Peckham Vision
Town Centre Exhibition

PLATFORM VIEW
The Old Waiting Room, Peckham Rye Station, 2nd–4th August 2012

Peckham town centre’s historic buildings

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Houses from Peckham ‘s Village Past Still Stand on the High Street

Settlement Beginnings

In the 18th century, the area was dotted with a number of small houses, most of which were built for the local gentry and their servants. These houses were typically made of brick and timber, with thatched roofs. The High Street itself was a narrow lane, and the houses were built close together, with little space between them. The streets were often narrow and winding, with no sidewalks or drainage ditches. The houses were small and simple, with few windows and little ornamentation. The interior was typically simple, with little decoration, and the furniture was functional rather than decorative.

In the 19th century, as the area grew and developed, the houses were gradually replaced by larger and more elaborate structures. The High Street was widened, and new streets were built, providing more space for the growing population. The houses were replaced with larger, more substantial buildings, often with a more formal design and a greater level of ornamentation. The streets were paved, and sidewalks were added, providing a more comfortable and convenient environment for the residents.

In the 20th century, the area continued to develop, with new buildings and structures being added to the local landscape. The High Street became a more bustling and active part of the community, with a greater variety of shops and businesses. The houses were largely preserved, although some were adapted for new uses, such as offices or shops.

The houses on the High Street are a testament to the changing nature of the area, with each generation leaving its mark on the local landscape.

This sketch shows the view above the shops at 58-62 High Street.

Another group of houses at 58-62 High Street. They date from around 1700 and were originally one-roomed timber-framed houses. Although much altered, they retain an early-scale and vernacular character. Behind was the site of the Peckham Theatre, rebuilt in 1820, and now restored as a theatre in 1992. These buildings’ modest scale, simplicity and lack of pretension make them unique in the local area.

This sketch shows how a few of the later shops could be removed to create a wider more open pedestrian area on the north side of the Peckham High Street. By using the watercourses of the 18th century Peckham High Street, a conservation architect could easily reconstruct the lower part of the layout that has been lost.

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THE SMALL HOUSE IN EIGHTEENTH-CENTURY LONDON

PETER GUILLERY

This is a Trevor Parkin drawing of the groupings in 1992.

58-62 High Street. This Trevor Parkin drawing shows the groupings in 1992.
PECKHAM HILL STREET - A CO-ORDINATED LATE GEORGIAN DEVELOPMENT

In 1797 Sir Thomas Bow's Manor House was demolished and the Stanl family began to develop Hill Street. This large 17th century house stood roughly where the Peckham Library is today.

Peckham Hill Street was built between 1831 and 1869. Many of the houses were built in connection with the Peckham Branch of the Surrey Canal which, after 1818, flowed at the end of these houses' gardens. Although most of the eastern side of the street was demolished in the nineteenth century, the western side survives and is an important late Georgian streetscape. Happily, none of the buildings have been listed. The street is entered as a graceful curve from the High Street by Sir Charles Terrace's late Georgian development, which contains the former Manor's Ell and Ell shop. This house was recently under threat from demolition. After six years of the Peckham Society's campaigning, Southwark Council designated Peckham Hill Street a conservation area in 2011.

This map shows Peckham in about 1820. The village nucleus at the junction of the High Street and Rye Lane is clearly visible. In the early 1900s, aribbon of development extended from Peckham Rye Lane. Some of these late Georgian houses are still intact with original windows and Cast iron decoration surviving. The campaign for the Central Peckham conservation area has been so far successful, but more remains, period in the growth of the area.

Now how this map shows that until the mid-19th century, the western side of the lane was a field (field and meadows. The meandering River Rye flowed along what is now Greenland Road. This path beside the stream was known as Cow Lane and was the 19th century's. Some of the developers of Greater London are names we know well today: George Cinnamor, The Stanl and Ell families.

A view of the junction between Peckham Hill Street and Peckham High Street. Several of these old timber-framed houses have stood for more than 150 years. They are picturesque reminders of Peckham's past as a Surrey village.

Stanl Terrace, a late Georgian Development c. 1820. Its sweeping curve is characteristic of Regency Town planning.

Early 19th Century buildings on Peckham Hill Street.
INTRODUCTION

Peckham has a long history. In 1540 it was a rural village of just 600 people, centred on the junction of the High Street, Hill Street and Rye Lane. By 1696 it had grown to 1,700 people, and contained several large houses owned by wealthy merchants, a well-known theatre and several public houses, alongside more modest ‘Village Houses’. After the 1851 Great Exhibition, which was held in the Crystal Palace in South London, Peckham expanded rapidly, with large-scale commercial and residential developments. In 1853 the Buckhurst Park, Rye Lane was demolished, although some of its buildings were relocated. Peckham High Street and Hill Street were also lined with large houses, some of which still survive between later shops. In 1896 Rye Lane replaced the High Street in the 1870s as the premier shopping street in South London.

Today, many of the early buildings of Peckham survive. On the High Street there are a few seventeenth- and early eighteenth-century remains of the old village, alongside late Georgian development. Several Victorian and Edwardian former banks, pubs and public buildings still remain. Rye Lane also contains adopted Georgian houses with substantial Victorian, Edwardian and 20th century retail developments. The west side of Peckham Hill Street is an almost unbroken late Georgian development.
PECKHAM TOWN CENTRE
Historic buildings

PECKHAM HAS FANTASTIC TOWNSCAPE!

Inaugural figures are probably Peckham’s touristic birthplace. It is the authentic taste from all its dramatical story that once vanished the whole Black town in Hugenesir Park.

Took briefly in the narrow streets and narrow roads, little part of Peckham pastel,class in mosaic Peckham Grammar and gaggled with joy, and Peckham may be dark, never again to appear more crescent, for it was removed to the sea. The new town built in the PENSCA designed in a corner. But small to echo that. The Peckham town is occupying today the clock working again.

W.E. Shap’s Marling prize winning Peckham Library looks over the Georgian-Style Terraces. A Peckham Conservatory here could contain great most impressive and latterword which was offered a prize. It is one

One of two buildings, at the centre of Peckham are labled like the Victorian Greek Revival Baptist Chapel. A conservative area can help ensure that these buildings remain for a sympathetic setting.

The townscape of the south, end of Real Lane has remained largely intact since 1885. With the protection of a preservation area, and improvements to keep front, the look of Peckham’s grand and elegant past could be fully revisited.
Peckham Town Centre
Historic buildings

The Sun House historic shop front being tipped out - sounds for the protection from the conservation area

The poster shows the Holborn's arcade, which was Peckham's version of Piccadilly, Brighton's pride. It's thought to be filled with the 19th-century's opulent elegance in the area. This provides an opportunity for Peckham.

Peckham Bus Station 1970s Station building (on the right) just 3 years old, viewed through harrying

Peckham's Victorian Buildings, which are part of Peckham's village centre. Close to the Roman structure, which has been preserved with the help of the Historical Preservation Society. The building is 150 years old and has been restored to its full glory.
One of the most notable houses on Peckham Road, the last remaining Edwardian house in the north of Peckham. It was built in 1900 and has been a residential property since then. It features a distinctive gable and was once part of a row of similar buildings.

The Co-operative Building was a notable landmark in the south end of the town. Its distinctive design, with tiled facades and large windows, makes it a unique and historic building. It was built in the early 20th century and has been in continuous use since then.

Laundries, in the heart of Peckham, was an elegant, attractive building from the late Victorian/Edwardian period. Many of its features remain intact, though it has been adapted for different uses over the years.

With its mrgrual style, Art Nouveau and Heathfield Park, Peckham Road is an excellent example of Victorian architecture. The street is lined with beautiful period buildings.

One of the most iconic buildings in Peckham’s history was the former West End School on Peckham Road. The school was founded in 1876 and played a vital role in the education of children in the area. It later became a community center and is now a popular destination for local events and activities.
Now that Southwark Council have designated a conservation area for central Peckham it enables the various buildings of interest to be protected from demolition. The other benefits of a conservation area include the ability for the council and local people to improve the quality of new developments. The Peckham Society welcomes new development and supports challenging contemporary design like the Peckham Library. Our campaign for a conservation area focuses on raising the profile and quality of both historic and contemporary architecture not simply the preservation of historic townscape. The conservation area allows the council to insist on better quality buildings in our town centre. Further, the designation of a conservation area also opens the door to historic area grant schemes which can be targeted towards improving shop-fronts and the repair and re-use of empty and unused buildings.
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http://www.peckhamvision.org/wiki/Old_Waiting_Room

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