

## 102 peckham high street

NAME	SHOE REPAIR SHOP
DATES	2019 - 2021
CLIENT	SOUTHWARK COUNCIL
SPONSER	HERITAGE LOTTERY FUND
MAIN	
WORKS	<b>RESTORE</b> DORMER TIMBER WINDOW FRAMES AWNING PILASTER FACE/PEDESTALS <b>CONSERVE</b> EAVE ALIGNMENT <b>REPAIR</b> PITCHED ROOF DRAINAGE LEADWORK + FLAUNCHING <b>REDECORATE</b> PARAPET SHOPFRONT <b>DECLUTTER</b> CABLES AND PARAPHERNALIA

**102 Peckham High Street** is a two-storey victorian cottage that sits next to a building with similar features, brick and a rendered upper facade, a retail shop front on the ground floor with a pitched slate roof above. The position of the terrace is still very much at the centre of the old settlement of Peckham seen in maps dating back to 1746 and today when approaching Peckham in from Peckham Hill Street.

In 2018 we observed the front elevation of the property was severely degraded and architecturally diminished compared to its appearance in the earliest of the surviving historical photographs dating abck to 1928. However, a later 1945 photograph provides some explanation for the loss of original distinctive features and ornament. The shattered shop front at street level is almost certainly the consequence of war-time bomb blast damage and a subsequent shopfront was installed. The photograph also shows that the shop has been incorporated into the retail area of the neighbouring premises up to number 106. The three shops were amalgamated into one trading outlet, such that it had become an annexe to the main business premises there. In this way later on when relinquished from this, there was no effort or expense devoted to restoring the decorative features of the original shop-front as seen in photograph taken in 1979.



“ We are so pleased with the works and the tremendous effort that has gone in behind the scenes to make our property look the best it has since we owned it. We are very grateful for all your help.”

Jyoti, current freeholder

**right:** 102 Peckham High Street in 1928 - Southwark Local History Library and Archive

**left:** 102 Peckham High Street in 2019 before works and in 2021 after works





The recent condition to keep the building functioning had been entirely pragmatic and utilitarian. As a result, we addressed releveling the adjusted eaves level surface water drainage from the roof, the reinstatement of the dormer and timber pilaster heads, redecoration of the cement render, complete overhaul of the projecting roof top and drainage.

A historic building conservation principle is that, having been irretrievably lost, missing ornament or other, once important, architectural features cannot be put back because no evidence remains to inform the correct detail design for the reinstatement. However, it is permissible to study the "Pattern Books" and catalogues of contemporary manufacturers of materials for use in building conservation to search out products now available that are very close in their appearance to what has been lost. The cast iron panels intended for installation above the ground floor cornice are not exact copies of what were once

“ **The identity of a shop and business model can be encapsulated in the shopfront sign. We have supplied shopfront signs across London, yet these here in Peckham are particularly special to us.**”

Adam, sub-contractor at Bellenden Signs Ltd.

**above:** restoration works to the pitch roof dormer and eave alignment  
**right:** upclose view of the new shopfront features as a whole

“ **The approach to keeping the building functioning in recent times has been entirely pragmatic, this explains the clumsy surface water drainage from the roof.**”  
 John Hutchinson, Historic Building Consultant

there, but the panel dimensions, panel centring and fretted design are all very close to the original.

This strategy was also taken into account when designing new windows for the openings which have radically altered that the composition of a building facade and diverges significantly from its original form. Deliberation with the freeholders and conservation officers as to which type of window to specify gave rise to several different configurations of window frames from those observed on early archive photographs. In the end, to aid use and a window style that would not be glaringly incongruous when the character and historic provenance of the building was fully taken into consideration and sash windows was the most appropriate and in keeping.



The asymmetry of arrangement of the two doors arises from the need to provide a separate access door for tenants living in accommodation above the shop. Yet, the tiled stall riser and new timber-framed shop front were configured to combine client needs with due deference to the original shop-front.

