

## 86 peckham high street

NAME: **ACUHERBAL**  
DATES: 2018 - 2021  
CLIENT: SOUTHWARK COUNCIL  
SPONSER: HERITAGE LOTTERY FUND  
MAIN  
WORKS: **RESTORE**

DORMER APEX  
TIMBER WINDOW FRAMES  
HANGING SIGN

### CONSERVE

PARAPET CORNICING  
STONEWORK CAPITALS  
STONEWORK KEY BANDS

### REPAIR

LEADWORK + DRAINAGE

### REDECORATE

DORMER APEX  
SHOPFRONT

### DECLUTTER

REMOVE OLD FIXINGS  
CABLES AND PARAPHERNALIA



“ I have really struggled with the maintenance in the past, but these works have encouraged me to continue taking care of various features and issues prone to old buildings.”  
Jay, current freeholder

**right:** 86 Peckham High Street in 1979 - Southwark Local History Library and Archive

**left:** 86 Peckham High Street in 2017 before works and in 2021 after works

**86 Peckham High Street** is a late Victorian red brick building with two storeys over a ground floor shopfront unit and a slate hung mansard attic storey. 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 the south side of Peckham High Street is more vernacular in character and has retained a great amount of earlier development. By 2018, various inappropriate additions, clutter and disrepair crowded the facade of this impressive property and was reducing the splendour of many of its historical design features.

The original granite pilasters had been drilled into with defunct fixings, the Portland stone console brackets were broken and fractured by a doubled up projecting roof. The brickwork facade was sooted and the sills were unsuitably decorated. The recognisable stone band with adjoining key stones separated six large apertures, yet the sash windows had all been replaced with inappropriate pvc equivalents. Finally, a separate residential access was on the whole in a very poor condition to welcome anyone home warmly.





To begin with on site the sturdy and well-modelled front elevation brickwork was gently cleaned using the 'DOFF' machine to super-heat water to produce high-temperature steam. This was a delicate operation because of the Flemish bond and bordering features. The panelled brickwork pilasters have "cut and-rubbed" moulded borders were lots of dirt and soot had built up over the years. At the same time careful cleaning to the top of these borders, a pair of carved Portland stone capital consoles and a supporting pediment at the gable parapet.

Further down, the plain stone band and the head of the first floor window keystones were stripped of flaking paint alongside the blue sills and corner stones using nonabrasive cleaning. Where necessary, delicate repairs to the stonework was undertaken by a suitably experienced and expert specialist to use a crack stitching method which is invisible once installed and therefore did not disrupt the aesthetic

“ The return of the windows and other openings to their historical form revives the architectural character not only of this building, but also that of the street frontage as a whole.”

John Hutchinson, Historic Building Consultant

of the features. Left unpainted, allows them to slowly age into the original stone which was cleaned up.

Following the removal of the existing box sign revealed a historical wooden shutter behind it. On review of its position, it was concluded not to be disturbed since it provided compressional strength between the party walls and had not been used for sometime. It would originally have been external, however over time the shop line has now be pushed forward in front of it. This further revealed that proposed works would need to include replacing a rusted basement steel plate so the new timber shop front with wooden stall-riser panels would sit on a new structural beam and concrete pavement light.

Together with a new residential door and dividing pilaster the works have reinvigorate the architectural composition of this building so that it may once again impart its unique character and vigour to this part of Peckham High Street. Neither the works as a whole, nor any part of them have changed the architectural significance of this visually imposing building.



“ The best way to incorporate a traditional moulding and a modern concealed lighting feature into the timber frame is to slightly increase the size of the frame. The frame details will still only be visible, but gives enough depth to conceal an LED strip.”

Adam , sub-contractor at Bellenden Signs Ltd.

above: restoration works to the Portland stone capitals  
right: upclose view of the new shopfront features as a whole

