

119 peckham high street

NAME **THE OLD CROWN HOTEL**

DATES 2017 - 2019

CLIENT SOUTHWARK COUNCIL

SPONSER HERITAGE LOTTERY FUND

MAIN

WORKS **RESTORE**

PARAPET BALUSTRADE

LEADED LIGHT WINDOWS

TIMBER WINDOW FRAMES

CONSERVE

TIMBER CORNICINGS

STONERWORK CAPITALS

REPAIR

LEADWORK + DRAINAGE

REDECORATE

STONERWORK

STUCCO FACADE

SHOPFRONTS

DECLUTTER

PILASTERS FROM SIGNAGE,

CABLES AND PARAPHERNALIA



“ We knew that it was an old and impressive building, but now the building restoration works have been finished, it really stands out and we absolutely love it.”

Joesph, current freeholder

right: The Crown Public House in 1905 - Southwark Local History Library and Archive
left: 119 Peckham High Street in 2017 before works and in 2019 after works

119 Peckham High Street is a converted Public House, formerly known as The Old Crown Hotel. It sits within the Rye Lane Peckham Conservation Area. Unlike neighbouring conservation areas, it is characterised by an eclectic grouping of architectural styles and materials, but with continuous building frontages that follow the historic street alignment.

As noted in the area assessment of Peckham undertaken by English Heritage in 2009 there was a Public House on the site of the current building by 1830. In 1891, the Public House was rebuilt to the designs of Messrs Wilson, Son & Aldwinckle. By the early 21st Century the Public House was converted into two shop units, retaining the marble pilasters and Corinthian columns flanking the entrance with four floors of flats above. Various inappropriate additions, clutter and disrepair crowded the facades.

The philosophical principle enshrined in the manifesto of the Society for the Protection of Ancient Buildings states changes that occur over a building's lifetime ought normally to be respected and not casually discarded during later renovations. As a result, the main works proposed to repair and restoration the appearance of the building was to conserve what was there whilst carefully restoring damaged and lost historical features from recent retail redecorations.





For example, this SPAB principle was applied to the heavily modelled, richly ornamented upper facades which asserted the buildings presence on the main street. The condition of the modillioned upper cornice and elaborate parapet balustrade ornamented with urns was visibly incomplete and 'quick fix' methods had considerably altered its appearance. By removing these interventions and repairing or replacing missing urns and baluster bottles it re-established the grandeur nature of this part of the building whilst respecting the fourth floor roof top extension.

The pediment window surrounds on this building are both strident and distinctive, as are the rusticated quoins on the corners. The condition of them had been affected by damp emanating from defective flashings and several layers of paint which had allowed water to expand and contract creating several defects. Before the facades were redecorated, all the defective fabric behind the paint was repaired and

“ **The condition of the salvaged stain glass showed it had already been repaired and fixed since its original conception. We were able to identify the original details and replicate them in new panels which will last longer than partial repairs”**

Chris , sub-contractor at Cheam Leaded Lights Ltd.

above: restoration and redecoration works to the parapet balustrade finials and stucco facade painting stripping
right: replicating the shopfront leaded light window pane details upon discovery of original artefacts

“ **I would have guessed that the facade was originally polychromatic with the dressings having a different colour from the plain walling, yet by 1905 it was only one colour.”**

John Hutchinson, Historic Building Consultant

made weather-tight. Infilling mortars used was Keim Spachtel. At the same time, new sash and casements windows were fabricated to fit carefully into debricked openings. Together the final arrangement better reflects the elegance of the facades distinctive architectural features. A reinstatement of a gate to the corner elevation replaced an ad hoc external shutter. There was a gate prior to this when looking back at the historical pictures. However, as we didn't have any more detail on the historical gates, we simply made them look unobtrusive and curved to suit.



A new timber shop-front and entrance door to the corner of the building was fabricated to suit the original proportions of the existing timber windows to the main and side streets. Once on site, the far end shopfront window was uncovered for the first time and a damaged but surviving stain glass detail was found. This was used to prepare replica design & wording for new stained glass panels which several residents and other members of the public have developed great affection and regard for.

