

Case for nominating the Old Mill Building, 72 Copeland Road, SE15, for the Local List

This nomination is by Peckham Vision. We endorse all the reasons for nomination of this building given by the Peckham Heritage Regeneration Partnership (PHRP), which is set out at the end. We have further reasons to add.

Because the site was identified for development during the consultations on the draft New Southwark Plan, during 2016 to 2020, we carried out a series of community engagement activities in the area surrounding the site in and around Copeland Road, Heaton Road and Consort Road. We made contact with Community Outreach the leaseholders of the Old Mill Building (OMB) who had restored it from a near derelict to a significantly useable building. They collaborated with the community engagement work we did there recruiting local people to the exercise.

We held workshops and public meetings in the OMB and in our Peckham Vision studio in the Bussey Building across the road in Copeland Park, in the studio of one of the businesses on Consort Rd, in Russell Court sheltered housing project on Heaton Rd, and in Peckham Palms off Rye Lane. We also organised several weeks of drop-in sessions for local people to go and see the building inside. We conducted a survey of the visitors and almost all said they supported the protection of the building for architectural, local history and social community reasons. We experienced ourselves the significant potential of the building for future social and community uses. It is a sturdy building with a lot of life left.

The building has had almost continual use as place of employment changing over the decades reflecting the changing nature of Peckham's economy. In the last 15 years it has become a well-known local community use through Community Outreach Ministries and their social activities, latterly the collaboration with Peckham Vision a local community action group about town centre matters.

The building is very noticeable and attractive in that locality and is part of the Victorian development when the railways came. The brickwork is a fine and attractive example of the industrial architecture of the railways and the Bussey Building close by. Overall it adds character as well as historic links for that area to the east of Rye Lane. It is important to give it protection as part of the Blackpool Road development site. Properly accommodated with protection as a local heritage asset and appropriate landscaping around it, it will enhance the redevelopment of that area which is a transition point between the town centre and the residential area to the east.

Finally, the Inspector at the 2021 Examination in Public of the New Southwark Plan (NSP) in 2021 agreed with our proposals that the building should be identified as a local heritage asset. NSP page 453 says:

Impacts Listed Buildings or undesignated heritage assets: *The site is in proximity of important undesignated heritage assets such as the railway viaduct and the site contains the Old Mill Building at 72 Copeland Road, which is of local interest. Victorian heritage assets on the site may be retained and enhanced, including former industrial buildings*

This building is now part of the allocation for the Blackpool Road development site. It therefore needs protection by including the Old Mill Building in the Local List to reinforce the now adopted Southwark Plan 2022, by making it a designated heritage asset.

This nomination meets the following criteria:

- Aesthetic Value and Landmark Status
- Historic, Evidential, Communal and Social Values

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)

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