

88 peckham high street

NAME	MAMA
DATES	2018 - 2021
CLIENT	SOUTHWARK COUNCIL
SPONSER	HERITAGE LOTTERY FUND
MAIN	
WORKS	RESTORE
	BRICKWORK
	TIMBER WINDOW FRAMES
	HANGING SIGN
	PILASTER FACE/PEDESTALS
	CONSERVE
	PILASTER HEADS
	GAUDGED LINTELS
	REPAIR
	PITCHED ROOF
	LEADWORK + DRAINAGE
	REDECORATE
	SILLS
	SHOPFRONT
	DECLUTTER
	CABLES AND PARAPHERNALIA



88 Peckham High Street is a two storey building on the high street that has late Georgian/Regency origins which is evident from rear elevation brickwork. The front was rebuilt in the Edwardian period with red brick bands and guaged arches at the same time as a major internal refit to form a rear meeting hall. The Edwardian oak console brackets and a large iron shop sign bracket survive on the front elevation.

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, many of these original features required stripping back the rust, rot, soot before being conserved and redecorated to suit. The timber windows required complete overhaul and replacement as they were not original, nor in a very poor condition with multiple glazed pane replacements and ad hoc adaptations.

There has been previous movement of the front wall which has been repaired by the addition of a pattrass plate and second hand brickwork stitching at 1st floor. Inappropriate cement patches in a vertical line on the façade related to alternative fixings and require attention to realign and marry the brickwork elevation.

“ I like the design alot. The shopfront looks very smart and I’ve got lots of compliments from my customers and people passing by. The internal lights are really good and the signage is very clear at night.”

Philomena, retail unit leaseholder

right: 88 Peckham High Street in 1979 - Southwark Local History Library and Archive

left: 88 Peckham High Street in 2018 before works and in 2021 after works





Structural repair undertaken within the last 30 year to stabilise the front wall and parapet has disfigured the main elevation by disrupting the intended pattern, surface colour, texture and bond of the facing brickwork. Cement mortar, which does not permit release of water-vapour from backgrounds, has been used to bed and joint brickwork in these recent repairs. As a result after undertaking a close up brickwork survey it was returned to a state where the facing brickwork was consistent and entire. Cement mortar was carefully cut out and replaced with "vapour-open" bedding and jointing mortar made with a lime binder. However, the pattress plate for the steel tie was retained as this constitutes evidence of what has happened to the building over time.

The sash windows are of a design which only became possible after the invention of processes that could make glass in larger panes, thus obviating the need for frequently centred glazing bars.

“ **Cement mortar is to be carefully cut out...however, the pattress plate for the steel tie will remain as this constitutes evidence of what has happened to the building over time.**”

John Hutchinson, Historic Building Consultant



The external roller shutter which was the only thing in place before the works started had created a closed and hostile backdrop to the high street at night. In order for the businesses to benefit from 24hr advertisement via their window display, but also, to enliven the high street we located a new internal roller grille powder coated in black behind the entrance to allow for display stands to be on show with the shutter box hidden in the ceiling void too.

We removed the existing fascia and layers of ad hoc paraphernalia from the floor, walls and ceiling to allow for a new shopfront insertion. Due to the historical basement below the projecting shopfront required additional structural works to built it off an upstand footing and be braced at the top between both brickwork peers. The existing pilaster heads were conserved using timber repair care resin so as to be able to reinstate a timber fascia and cornicing with an electronic operating Victorian awning to suit.

“ **Removing the external shutter and installing a new open link grille inside was a careful operation, yet manageable and really makes a difference to the appearance of the shopfront whilst still providing the security desire by the shopkeeper.**”

Ricky, Contract Manager at Triton Restoration Ltd..

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

