

105 peckham high street

NAME	M.MANZE
DATES	2019 - 2021
CLIENT	SOUTHWARK COUNCIL
SPONSER	HERITAGE LOTTERY FUND
MAIN	
WORKS	RESTORE BRICKWORK TIMBER WINDOW FRAMES AWNING PILASTER FACE/PEDESTALS CONSERVE PILASTER HEADS GAUDGED LINTELS REPAIR PITCHED ROOF LEADWORK + FLAUNCHING REDECORATE PARAPET SHOPFRONT DECLUTTER CABLES AND PARAPHERNALIA

105 Peckham High Street is a building that most people know. Either you have had a serving of Eel and pie there, or you know of or been to another infamous Manze establishment in London.

With such a great reputation, historical record and close to original features still existing on the properties' facade the first step was to carefully look at each element and see what methods of restoration and repair would be most suited to support both its historical nature and social value.

Despite its relatively ok condition as a whole, on closer inspection of smaller details and separate from each other there was soon a large scope of items that would benefit from careful replacement or repairs. This ranged from looking at the condition of the stone and brickwork, the sash windows, the surrounding glazed tilework pilasters, shopfront timber and marble, ironmongry, security cages, ventilation grilles as well as the lighting and signage.

On site additional works were required that weren't visible from street level. Once up the scaffolding it was at that point when it became obvious that the pitched roof was in a very poor condition and required a full replacement to ensure the longevity and waterproofing to the top of the property for

“ **The building looks really good. I am glad I convinced my daughter to paint the new sash window frames green, it really helps ties them in with the new brickwork signage and awning.**”

Rick, current freeholder

right: 105 Peckham High Street in 1979 - Southwark Local History Library and Archive

left: 105 Peckham High Street in 2019 before works and in 2021 after works





another 30 years. Traditional materials, welsh slate mineral wool insulation and leadwork were used to achieve a thermal upgrade to this element.

Readdressing the iconic signage “Eel & Pie House” on the brickwork was part of the proposed work everyone was very keen to do, from planning officers to the freeholder. The existing plastic letters had worked with the large flood lights below, but both were in a poor state and weren’t in keeping with the host building. After testing several ideas, from hanging a traditional signboard, fixing fret cut satin brass letters back to painting directly on the brickwork several font options were then tested out. A simple but effective drop shadow design was agreed and careful hand painted using stencils to bring it to life and tie into the historic nature of the building.

Following the installation and making good stage, several other items required careful decoration works.

“ The sash windows are “revealed”, meaning that the sash boxes sit behind the face of the brickwork within a 110mm deep reveal in a rebate formed by a projecting half-brick nib.”

John Hutchinson, Historic Building Consultant

The new sash windows were carefully painted green on the outside whilst being kept white on the inside. The stone cornice parapet, where repair works were done didn’t blend in enough so it was lime washed to help achieve this and later painted to match the brickwork signage. The shopfront piers, pilaster heads and shopfront itself were carefully sanded down, any defects and moulding details were filled in using window repair care resins or appropriate mortar mixes before they were repainted and or stained. Even the ventilation grilles were repainted, but the flour from the pie making soon quickly reappeared!



Last but not least, the glazed tiles which formed the intricate pilaster bases and faces were carefully surveyed. Any missing, severely broken and cracked tiles were removed and the subcontractor produced samples which were tested replaced with matching shades and sizes to suit.

“ It was great to see an original Deans Blind awning still being used daily. It was still in good working order so we were able to just replace the weathered fabric and replicate the details of the shop name and details to match.”

George, sub-contractor at Deans Blinds Ltd.



above: reinstatement of new signage using handpainted stencil graphics directly onto the brickwork
right: aerial view and upclose view of the new shopfront features as a whole