



Update January 2022

Peckham’s Historic Buildings Restored to their Former Glory

It’s thrilling to report that five more buildings within Peckham town centre have now been repaired and restored through Phase 2 of the Peckham Townscape Heritage Initiative (THI).

This is in addition to the three buildings given a new lease of life through Phase 1. The eight buildings are clustered round the junction of Peckham Hill Street and Peckham High Street. They are :

Phase 1	Phase 2
116 Peckham High Street	86 Peckham High Street
119 Peckham High Street	88 Peckham High Street
130 Peckham Hill Street	102 Peckham High Street
	105 Peckham High Street
	109 Peckham High Street

The **STORIES** of each of these buildings are laid out in this booklet. There’s the history of each building, historic and contemporary photos, and accounts of the expert conservation and repair work carried out to bring them back to their former glory .

The Final Phase

Southwark Council and the team of architects and consultants are finalising designs for the works to 100 Peckham High Street which are expected to start later in 2022.

This will be the most transformative intervention of the project. It will see the removal of the inappropriate 1950s first floor addition , the reinstatement of the first floor, aligned with its neighbours, and a reinstated roof. There will also be repair and restoration work to the rear of the building, which is part of the Peckham Boys School and dates back to 1822.



Background to the Peckham Townscape Heritage Initiative

The Peckham Townscape Heritage initiative started in 2015 after the National Lottery Heritage Fund awarded £1.675m to Southwark Council to deliver the project. The Council, as well as freeholders whose buildings are repaired, both contribute to the cost of the works. The THI was the result years of work to promote awareness of the town centre’s historic built environment by Peckham Vision and the Peckham Society. The bid was prepared by Southwark Council’s Design & Conservation Team.

For further information see: <https://peckhamheritage.org.uk>

116 peckham high street

NAME: **THE RED BULL**
DATES: 2017 - 2019
CLIENT: SOUTHWARK COUNCIL
SPONSER: HERITAGE LOTTERY FUND
MAIN
WORKS: **RESTORE**

PARAPET CORNICE
CAST IRON RAILINGS
TIMBER SHOPFRONTS
TILE FRIEZE + GRANITE
CONSERVE
TIMBER CORNICINGS
STONEMARK CORNICE

REPAIR
REPOINT BRICKWORK
REDECORATE
STONEMARK
FASCIA
SHOPFRONTS
DECLUTTER
PILASTERS FROM SIGNAGE

“ Trying to keep the brickwork and stucco work clean and in a good condition has been a challenge over the years. The new pointing has made a very big impact to the building's appearance.

Joesph, current freeholder

right: The Red Bull Public House in 1979 - Southwark Local History Library and Archive

left: 116 Peckham High Street in 2017 before works and in 2019 after works



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

As noted in the area assessment of Peckham undertaken by English Heritage in 2009 there was a pub here by the 17th Century that went by the name The Red Bull. The present building, however, dates from the 1880s and was likely a rebuild as a consequence of the road widening of 1880-82. This corner building replaced an prior hostelry that, until the late 19th Century, had an extensive yard at the rear known as Bull Yard, which today is just a short alleyway. Another special piece of history from this period still found on site is a panel of coloured tiles by W B Simpson and Sons, depicting the trial of Queen Katharine that adorns the bar wall inside.

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 ground floor elevations with respect to the premise not functioning as a public house at this time. The 19th Century elevations were not exactly restored to prevent interference with a future use and help continue a retail use that is profitable and remunerative to its respective lessee. The result was a new shopfront that returned it as closely as possible to the original design and, by doing so, generated a more architecturally coherent arrangement of display windows and entrance doors that was sympathetic to the building's redecorated upper storeys.

The upper storey brickwork was carefully repaired "as found". A Doff cleaning, which is a specialist cleaning process was used. A 'DOFF' machine super-heats water to produce high-temperature steam. Once this was completed, the brickwork dried and excess dust and dirt brushed off sample patches of different lime mortar mixes were reviewed before a full repointing.

“ **The biggest challenge was matching the new balmoral granite with the existing granite. We finally found a reclaimed slab which was much closer in grain and colour. We then had to try and to get every piece we needed out of it.**”

Alan, Site Manger at Triton Restoration Ltd.

above: restoration works to the missing deep modillion cornice and brattishing section prior to redecoration works
right: replicating the frieze tiles and decoration works to the fascia

“ **The customary aggregate for lime mortar is a 50/50 mix of fine sharp and coarse sharp sand. The polyhedral aggregate grains provide strength, resilience and resistance to shrinkage.**”

John Hutchinson, Historic Building Consultant



The only additions or alterations were the removal of untidy surface accretions and the replacement of sections or items of decoration that, if not replaced with matching items, would be perceived by the general public as being evidence of neglect or impoverishment. For example, the replacement of a missing section of cast iron brattishing above the ground floor cornice, the deep modillioned second floor cornice and a small but delicate tile frieze that was heavily damaged and missing from the side return elevation. Using a squeeze mold, each replica was then handmade with traditional methods.

Redecoration of the various items executed in render applied as "stucco" in imitation of dressed masonry respected the design intention to imitate stone either as ashlar or carved work. Stridently coloured or over-elaborate painting schemes were not considered. The new shop front sections were painted a deep red, whilst the stall risers clad with balmoral granite to match the existing arrangement. The new brattishing was painted in black to match existing and all the new cornices to side elevation matched existing.



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.





130 peckham hill street

NAME	SULTAN BEIRUT
DATES	2017 - 2019
CLIENT	SOUTHWARK COUNCIL
SPONSER	HERITAGE LOTTERY FUND
MAIN	
WORKS	RESTORE
	PARAPET CORNICE
	CAST IRON GRILLE
	TIMBER SHOPFRONT
	TIMBER WINDOWS
	STONE PILASTERS
	CONSERVE
	STONEMWORK CORNICE
	REPAIR
	SLATE ROOF
	REDECORATE
	STONEMWORK
	SHOPFRONT
	DECLUTTER
	PILASTERS FROM SIGNAGE
	CABLES AND PARAPHERNALIA

130 Peckham Hill Street sits within the so-called Shard's Terrace (No's 91-107 Peckham High Street, and No's 126-130 Peckham Hill Street). The terrace's name is derived from the land's ownership - The Shard Family - and it was built as part of a wider area transformation around the mid 18th Century.

The 2009 English Heritage area assessment of Peckham recalled how the arrival of large-scale speculative developments in the early 19th Century is reflective of this curving terrace of twelve three-storey brick houses. Until 1882 the houses had small front gardens but lost them, along with much of their residential character as a consequence of the road widening. The latest shopfront alteration was an unfortunate and unmarriageable modern adaptation.

As part of the Peckham THI in 2017 and a comprehensive package of repair and restoration works was put forward to improve the condition and restore its visual appearance in line with neighbouring properties. This included reinstating lost and damaged historical features with the aim to bring back some of the unifying features that impart architectural clarity to the Shard Terrace. The works proposed intended to have no adverse or restricting effects, yet support its stakeholders to maintain and invest into the historical fabric for future longevity.

“ If I would have had to do it completely on my own I would have got an aluminium shopfront, but now I see this timber shopfront I much prefer it as it is inkeeping with the building.”

George, retail unit leaseholder

right: "The Shard Terrace" in 1979 - Southwark Local History Library and Archive

left: 130 Peckham Hill Street in 2017 before works and in 2019 after works





Once on site the front elevation which was coated over during the 20th Century in a render consisting of at least two coats of cement mortar was removed. The addition of this cement render had denied the conservation effort to practically restore the bonded stock brickwork to its original appearance. The brick faces were irretrievably damaged by the mechanical bond between the render and the brick surfaces. A new render and finish was procured from the well-proven family of "water-glass" based repair materials that are the proprietary products of Keim Mineral Paints. These are durable and highly resilient due to being based on the chemistry of potassium silicate which will allow the brickwork to breathe naturally.

The parapet which had been removed at some stage before 1979 had doubly exposed the cornice to the vagaries of weather and "freeze-thaw" cycles in cold conditions. It had contributed to the evident deterioration of this feature and the roof. Whilst in the

“ We leave 4” of the mesh not pushed into the render whenever it needs to be overlapped with next coat. When we carry on with the render below we overlap with the mesh from above to create one continuous layer and prevent cracks in the future.”

Mariyan, Site Manager at Triton Restoration Ltd.

above: exposing the roof condition behind the parapet and restoration works to the upper cornice
right: a victorian coping stone detail and new replicated victorian shopfront details

“ The central glazing bar on the 2 over 2 sash window panes at 18 mm width is probably as narrow as is practicably possible with availability of wood quality being what it is now.”

John Hutchinson, Historic Building Consultant



process of removing the coping stones, it exposed Victorian costing cutting approaches, using graveyard artefacts. The roof covering was extensively repaired and upgraded with new slate tiles, lead flashing and the upper cornice was repaired by implementation of the technique of applying successive thin layers of render of ever sharper definition using a "horsed" mould run on levelled rails.

A new timber shopfront and double-hung sliding sash windows were fabricated to fit carefully into the existing revealed openings. Their material constituents, completed with laminated and double panes of glass ensured safety and an increase of thermal insulation, whilst the symmetrical arrangement better reflected the elegance of the elevation. To ensure that future maintenance is straight-forward, materials used were simple and non-specialist so that they can be maintained by local craftsmen whilst addressing the branding of the existing business. An internal shallow ramp has made certain that DDA compliant level access in and out of the shop unit and the public realm was achieved.



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 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

“ **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.



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.

“ 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

“ 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.



102 peckham high street

NAME	SHOE REPAIR SHOP
DATES	2019 - 2021
CLIENT	SOUTHWARK COUNCIL
SPONSER	HERITAGE LOTTERY FUND
MAIN	
WORKS	RESTORE DORMER TIMBER WINDOW FRAMES AWNING PILASTER FACE/PEDESTALS CONSERVE EAVE ALIGNMENT REPAIR PITCHED ROOF DRAINAGE LEADWORK + FLAUNCHING REDECORATE PARAPET SHOPFRONT DECLUTTER CABLES AND PARAPHERNALIA

102 Peckham High Street is a two-storey victorian cottage that sits next to a building with similar features, brick and a rendered upper facade, a retail shop front on the ground floor with a pitched slate roof above. The position of the terrace is still very much at the centre of the old settlement of Peckham seen in maps dating back to 1746 and today when approaching Peckham in from Peckham Hill Street.

In 2018 we observed the front elevation of the property was severely degraded and architecturally diminished compared to its appearance in the earliest of the surviving historical photographs dating abck to 1928. However, a later 1945 photograph provides some explanation for the loss of original distinctive features and ornament. The shattered shop front at street level is almost certainly the consequence of war-time bomb blast damage and a subsequent shopfront was installed. The photograph also shows that the shop has been incorporated into the retail area of the neighbouring premises up to number 106. The three shops were amalgamated into one trading outlet, such that it had become an annexe to the main business premises there. In this way later on when relinquished from this, there was no effort or expense devoted to restoring the decorative features of the original shop-front as seen in photograph taken in 1979.



“ We are so pleased with the works and the tremendous effort that has gone in behind the scenes to make our property look the best it has since we owned it. We are very grateful for all your help.”

Jyoti, current freeholder

right: 102 Peckham High Street in 1928 - Southwark Local History Library and Archive

left: 102 Peckham High Street in 2019 before works and in 2021 after works





The recent condition to keep the building functioning had been entirely pragmatic and utilitarian. As a result, we addressed releveling the adjusted eaves level surface water drainage from the roof, the reinstatement of the dormer and timber pilaster heads, redecoration of the cement render, complete overhaul of the projecting roof top and drainage.

A historic building conservation principle is that, having been irretrievably lost, missing ornament or other, once important, architectural features cannot be put back because no evidence remains to inform the correct detail design for the reinstatement. However, it is permissible to study the "Pattern Books" and catalogues of contemporary manufacturers of materials for use in building conservation to search out products now available that are very close in their appearance to what has been lost. The cast iron panels intended for installation above the ground floor cornice are not exact copies of what were once

“ **The identity of a shop and business model can be encapsulated in the shopfront sign. We have supplied shopfront signs across London, yet these here in Peckham are particularly special to us.**”

Adam, sub-contractor at Bellenden Signs Ltd.

above: restoration works to the pitch roof dormer and eave alignment
right: upclose view of the new shopfront features as a whole

“ **The approach to keeping the building functioning in recent times has been entirely pragmatic, this explains the clumsy surface water drainage from the roof.**”

John Hutchinson, Historic Building Consultant



there, but the panel dimensions, panel centring and fretted design are all very close to the original.

This strategy was also taken into account when designing new windows for the openings which have radically altered that the composition of a building facade and diverges significantly from its original form. Deliberation with the freeholders and conservation officers as to which type of window to specify gave rise to several different configurations of window frames from those observed on early archive photographs. In the end, to aid use and a window style that would not be glaringly incongruous when the character and historic provenance of the building was fully taken into consideration and sash windows was the most appropriate and in keeping.

The asymmetry of arrangement of the two doors arises from the need to provide a separate access door for tenants living in accommodation above the shop. Yet, the tiled stall riser and new timber-framed shop front were configured to combine client needs with due deference to the original shop-front.



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.

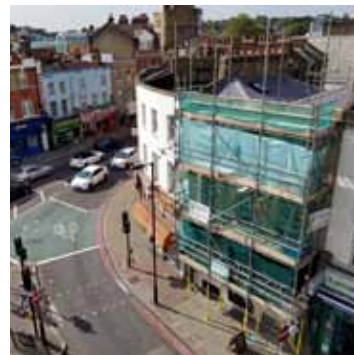
Readdressing the iconic signage “Eel & Pie House” on the brickwork was part of the proposed work everyone was very keen to do, from planning officers to the freeholder. The existing plastic letters had worked with the large flood lights below, but both were in a poor state and weren’t in keeping with 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

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

