

109 peckham high street

NAME **THE GREYHOUND**
DATES. 2020 - 2021
CLIENT. SOUTHWARK COUNCIL
SPONSER. HERITAGE LOTTERY FUND
MAIN
WORKS. **RESTORE**

PARAPET CORNICE
CAST IRON RAILINGS
TIMBER SHOPFRONTS
TILE FRIEZE + RISERS

CONSERVE
TIMBER CORNICINGS
STONEWORK CORNICE

REPAIR
REPOINT BRICKWORK

REDECORATE
STONEWORK

FASCIA
SHOPFRONTS

DECLUTTER
PARAPHERNALIA

“ It looks grand. A lot of hard work has gone into getting the place into this shape, but we hope the locals will come back, enjoy and take pride in appearance of the pub.”
Damien, current freeholder

right: The Greyhound Public House in 1979 - Southwark Local History Library and Archive
left: 109 Peckham High Street in 2018 before works and in 2021 after works

109 Peckham High Street also known as The Greyhound belongs to the cluster of former Public Houses which sit in the eastern edge of the Rye Lane Conservation Area.

This Public Houses was not initially identified as a priority project, yet whilst starting on site with the other properties the freeholder was seen to be undertaking several alterations to the building at the same time (extension to the roof and Hill Street side) and so it proved to be an important time to also address and support the freeholder to readdress and restore the finer details that made up the historical composition of the wide spanning corner elevations.

Like many pubs the different management teams, supplier advertisement schemes and night time illumination had cluttered the facade and peppered it with a number of defunct fixings and paraphernalia. Alongside this, the brickwork and stone work where in a moderately poor condition in places and several missing details which had been long forgotten about as they really could only be seen on close up inspect.

A detailed existing conditions survey helped to establish a outline principle on which areas of the facade could be repaired, repointed and in some circumstances would require bricks replaced in full





to match due to the extent by which it was likely to be damaged beyond repair once the removal of the defunct fixings had been done.

Further close up investigations of the existing tile work at lower level also revealed the need for more extensive opening up works as fractures in the pilaster face indicated the movement of it away from the building fabric was due to larger underlying problems. These opening works concluded it was not a structural issue and was due to failing patched render attempts over the years. As a result, stripping back and restructuring the backing and facing with match tiles restored the fine details to this part of the facade and reduced any risk to the general public.

Following on at lower level all the old paint was removed from the ventilation grilles, the window frames and even the base of the stall risers to expose the tile work. These areas proved to be in far worse a

“ My advice is that all plugs or other expanding devices intended to secure screw-fixings in the wall be removed by careful drilling out. Infilling mortars should be proprietary Keim repair mortars.”

John Hutchinson, Historic Building Consultant

condition than anticipated, especially the tiled skirting and pilaster bases. Due to the likelihood of this area being heavily used going forward it, an alternative to reinstating the tiles in full was assessed as a more appropriate and still sympathetic improvement. By rebuilding missing moulding features in cement and redecorating the skirting in full meant the design nature of the tile was closely match to the original tile work itself. This would then make the area more maintainable if and when it needed to be redecorated following the next round of pub goers who would lean and rest tired feet on it whilst chewing the fat!



Following the success of the stain glass restoration work in phase 1, we reused the same subcontractor to undertake the restoration of the simple yet striking stain glass fan lights that were above the ground floor windows. There was several fanlight panes that were broken and disfigured with vents, ad-hoc repairs and as result required careful remediation and replacement off site. Once brought back to site they looked as if they had always been in such great condition which added to the property's mystique.

“ Masonry work is back breaking and at the same time I find it theraputic and its difficult to stop. The previous attempts to repoint areas of the brickwork mortar were all different so I had to pay very close attention to blend our work in.”

Alan, Head Mason at Triton Restoration Ltd.

above: investigation works to the missing pilaster head and face prior to redecoration and tile works
right: replicating the fascia tiles and decoration works to the lead windows

