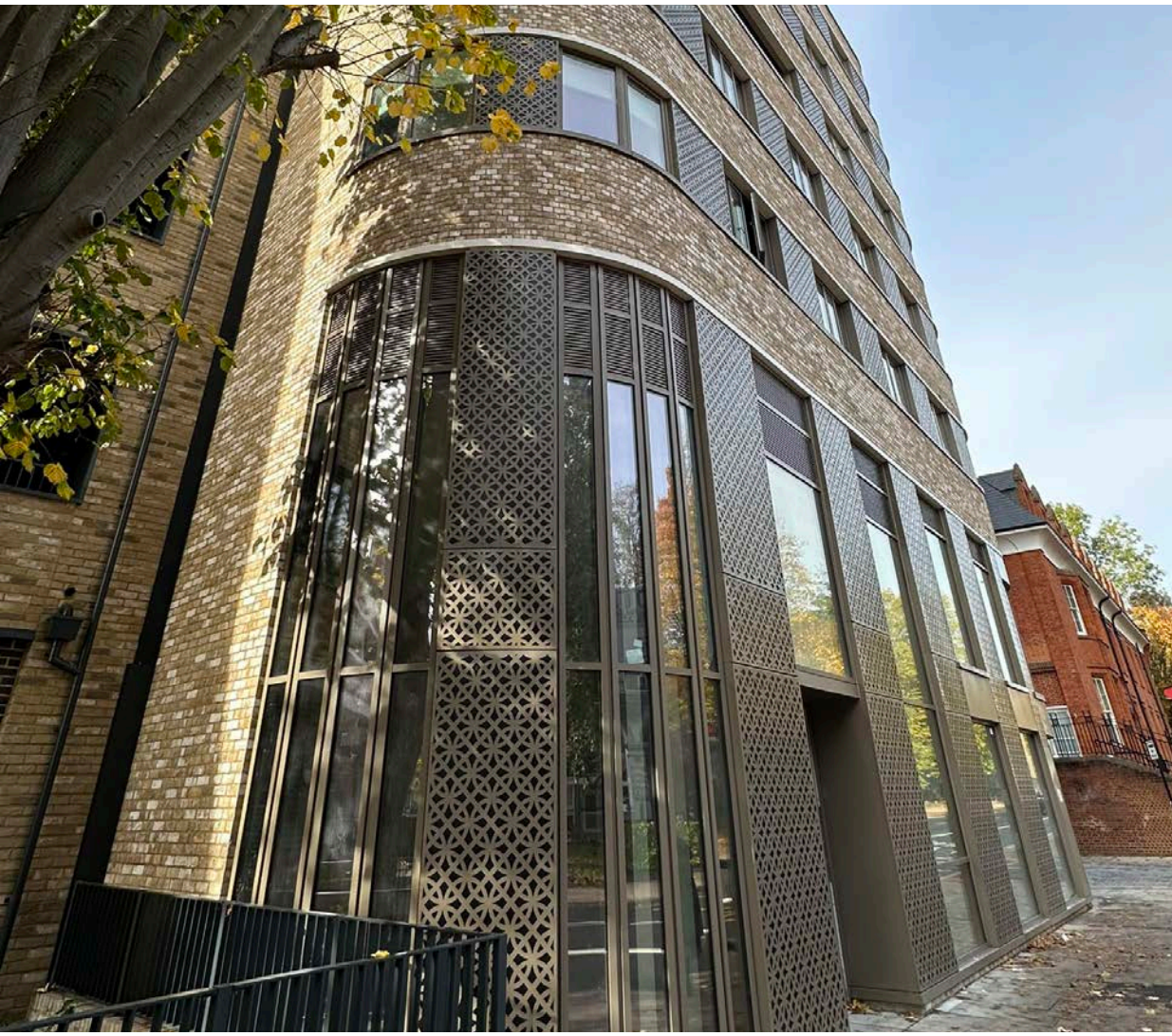
I am writing this email to provide a professional reference for Cherwell, who London City Mission employed as the construction developer for our recent project, a new community centre and 24 apartments located at Battersea Bridge Road.

From the initial planning stages through to completion, Cherwell demonstrated a high level of integrity, professionalism, and attention to detail. The project programme was extended by agreement and ultimately the project was completed to a high standard and within budget, with quality workmanship evident throughout. Communication was clear and consistent, and any issues that arose were addressed promptly and transparently.

Most importantly, we found the Cherwell Project Development Manager, Tim Costin and the Team to be highly trustworthy and professional. We had complete confidence in their ability to manage the various contractors, maintain compliance with all regulations and uphold the agreed-upon standards without constant oversight.

We are very pleased with the outcome of the project and have received numerous compliments on both its design and execution. Based on our experience, I would not hesitate to recommend Cherwell for any future development projects. They are a credible and responsible developer for any construction project.

London City Mission, Design Co-ordinator and Contract Monitor.



The Site and Context

The Site

55 Nigel Road is located at the end of Peckham Town Centre, between Nigel Road and Sternhall Lane, close to Peckham Rye and Rye Lane. The site is within walking distance of shops, services, public transport connections and Peckham Rye Park, making it a well-connected location.

The site includes a former church, currently occupied by SET Social, alongside a number of smaller buildings, yard space and temporary structures. The existing buildings are predominantly single storey and are in poor condition, requiring repairs, while much of the site is made up of hard surfaced areas.



The Surrounding Area

The site sits close to Rye Lane, one of South London's most vibrant high streets, and is surrounded by a mix of homes, shops, community facilities and local businesses.

It is also located next to the Rye Lane Conservation Area, which is recognised for its historic and architectural character.



Railings and gables on south boundary



Courtyard within the site



South elevation



Northern frontage on Sternhall Lane



Southern frontage on Nigel Road

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.

Cherwell and SET Social are continuing discussions with a goal of ensuring that the development addresses the needs of the community.

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 of the community.



Our proposals include:

- A high-quality, well-designed building
- New shared living homes
- A new and improved community centre, addressing the needs of the community
- 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



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. This is a positive community use, providing the opportunity for a large degree of day-to-day social interaction.

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. Demographic studies have shown the typical age of occupants to range from 18 to 75 year olds.

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.



Example interior of another GRID shared living project



Examples of wellbeing and lifestyle spaces

How Does Shared Living Work?

Alongside their private accommodation, residents would have access to:

- Shared kitchens and dining spaces, with a communal dining space and roof terrace on the top floor
- Lounge and TV room
- Co-working space
- Gym
- Laundry and games room
- Outdoor spaces and terraces
- Secure cycle parking

Benefits for the Local Area

The proposals would make better use of the site, providing new homes alongside improved community and shared spaces.

The proposals would also aim to provide a new and improved community centre, helping local organisations continue their work in 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.



Examples of dining and lounge areas

Ensuring social space for SET:

We heard strong concern about the future of the space currently used by SET Social, including how it would be managed, accessed and kept affordable during and after construction.

Following on from the public consultations held in July, Cherwell have continued discussions with SET Social with a goal of ensuring that the development proposals address the needs of the community. The discussions with SET Social have so far led to the following changes:

- The community space has been re-located from the north-east corner of the site to sit alongside the linear garden on the West side of the site. The space will be directly adjacent to the garden and will open onto it.
- The linear garden will be allocated to the community space with the intention of accommodating the needs of gardening clubs.
- The community centre entrance has been re-located to the Nigel Road end of the linear garden.
- The internal layout of the community space has been in response to continued conversations with SET Social and has been developed to accommodate the current uses and is subject to further design work.

Explain Shared Living:

Many of you asked what shared living is, who it's for, and why it's proposed here rather than other housing types.

Shared living gives residents their own private studio and bathroom, alongside a range of shared spaces including kitchens, lounges, a gym, co-working space and a roof terrace.

It suits people who want to live close to jobs, transport and local amenities, such as local workers, key workers, people moving to London, recent graduates and anyone wanting a flexible place to live. Demographic studies have shown the typical age of occupants to range from 18 to 75 year olds.

Peckham's strong transport links, shops and community life make it a natural fit for this type of housing.

This is a positive community use, providing the opportunity for a large degree of day-to-day social interactions.

Manage the linear garden safely:

You raised questions about lighting, gating, maintenance and how we'd prevent anti-social behaviour in the new garden.

The linear garden design has been revised to be under the management of the community centre with gated access at both ends which can be locked overnight, preventing access.

The space will be open to the public during the day and is overlooked by active ground floor spaces, mitigating any potential for anti-social behaviour.

Lighting stands have been incorporated to improve public safety.

Reflect local character and height:

You asked about impacts on daylight, privacy and heritage.

We have worked as a design team incorporating advice from townscape and heritage consultants and produced a design which is respectful and reflective of the local character and context.

On Nigel Road and Rye Lane, the building’s frontage echoes the terraced houses next to it, giving a modern take on the existing style and height. On Sternhall Lane, the top two floors are set back so the building reads at a similar scale to Robert Court opposite, while using buff brickwork and lighter recon detailing reflecting the terraced housing on Sternhall Lane.

The design has also been shaped through meetings with Southwark Council, where key townscape views have been agreed for assessing proposals. Together, this means the design responds to its surroundings and fits comfortably within the local area.

Address servicing and access:

You asked how bins, deliveries and servicing would be managed, and about the community space’s future licensing.

Refuse stores are located on Sternhall Lane where there is already servicing to the rear of existing retail and hospitality of Rye Lane. Collecting from this quiet, dead-end street also causes less disruption than collecting from the busier Nigel Road frontage.

Waste provision has been worked out in accordance with Southwark Council’s standards. The waste would be managed by the shared living operator allowing for bins to be moved around and made accessible as they are filled. An additional 2 bins are provided for SET Social within the same enclosure. Collection will be under commercial management. Shared living residents are able to use the bin store directly from inside the building.

There is an existing loading bay to Nigel Road which is proposed to be used for parcel and post deliveries to both SET Social and the shared living.

Affordable Housing:

You asked how our scheme helped to contribute to the affordable housing need within the Borough.

The proposals will contribute towards affordable housing, including affordable family homes, through a financial contribution to Southwark Council known as a Payment in Lieu.

The funds will be secured through a Section 106 Agreement and will be used by Southwark Council to support the delivery of affordable housing within the Borough.

For this form of development, planning policy requires the affordable housing contribution to be made through a Payment in Lieu rather than through on-site affordable housing. This approach has been agreed with Southwark Council.

The proposals will also enable the existing community centre to be re-provided, helping to retain and improve this important community facility for local residents.

Discussions with Southwark Council are ongoing regarding the affordable housing contribution and the re-provision of the community centre.

A New Community Space

Community Space Plan



Designing a new community space

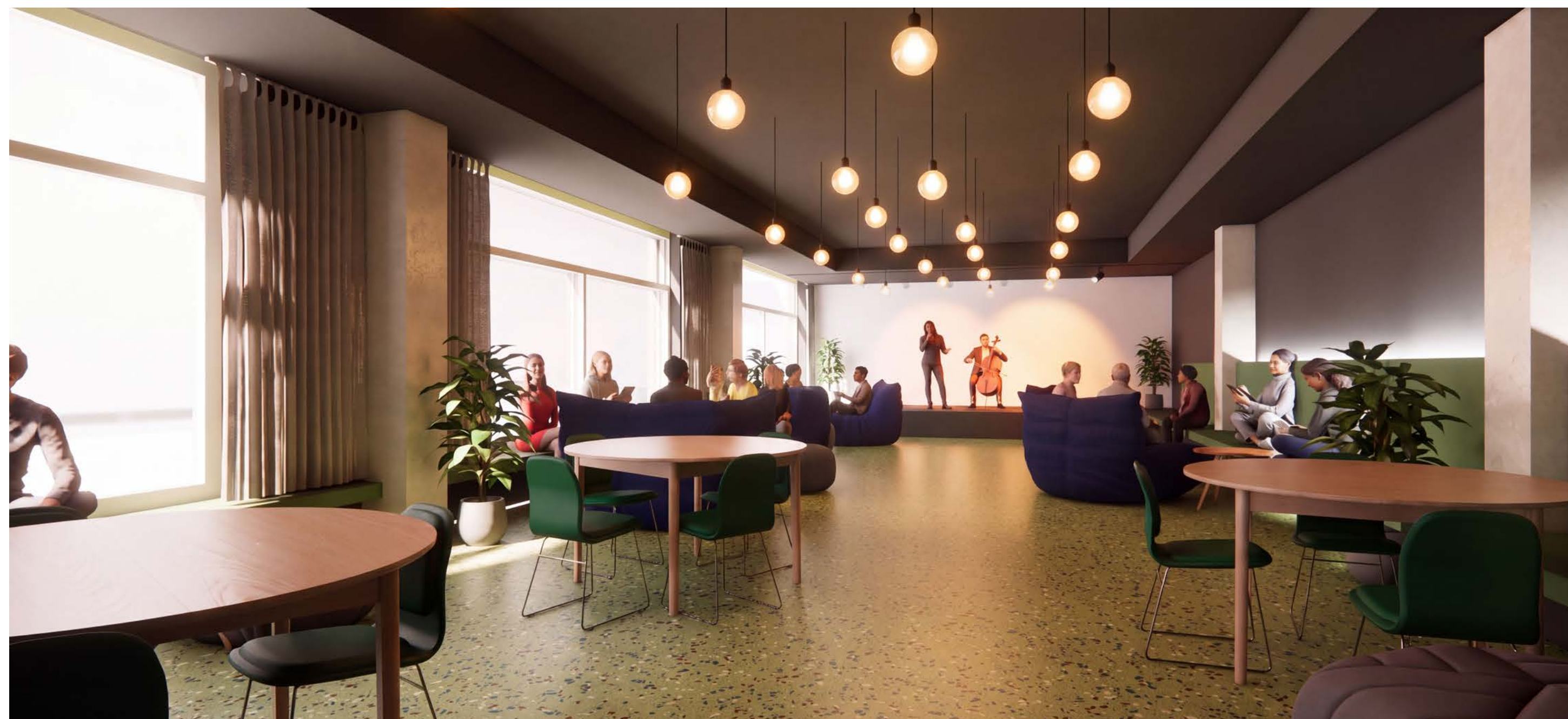
Re-providing a brand-new, purpose-built community space is a key part of our proposals. Cherwell has been working closely with SET Social to design a space that works for their needs and the community, including areas for gardening and food-growing.

Building on conversations with SET

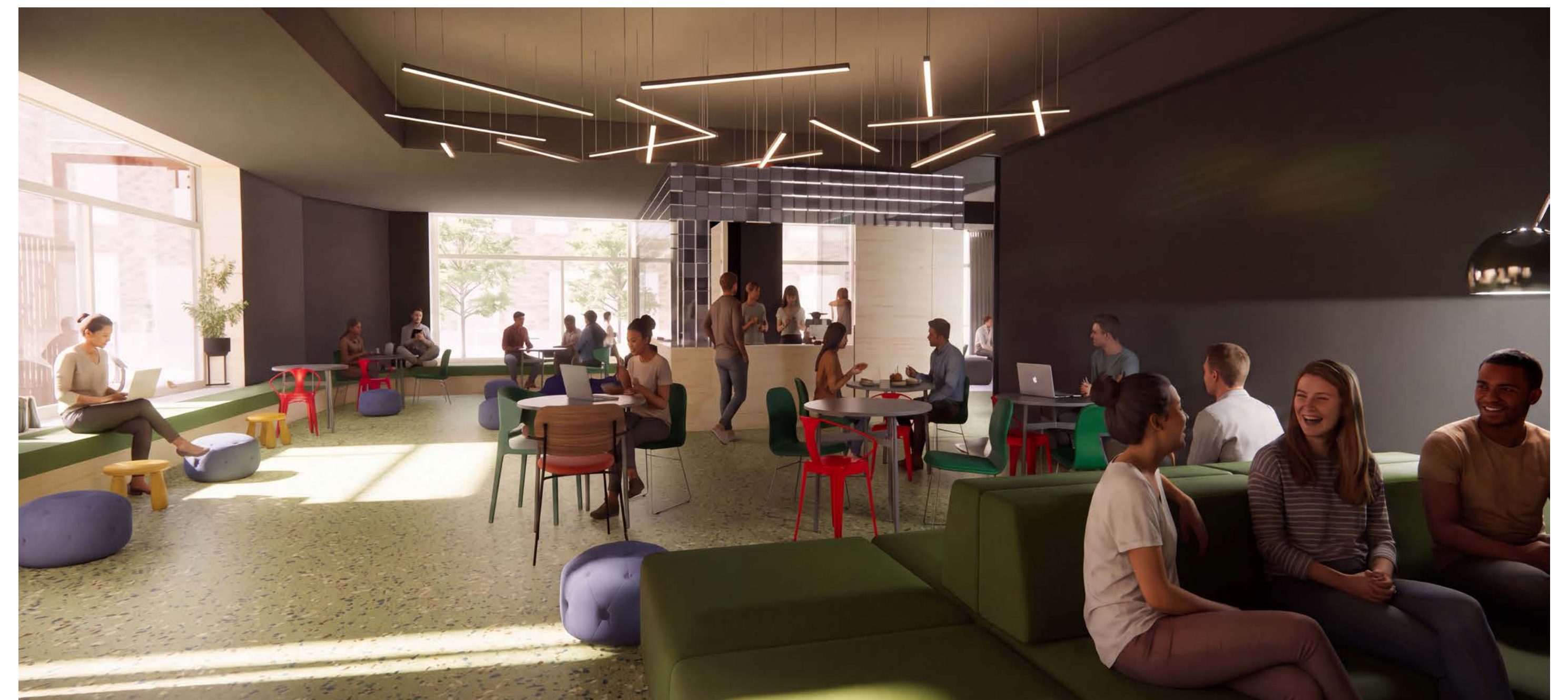
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- The internal layout of the community space has been in response to continued conversations with SET Social and has been developed to accommodate the current uses and is subject to further design work.

Cherwell have also continued to consult with local neighbours and have incorporated changes to improve visual and acoustic impact.



Main Community Hall



Multi-function Room

How The Design Has Evolved

Since the last public consultation, the design has evolved as a result of further engagement with SET Social, local residents and Southwark Council planning officers. Multiple plan options have been workshopped with SET Social, resulting in a clearer brief emerging. The ground floor plan has been substantially re-planned to accommodate SET Social's preference for a visible entrance onto Rye Lane from the south and a direct connection onto the linear garden. The linear garden is now within the community centre's demise. The community centre now wraps around the west and east facades.

Updated Views



Sternhall Lane previous view



Nigel Road/Rye Lane previous view



Sternhall Lane updated view



Nigel Road/Rye Lane updated view

Through pre-application meetings with Southwark, the facade to Sternhall Lane has evolved with the fourth floor set back and the roof angle altered to reduce its impact on Sternhall Lane.

The facade to Rye Lane has been slightly modified, with the community centre's entrance moved onto the linear garden side. There has been a slight adjustment to the fenestration of the Rye Lane facade as a result of further design coordination and development of more detailed internal layouts.

Sternhall Lane View

The design of the building's shape and windows has been changed to reduce its impact on Sternhall Lane. The third floor has been set back slightly and will use a lighter-coloured brick, which continues around onto the west side of the building.

The roof has also been set back and angled to make it less noticeable. Together, these changes mean the building will look like three storeys with a set-back fourth floor, echoing the enclosed feel of Robert Court across the street.

Following ongoing conversations with SET Social, the ground floor windows have also been redesigned with large, picture-frame-style surrounds that reflect the community centre's active ground floor uses.

Nigel Road/Rye Lane View

Following discussions with SET Social, the community centre's entrance has been moved to the west side of the building, so its signage and gates will be visible to people approaching from the south along Peckham Rye. There have also been small changes to the windows on the residential floors facing Rye Lane, as the layouts inside those floors have been further developed.

Updated Plans

Our homes

We are proposing 117 rooms, with 10% being wheelchair accessible, with all rooms meeting London Plan space standards.

Ground Floor Layout



Key

The ground floor is split in two parts:

Shared Living (Nigel Road and garden side)

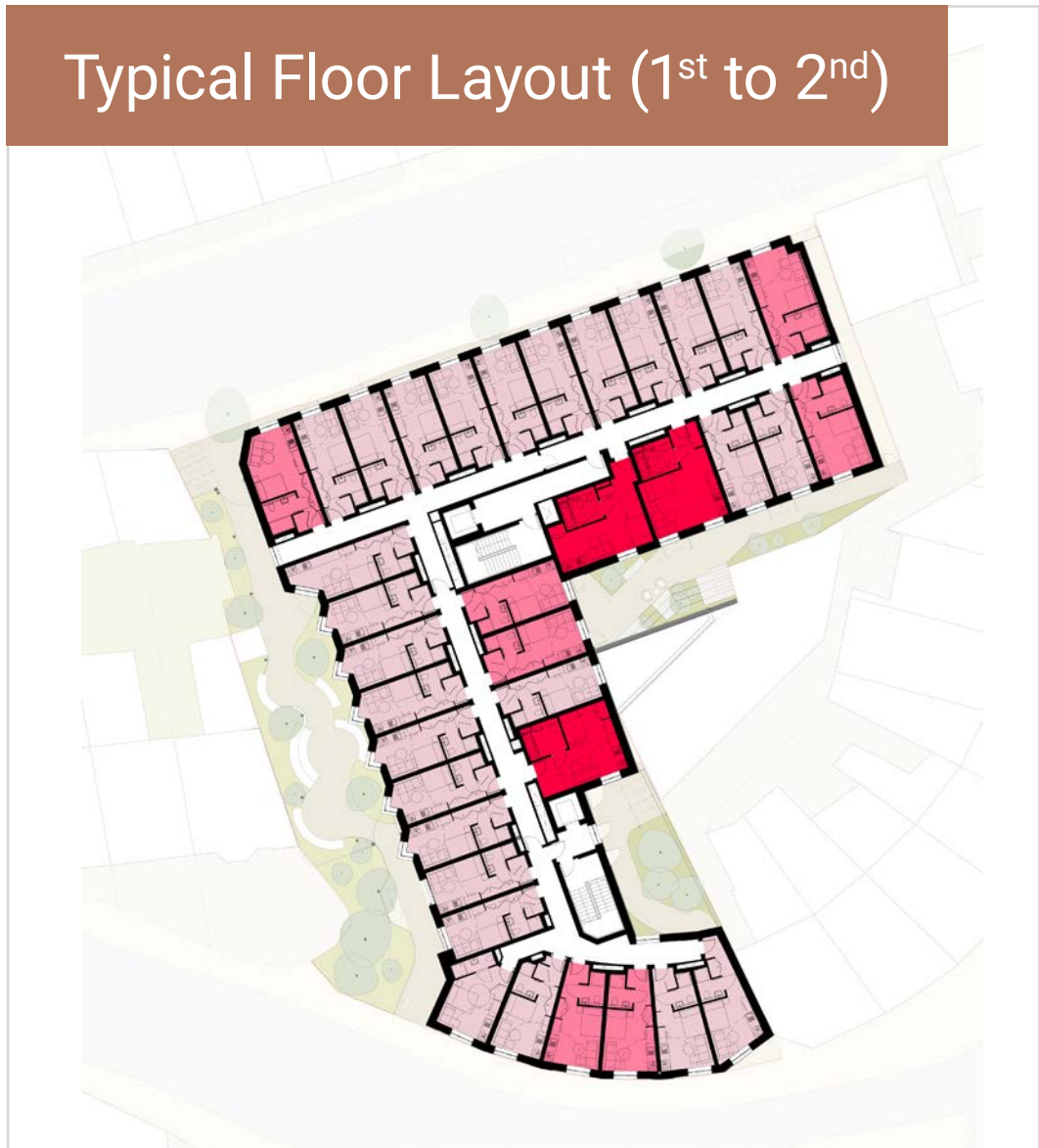
- 1 Work from home
- 2 Entrance lobby/ parcels/lounge
- 3 BOH/office
- 4 Cycle storage
- 5 Lounge/TV room
- 6 Laundry/games room
- 7 Gym/yoga room
- 8 Shared living
- 9 Refuse stores

Community Centre (Sternhall Lane side)

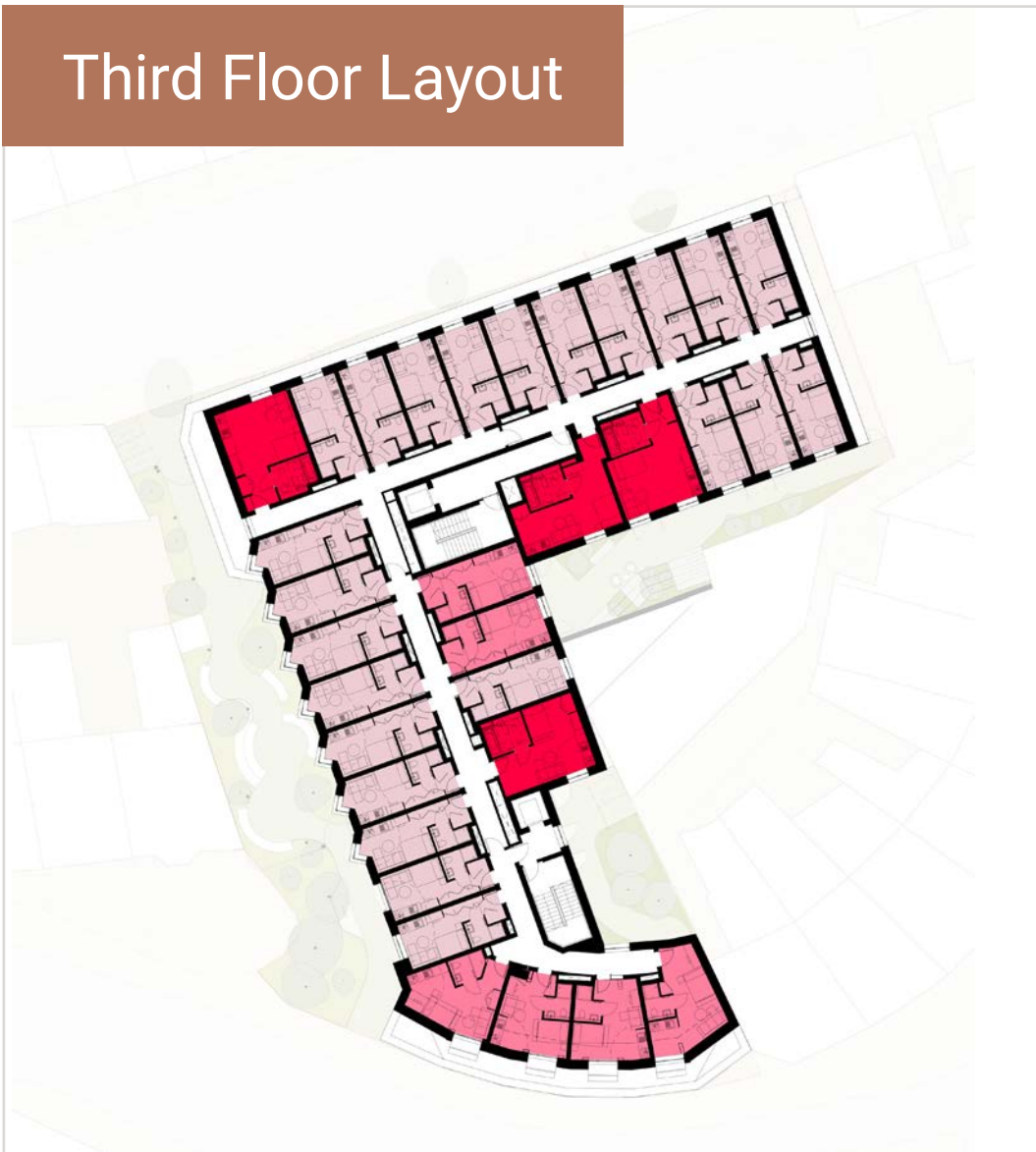
- 10 Reception/office
- 11 Artist studio
- 12 WC's/shower
- 13 Multi-function room
- 14 Kitchen/bar/storage
- 15 Main hall
- 16 Stage

The main entrance to the homes sits on the corner of Nigel Road and the new garden. Large windows along Rye Lane will bring the co-working space to life, while refuse will be serviced from Sternhall Lane and deliveries managed via the existing Nigel Road loading bay.

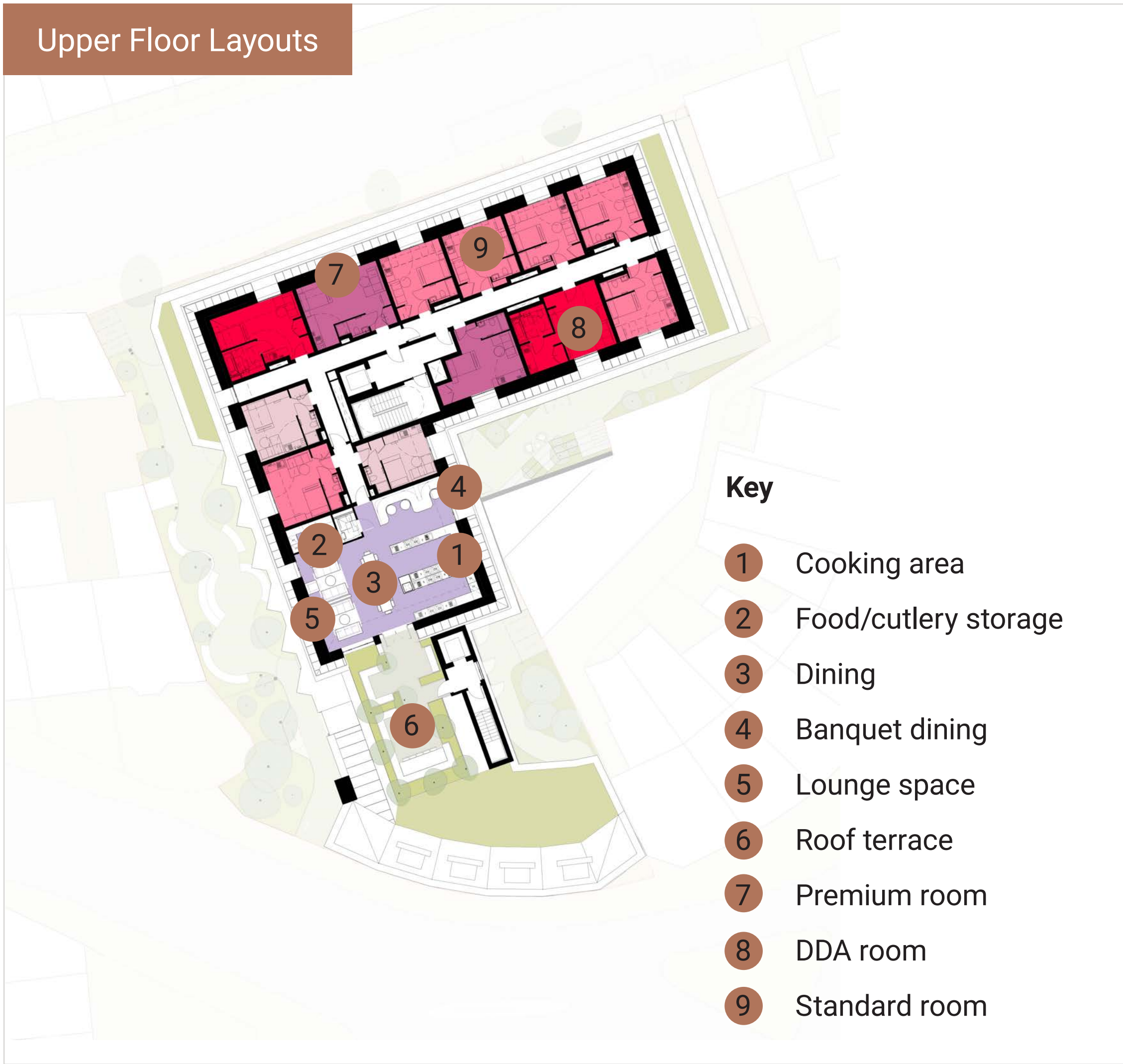
Typical Floor Layout (1st to 2nd)



Third Floor Layout



Upper Floor Layouts



Key

- 1 Cooking area
- 2 Food/cutlery storage
- 3 Dining
- 4 Banquet dining
- 5 Lounge space
- 6 Roof terrace
- 7 Premium room
- 8 DDA room
- 9 Standard room

Landscape and Public Realm

Landscape

- Key
- 1 On-street Sheffield cycle stands
 - 2 Security gate
 - 3 Low-level street lighting
 - 4 Bench seating
 - 5 Tree buffer
 - 6 Green planting beds
 - 7 Community centre garden
 - 8 Landscaped shed
 - 9 Landscape seating
 - 10 Planters
 - 11 Fire escape route
 - 12 Security gate
 - 13 Frosted privacy glazing
 - 14 Biodiversity net gain & ecology enhancements



Getting around

This is one of the best-connected sites in London for public transport. Peckham Rye Station is a five-minute walk away, with nine bus routes nearby and good cycle links into town. The scheme will be car-free, with secure cycle storage for residents.

More sustainable by design

The proposed development includes a range of carbon reduction measures, including:

- A high-performance building fabric
- Enhanced airtightness
- MVHR ventilation
- LED lighting
- All-electric heating via air source heat pumps
- Roof-mounted solar PV



Example of water drainage into garden



Example of solar panels installed on the roof



Sustainable Drainage System (SuDS)

The scheme has also been designed to allow for a future district heating connection if one becomes available.

These measures deliver an overall operational carbon reduction of approximately 62% against the Part L 2021 Building Regulations baseline, reducing annual emissions from 58.4 tCO² to 22.3 tCO².

The target BREEAM rating for the community centre is BREEAM Excellent, in line with the Southwark Plan, with a projected score of 70.54%.

Flood risk and water drainage

We're designing the site to manage rainwater carefully, reducing flood risk and keeping water clean. The proposal includes:

- Green roofs, underground storage tanks and rain gardens in the linear garden capture rainwater and release it slowly, cutting the rate of run-off by around 95% compared to today
- All the rain that falls on the site is captured before it can overflow into the public sewers
- Captured rainwater is reused to water the linear garden, rather than using drinking water
- Leak detection helps stop water being wasted through faulty pipes
- Each home is designed to use very little water, far below the amount used in a typical UK home



Targeting BREEAM Excellent

Key Benefits



A site with potential to provide better spaces for the community



Supporting local shops and businesses.



A livelier, safer street with activity at ground floor



A garden, bringing much-needed green space to the area.



New jobs and space for local businesses, including co-working space open to everyone.



A brand-new community facility.



New, high-quality architecture at the edge of the Rye Lane Conservation Area.



The proposed purpose-built community centre will enable greater opportunities for local community groups. The proposed permanent tenure will also provide greater certainty, enabling access to additional funding opportunities and supporting long-term planning, thereby further strengthening the range and quality of services and benefits available to the local community.

Key Benefits – Affordable Housing



The proposed development will contribute towards Affordable Housing.



The proposals will contribute to affordable housing, including affordable family homes through a financial payment (Payment in Lieu) to the London Borough of Southwark.



Such funds will be allocated for the London Borough of Southwark to invest in delivering Affordable Housing within the Borough.



Planning Policy requires a Payment in Lieu to be made rather than on-site provision for this form of development. This approach has been agreed and will be secured through a S106 Agreement.



Discussions are under way with the London Borough of Southwark.



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 the London Borough of Southwark.



Key Timeline

June and July 2026:

Public consultation

Summer 2026:

Review feedback received
during the consultation

September 2026:

Second round of
public 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

55 Nigel Road Comment Form

