

PHRP NOMINATIONS FOR LOCAL LISTING NOVEMBER 2022

A.) CONSULTATION WEBSITE

Southwark's consultation website for the local list is here:

<https://southwarkdraftloclist.commonplace.is/>

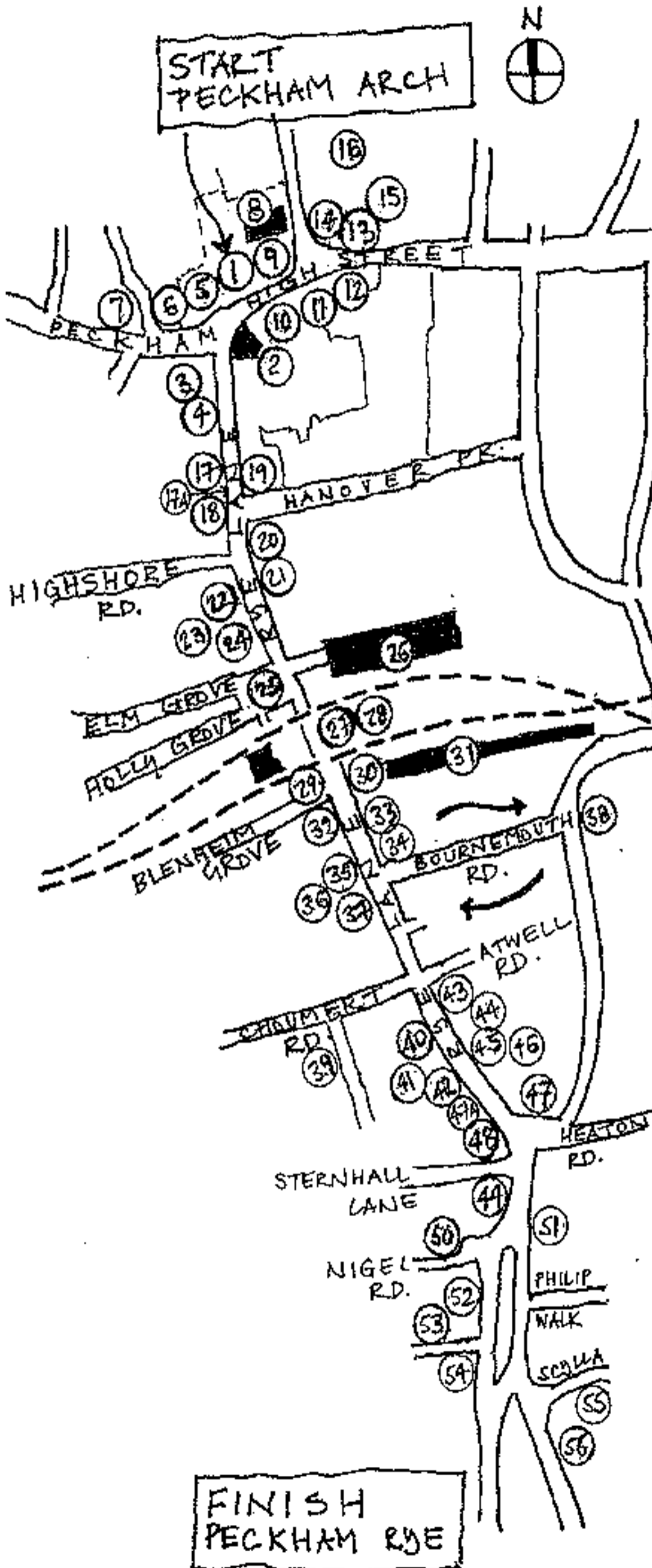
The PHRP nominations are on the Southwark Central section

<https://southwarkdraftloclist.commonplace.is/en-GB/map/southwark-central>

B.) HOW THE PHRP HAS NOMINATED BUILDINGS

- Nominated buildings were discussed and agreed on the PHRP walk of 22 October, and are shown on the sketch map overleaf. The numbers cross refer to the text descriptions of the buildings on the following pages.
- The nominations below have been made on behalf of the PHRP. People can, of course, add their own personal nominations.
- The text descriptions accompanying the nominations (see following pages) are intended to inform people of reasons for nominating the buildings / structures / spaces, and as evidence for the consultation website.
- Building descriptions have been produced by Claire Hegarty, with reference to the following sources:
 - Discussions with everyone who took part in the PHRP walk, on October 22. Particular thanks to Benny O' Looney.
 - Background information by Derek Kinrade and Benny O'Looney in forthcoming book
 - *'Peckham Heritage: Past, Present and Future'*.
 - *Central Peckham Historic Area Assessment, Historic England 2009* (noted in descriptions as HAA).
<https://historicengland.org.uk/research/results/reports/7094/CentralPeckhamHistoricAreaAssessment>

PECKHAM LOCAL LIST NOMINATIONS NOVEMBER 2022



1. Peckham Arch
2. Jones and Higgins
3. 58 – 62 Peckham High Street
4. Central Buildings
5. NatWest Bank 65 Peckham High Street
6. Kentish Drivers pub
7. 41 – 43 Peckham High Street
8. Peckham Library
9. Shard's Terrace (Manze's & Filishak THI)
10. 86 and 88 Peckham High Street (THI)
11. 98 – 104 Peckham High Street (100, 102 THI)
12. The Red Bull: 116 Peckham High Street (THI)
13. The Crown: 119 Peckham High Street (THI)
14. The Greyhound: 109 Peckham High St. (THI)
15. Orchard Mission Hall
16. Wakefield House, Goldsmith's House
17. 22 – 24 Rye Lane
- 17A 12-16 Rye Lane
18. 26 – 28 Rye Lane
19. Former HSBC Bank 43 – 49 Rye Lane
20. Primark 51 – 59 Rye Lane
21. Former Clarks (historically Sainsbury's 61 – 63 Rye Lane)
22. Former M & S, 54 Rye Lane
23. 64 Rye Lane
24. The Hope – 66 Rye Lane
25. McDonald's 72 – 76 Rye Lane
26. Multistorey
27. 117 – 125 Rye Lane
28. Cobbled yard
29. Art Deco buildings around the station
30. 133 Rye Lane
31. Bussey Building
32. 84 Rye Lane
33. 135 - 137 Rye Lane (Khan's Bargains).
34. 143 - 145 Rye Lane
35. 110 - 112 Rye Lane
36. 114 Rye Lane
37. Tower Cinema
38. Old Mill Building
39. Thomas Calton Centre
40. 152 – 154 Rye Lane
41. 164 – 170 Rye Lane
42. 176 – 178 Rye Lane (former RACS building)
43. 179 – 183 Rye Lane
44. 185 and 187 Rye Lane
45. 199 – 201 Rye Lane
46. 213 Rye Lane (Lobo House)
47. Nag's Head Pub
- 47A 190 - 192 Rye Lane
48. 194 – 206 Rye Lane
49. 214 – 232 Rye Lane
50. The White Horse
51. 285 – 291 Rye Lane
52. 40 – 42 Peckham Rye
53. 44 – 48 Peckham Rye
54. 58 – 60 Peckham Rye
55. Flats 1-12, 25 – 27 Peckham Rye
56. Howard Court

C.) PHRP NOMINATED BUILDINGS, STRUCTURES AND SPACES (numbers refer to sketch map on page 2 showing approximate location)

1. Peckham Arch

Comment on behalf of PHRP. An example of British High – Tech architecture, designed by notable architects Troughton McAslan. The Arch is an integral part of the new civic space created in the 1990s, alongside Peckham Library and the Peckham Pulse. A bold structural expression, creating a threshold between the civic space of the square and the busy Peckham High Street. Peckham Arch can be understood as a theatrical object, facing both ways: framing the views south towards the historic centre of Peckham and the landmark Jones and Higgins clocktower, and north towards the Shard in central London.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

2. Jones and Higgins (Council Nominated)

Comment on behalf of PHRP. (HAA page 104). A landmark within Peckham town centre and approaching along Peckham High Street. Designed by notable Victorian architects Henry Jarvis and Son, and built in 1893, what remains today is a fragment of the Jones and Higgins store which extended along the whole of Rye Lane to Hanover Park. The building comprises two distinct elements: the Clock Tower facing north and the brick and stone clad Loggia which turns the corner onto Rye Lane. The major building is a symmetrical four-storey building over a basement, five bays wide clad in finely detailed Portland Stone in a powerful Venetian Renaissance style, with a prominent clocktower extending above. The minor building is a smaller loggia three stories high and four bays wide. The elevation of these buildings is eclectic, a play on lightness and heaviness expressed in an array of architectural styles. Worthy of statutory listing but nominated here for local listing as a transitional stage.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

3. 58 – 62 Peckham High Street

Comment on behalf of PHRP. (HAA page 99). Group of early 18th century timber framed vernacular houses, with earlier material from the 17th century. Shop fronts added by end of 19th century. Number 58 is grade 2 listed but this nomination seeks to protect the group. Original and later historic fabric has been described elsewhere (RCHME, Peckham Society, Rye Lane CAA). Important to protect the townscape character of this group.

Criteria

Age and rarity
Aesthetic value and landmark status
Group Value
Historic, Evidential, Communal and Social values

4. Central Buildings

Comment by PHRP. An attractive commercial development, in the Wrennaissance / Edwin Lutyens manner. 1915. On the site of the former Hanover Chapel, later the Peckham Picture Palace. The west wall of the former chapel survives.

Criteria:

Group value
Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

5. NatWest Bank 65 Peckham High Street (Council nominated)

Comment by PHRP. Early 20th century Edwardian Beaux Arts building, appropriately formal as a bespoke bank with associated trustworthiness and civic pride. Symmetrical Portland stone elevation, exaggerated single storey with central bay and two side bays, demarcated by rhythm of Ionic pilasters. Parapet with balustrade, and below, fine cornice with dentils.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

6. Kentish Drovers pub (Council nominated) 73 – 77 Peckham High Street

Comment by PHRP. (See HAA page 96) former shop and bank now pub built 1883 after road widening scheme. Two-part façade is a reflection of the previous use of the spaces, as the front of the building was let as two shops, with the banking hall at the rear. Exuberantly detailed end bay contained the entrance to the bank. Ornamented Italianate exterior.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

7. 41 – 43 Peckham High Street – Central Hall.

Comment on behalf of PHRP. Fine Victorian building designed by Robert Whellock. On Peckham High Street front (recently refurbished) note the elaborate detailing in stone and stucco, and red facing bricks. To the rear, the building includes a large galleried hall, opened in 1894 as a 'Central Hall' for the People's League. Later the hall was used as a casino and well-known night club, variously known as The Bouncing Ball, Mr. B's, Kisses Nightspot and Chicago. Bob Marley and the Wallers are said to have played there in May 1973. (see Derek Kinrade, <https://peckhamheritage.org.uk/central-hall-43-peckham-high-road/>)

Criteria:

Aesthetic value and landmark status

Group Value

Historic, Evidential, Communal and Social values

8. Peckham Library (Council nominated)

Comment on behalf of PHRP. A popular building by a notable British architect, Will Alsop, and a vivid form of expressionistic building in a late British pop-modernist style, which creates an architecture of bold visual and tactile pleasure and an invitation to participate in a sort of communal pleasurable activity. A candidate for statutory listing with local listing as a first step.

Criteria:

Aesthetic value and landmark status

Group value

9. Shard's Terrace (Manze's and Filishak THI) (Council nominated)

Comment on behalf of PHRP. Twelve three storey buildings dating from early 19th century in a distinctive curved form which shapes the junction of Peckham High Street and Peckham Hill Street. Two buildings Manze's, the famous eel and pie shop (105 Peckham High Street) and Filishak (130 Peckham Hill Street) were repaired through the Peckham THI.

Criteria:

Aesthetic value and landmark status

10. 86 and 88 Peckham High Street (THI)

Comment on behalf of PHRP. Adjoining buildings repaired and restored through the Peckham THI. No.86 is a handsome late Victorian red brick building with decorative stonework features and granite

pilasters defining a new timber shopfront. No. 88 dates from the late Georgian period with the front rebuilt in the Edwardian period in stock brick with decorative band courses and red brick gauged arch lintels to windows. New shopfront inserted through the THI.

Criteria:

Aesthetic value and landmark status

11. 98 – 104 Peckham High Street (100, 102 THI)

Comment on behalf of PHRP. This terrace is a historic fragment of Peckham's past as a rural village. While the extent of remaining original fabric is unclear, this group has a powerful townscape value as examples of the modest timber framed dwellings built for artisans and labourers in the late 17th and early 18th century. Two of the buildings – Nos. 100 and 102, were repaired and restored through the Peckham THI, and the group has been stitched back together, in particular through the restoration of the pitched clay tiled roofscape.

Criteria:

Age and rarity

Aesthetic value and landmark status

Group value

Historic, Evidential, Communal and Social Values

12. The Red Bull: 116 Peckham High Street (THI)

Comment on behalf of PHRP. A fine example of a Victorian corner pub, the current Red Bull was built in 1882 after the widening of the High Street, in the Victorian Italianate style with deep cornices and decorative ironwork. A Red Bull pub has been here since 17th century. Interior has fine panel depicting 'Trial of Queen Katharine' by W. B Simpson. Repaired and restored through the Peckham THI.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

13. The Crown: 119 Peckham High Street (THI)

Comment on behalf of PHRP. A fine example of a Victorian corner pub built 1891, in Victorian Italianate style, replacing an earlier pub built 1830. Rusticated quoins to the corner, richly decorated exterior with pedimented window surrounds, high level cornice and parapet balustrade. Repaired and restored through the Peckham THI.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

14. The Greyhound: 109 Peckham High Street (THI) (Council nominated)

Comment on behalf of PHRP. A fine example of a Victorian corner pub. Built in 1889 in Suffolk White bricks with terracotta decorations, decorative wrought ironwork, ground level glazed tiles, and charming greyhound sign at high level. Repaired and restored through the Peckham THI.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

15. Orchard Place Mission Hall

Comment on behalf of PHRP. 'Orchard Mission Founded 1887' on plaque on the front elevation. Could be described as late Victorian Queen Anne Revival style, with curved features to gable, exaggerated keystones, and large round headed windows on upper floor. Stock brick with rubbed red

brick flat and round arches to windows. Unusual oculus windows to, possibly, stairwell? Gentle and benevolent in appearance. Important social function as Mission.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

16. Wakefield House Goldsmith Rd, London SE15 5SU

Comment by PHRP. A good example of London County Council interwar housing block, built after Wheatley Act of 1924 and Housing Act of 1930. Inspired by large scale housing schemes in continental Europe. 3 and 4 storeys with attic storey in highly pitched clay tiled mansard roofs. Balcony access, three blocks around a central garden.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

17A. 12 – 16 Rye Lane SE15

Comment from PHRP. (HAA page 113). A semi-detached late Georgian villa from c.1820, with later side and front extensions relating to conversions into shops. Large pediment with chimneystacks.

Criteria:

Aesthetic value and landmark status

17. 22 – 24 Rye Lane SE15

Comment from PHRP. Early 20th century group of purpose-built shops and dwellings above on site that previously contained large, detached house (see HAA page 36). Vibrantly decorated red brick villa style, with shops below. Dramatic roofscape with tall, pointed gables, and sloping slate roof. Eclectic decorative features – cornices and pediment to second floor windows, rhythm of arched cornices and decorative lunettes to first floor windows.

Criteria:

Aesthetic value and landmark status

18. 26 – 28 Rye Lane SE15 (Council nominated)

Comment from PHRP. Pair of houses c.1820 (see HAA page 62). In style of Soane. Important location as terminates the view to Rye Lane from Hanover Park and forms a gateway into Peckham town centre from the east.

Criteria:

Aesthetic value and landmark status

19. Former HSBC Bank 43 – 49 Rye Lane

Comment from PHRP. An application has been made for statutory listing but should be locally listed as a transitional protection. Prominent landmark. With the 1894 extension of Jones and Higgins, the set of shops at Nos. 37-49 Rye Lane formed the southern bookend of the Jones and Higgins empire, designed by Henry Jarvis & Son in 1894. No 49 wonderfully survives as the projecting building, rising even higher and in a much more elaborate in style than Nos. 43-47. Built of 'red rubber' facing bricks, in Flemish bond, with buff-coloured stone banding and exuberantly detailed carving, it was designed using a mixture of late Victorian and Edwardian free style, The first floor, the 'piano nobile', has a three mullioned window range, each with elaborate projecting hoods, reminiscent of the Loggia building at the other end, but of a different kind of stone. The mullions are topped in the middle with double-square transoms containing marginal lights and deeply incised carving, oeils-de-boeuf flanking the pair. The second floor is much simpler with a three-window range, topped with brick arches. The

third floor then becomes grandiose again, building to a crescendo with an open three-arched loggia, again connecting with the Clock Tower/Loggia building at the north.

(This extract from Nancy Coleman Frank listing application to Historic England, October 2022).

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

20. Primark 51 – 59 Rye Lane SE15 (Council nominated)

Comment from PHRP. Elegant British modernist design, (ref HAA page 43) designed in c.1956 by George Coles and constructed in c.1960. Low scale allows a sculptural expression of separation of structure and façade. Deep in plan, the Rye Lane frontage is expressed: the first-floor volume hovers over the glazed shopfront below, forming a horizontal terracotta clad plane syncopated with punched-through windows, edged with dark reveals.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

21. Former Clarks (originally Sainsbury's 61 – 63 Rye Lane)

Comment from PHRP. (HAA page 107). Opened by Sainsburys in 1931, built in a neo-Georgian style. Currently being heavily extended and interior currently stripped out, though some interior features may remain.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

22. Former M & S, 54 - 58 Rye Lane SE15

Comment from PHRP. (HAA page 41, 115). Opened 1934, the first of a wave of M&S stores with standardised facades and a modular planning system, devised by architect Robert Lutyens (son of Sir Edwin Lutyens) working with J.M Munro & Son, to be built with a flat façade clad in square tiles of artificial stone.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

23. 64 Rye Lane SE15

Comment from PHRP. (HAA page 115). Narrow, idiosyncratic late 19th early 20th century purpose-built shop with accommodation above. Neo -Jacobean in style, possibly influenced by Lutyens. Stone mullioned windows with leaded lights, projecting bay on first floor and parapet with crenelations and pediment. From c1896 to 1950s, was occupied by a succession of wine and spirit merchants.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

24. The Hope – 66 Rye Lane

Comment from PHRP. (HAA page 115). Late 19th or early 20th century pub. Fine moulded brickwork, now painted over, with parapet level plaque 'The Hope'.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

25. McDonald's 72 – 76 Rye Lane

Comment from PHRP. (HAA page 41, 115). Built as a new chain store for C& A (Modes) and opened in 1930. Designed by architectural firm of North, Robin & Wilson 'was the first of a group of suburban shops which it proposed to encircle outer London'.) 'Multi coloured bricks with cast stone transoms and decorative panels and vertical strip glazing. Shop windows wrapped round supporting structure. Part of 'Art Deco Quarter'.

Criteria:

Aesthetic value and landmark status
Group value
Historic, Evidential, Communal and Social values

26. Multistorey Moncrieff Place

PHRP comment. (HAA page 108). Multistorey car park built in the face of local opposition in 1982 to provide parking for a new Sainsbury's supermarket. Partly exposed concrete frame and brick cladding. Sainsbury's left Peckham in 1993 and the store was converted into the Peckhamplex cinema. Saved from demolition by local campaign coordinated by Peckham Vision, and opened as Peckham Levels in 2017. Spectacular panoramic views from roof across to St. Pauls and the City of London.

Criteria:

Aesthetic value and landmark status
Historic, Evidential, Communal and Social values

27. 117 – 125 Rye Lane (Council nominated)

PHRP comment. (HAA page 108). Important site between the two railway viaducts. Part of Southern Railway's development of its Peckham estate, begun in 1935, which created an ensemble of Art Deco buildings – No.117 – 125 Rye Lane, the station arcade, and the two and three storey buildings on the corners of Holly Grove and Blenheim Grove, by John James Joass. No. 117 – 125 Rye Lane was built in 1949 for C & A Modes, with a bold Art Deco façade. Part of 'Art Deco Quarter'.

Criteria:

Aesthetic value and landmark status
Group value
Historic, Evidential, Communal and Social values

28. Cobbled yard

PHRP comment. The cobbled yard wraps around no. 117 – 125 Rye Lane creating a ground level space between the two railway viaducts, with fruit and vegetable stalls on the Rye Lane end. To the rear of No.117 – 125, this space was a 'coal drop' – where coal was dropped from the railway line above and stored in the railway sidings. To the south, the bulge in the wall marks the line of earlier tracks used to move coal.

Criteria:

Historic, Evidential, Communal and Social values

29. Art Deco buildings around the station

PHRP comment. (HAA page 116). Group of Art Deco buildings around Peckham Rye Station. Former Iceland 70 Rye Lane, 82 Rye Lane, 12-16 Blenheim Grove, 2-10 Blenheim Grove. Part of Southern Railway's development of its Peckham estate, begun in 1935, which created an ensemble of Art Deco buildings around Peckham Rye Station by John James Joass.

Criteria:

Aesthetic value and landmark status
Group value

30. 133 Rye Lane

PHRP comment. (HAA page 108). Prominent Baroque Revival or 'Wrennaissance' style early 20th century building, with exuberant stepped gable elevation. Noted as 'Cinema' on 1914 OS map, though its original purpose is unclear. Major community campaign in 2015 prevented the building being converted into flats. Original roofline obscured with large extension.

Criteria:

Aesthetic value and landmark status

31. Bussey Building (council nominated)

PHRP comment. (See HAA page 108). Candidate for statutory listing but should be locally listed in the interim.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

32. 84 Rye Lane

PHRP comment (HAA page 116). Modest two storey corner building with distinctive gambrel roof profile. HAA states that 'appears to date from initial development of Rye Lane: this section of the street appears to date from initial development of Rye Lane, so house may be of an earlier date, albeit much altered and original fabric removed.

Criteria:

Aesthetic value and landmark status

Group value

Historic, Evidential, Communal and Social values

33. 135 – 137 Rye Lane (Khan's Bargains) (council nominated)

PHRP comment. (HAA page 109). Large shop that originally formed part of Holdron's Department Store. Present building 1935. Steel framed with terracotta clad exterior. Curved glass and concrete roof.

Criteria:

Aesthetic value and landmark status

Group value

Historic, Evidential, Communal and Social values

34. 143 – 147 Rye Lane

PHRP comment. (HAA page 110). Three shops that once formed part of Holdron's Department Store and mirrored 137 – 139 (now demolished). On upper storeys, eclectic red brick and stone elevation to Rye Lane, delicately decorated with pointed stone arches, floral tympanums, pointed and curved parapet gables. Rhythm of front elevation articulated by vertical elements which transform as they rise: red brick pilasters become faceted stone and brick pilaster columns with decorative stone brackets.

Criteria:

Aesthetic value and landmark status

35. 110 - 112 Rye Lane

Comment from PHRP. (HAA page 117). Purpose built by Upson's around 1912, in an Arts and Crafts / Edwardian Free style, with a dramatic shaped gable, with central stone panel bearing the company initials.

Criteria:

Aesthetic value and landmark status

Group value

Historic, Evidential, Communal and Social values

36. 114 Rye Lane (council nominated)

Comment from PHRP. (HAA page 117). Attractive Wren Revival / Dutch gable commercial building.

Criteria:

Aesthetic value and landmark status

37. Tower Cinema 116 Rye Lane

Comment from PHRP. (HAA page 117). Remaining fragment of Tower Cinema, (1914 – 1956), which had a 30-metre-high tower, truncated in mid 20th century.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

38. Old Mill Building

Comment on behalf of PHRP. The Old Mill Building is a large Victorian industrial building next to the bus garage depot on Blackpool Road, labelled on late 19th maps and early 20th century maps as 'British Wine Manufactory'. In 2007 the building was acquired by Community Outreach Ministries, a family and community focussed Church, who have carefully restored the building and put its spaces to a range of community uses.

The Old Mill building is large and robust, with a handsome, plain exterior in stock brick, and tiled roof with unusual semi-hipped gables to west and east ends. Against the industrial massing of the building, there are restrained elements of decoration to the exterior elevations. On the Copeland Road end elevation, decorative red brick band to first floor, and red brick arches and decorative brick infill panels above first floor windows. On the long north elevation, horizontal bands of red brick and projecting angled oriel window with supporting timber bracket. In the interior, a large ground floor hall with slender cast iron columns.

See Peckham Vision website https://www.peckhamvision.org/wiki/Old_Mill_Building. History reprinted from *Peckham Society News*, Issue 151 (Winter 2017)

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

39. Thomas Calton Centre

Comment from PHRP. Built as 'Choumert Road School by 1899 (see terracotta plaque on eastern flank wall) as a particularly large-scale Board School. Now well used as an activity hub for Southwark's adult and family learning, with new accessible entrance. Typical of the Board School, in a 'Queen Anne Revival' style in stock brick with red brick quoins and window surrounds, and stone bands and decorative features. Varied roofscape, including turret and weathervane, parapet with stone balustrades.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

40. 152 – 154 Rye Lane

Comment from PHRP. (HAA page 118). Large pair of early 19th century houses, originally set back from Rye Lane with large front gardens, over which later shops were built.

Criteria:

Aesthetic value and landmark status

41. 164 – 170 Rye Lane

Comment from PHRP. (HAA page 119) three storey red brick block of flats, circa 1900, with ground floor projecting shops. Passageway leading to Peckham Public Hall at rear. Shop surround at 164

has classical detailing under later shopfront. Red brick flats in austere stripped back Arts and Crafts style, both bold symmetrical arrangement of projecting bays, central pointed gable and large dormer window.

Criteria:

Aesthetic value and landmark status

42. 176 – 178 Rye Lane (former RACS building)

Comment from PHRP. (HAA page 120). Remnants of distinctive Royal Arsenal Cooperative society (RACS) building, opened 1928. (See HAA page 38). Heavily altered, but the dramatic curved concrete shop front is a distinctive remaining fragment.

Criteria:

Aesthetic value and landmark status

43. 179– 183 Rye Lane

Comment from PHRP. (HAA page 111). Row of three modest late 19th century shops and dwellings. No.183, Woodfall Opticians, has been at No.183 since the 1940s, and the firm started in Choumert Road in 1922.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

44. 185 and 187 Rye Lane

Comment from PHRP. (HAA page 111). Pair of shops with flats above. Late 19th or early 20th century. Handsome pair in brick and stucco, with a lively façade incorporating wide bays, and a range of decorative features, including horizontal stucco bands set into brickwork. Floral decorated terracotta panels above first floor windows, large, stuccoed parapet.

Criteria:

Aesthetic value and landmark status

45. 199 – 201 Rye Lane

Comment from PHRP. (HAA page 112) Purpose built 1950s Post Office, extensively developed to the rear, but front façade retains interest in carved stone detailing and bold modernist geometrical form.

Criteria:

Aesthetic value and landmark status

46. Lobo House 213 Rye Lane

Comment from PHRP. (HAA page 112). Upper section of front elevation intact, extensively developed to the rear. Early 20th century elevation with austere classical façade of brick and carved stone.

Criteria:

Aesthetic value and landmark status

47. Nag's Head Pub 231 – 235 Rye Lane (Council nominated)

PHRP comment. Mid / late 19th century building though possibly converted into a pub at a later date as not marked as PH on OS maps.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values

47A. 190 – 192 Rye Lane

Comment from PHRP (HAA page 121). Terrace of 3 shops and flats dated 1900 on front. Quite plain with decorate window pediments to first floor and a smaller pediment to second floor.

Criteria:

Aesthetic value and landmark status

48. 194 – 206 Rye Lane

Comment from PHRP. Purpose built terrace of shops and dwellings built between 1881 and 1888 (see HAA pages 34, 121). "Designed in an eclectic manner with an oriental flavour". A handsome group creating a strong rhythm to the streetscape.

Criteria:

Aesthetic value and landmark status

Group value

49. 214– 232 Rye Lane

Comment from PHRP. Late 19th century red brick fronted terrace which curves along line of plot of earlier Rye Lodge. Purpose built ground floor shops and upper storey accommodation. Horizontal interest created along sweeping curved red brick elevations by rhythm of layered brick arches to first floor windows with hood moulding course above. Delicate vertical rhythm of pilaster subdivisions running to full height. Moulded brick parapet along terrace.

Criteria:

Aesthetic value and landmark status

Group value

50. The White Horse

Comment from PHRP. There has been a pub in this location since at least the early 19th century, (Dewhirst map 1842). Existing pub built probably early 20th century in Edwardian Tudor Revival style with half-timbered exterior, tall, mullioned windows, deep clay tiled roof and tall ornate chimneys.

Criteria:

Aesthetic value and landmark status

51. 285 – 291 Rye Lane

Comment from PHRP. Handsome late 19th century terrace of four purpose-built shops with flats above. Distinctive pale brick – possibly Suffolk Whites or similar? Flat fronted bays with stuccoed key stones and springing stones, flat gauged brick lintels over windows, and decorative terracotta panels.. Heavy stone cornice with dentils and brick parapet. Dentils to first floor window cills.

Criteria:

Aesthetic value and landmark status

Group value

52. 40 – 42 Peckham Rye

Comment from PHRP. Early / mid 19th century wide fronted villa form in stock brick with stucco to first floor. Probably original eight over eight and six over six sash windows. Simple classical symmetrical façade with central shallow parapet. Roof comprised of three butterfly roofs draining to rear.

Criteria:

Aesthetic value and landmark status

53. 44 – 48 Peckham Rye (Council nominated)

Comment from PHRP. Terrace of three early / mid 19th century houses with later shops. Curved wall and window to southern corner on cobbled lane. First floor windows in arched recesses. Deep parapet cornice. New roof extension to No. 48.

Criteria:

Aesthetic value and landmark status

54. 58 – 60 Peckham Rye

Comment from PHRP. Late 19th century pair, with tall storey heights creating an imposing scale. Italianate exterior, with richly ornamented stuccoed bays rising to parapet dormer in deeply sloping roofs with central chimney. Building positioned slightly forward of adjacent building to the north, which contributes to prominent landmark quality.

Criteria:

Aesthetic value and landmark status

55. Flats 1-12, 25 – 27 Peckham Rye

Comment from PHRP. Attractive 3 storey flats arranged in 4 sections which step in plan, creating layered volumes with elegantly enclosed glazed timber access decks to north elevation. Late British modernism Built circa 1980s. Soft brown brick elevations. Architectural influences Alvar Aalto, Ted Cullinan.

Criteria:

Aesthetic value and landmark status

56. Howard Court

Comment from PHRP. Circa 1920s mansion block in an Art Deco style fusing modern structure and forms (corner windows), with traditional materials such as clay tile hung bays and exposed brick elements. Symmetrical elevation onto Peckham Rye with architectural interest in window arrangement expressing uses of spaces within.

Criteria:

Aesthetic value and landmark status

Historic, Evidential, Communal and Social values