

## Introduction

Peckham has a long history. In 1700 it was a rural village of just 600 people, centred on the junctions of the High Street, Hill Street and Rye Lane. By 1800 it had grown to 1700 people, and contained several large houses owned by City merchants, a well-known theatre and several public-houses, alongside more modest village houses.

After this date Peckham expanded quickly with large-scale rather than piecemeal development.

In 1797 when Sir Thomas Bond's Manor House was demolished, Peckham Hill Street was laid out and developed between 1812 and 1850.

Rye Lane, originally South Street also contained large houses, some of which still survive between later shopfronts. Rye Lane replaced the High Street in the 1870's 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 reminders of the old village, alongside later Georgian development. Several Victorian and Edwardian former banks, pubs and public buildings still remain. Rye Lane also contains adapted Georgian houses with substantial Victorian, Edwardian and 20th century retail development. The west side of Peckham Hill Street is an almost unspoilt late Georgian development.

## Peckham Conservation Area ?

If Southwark Council designates a conservation area for central Peckham it would enable 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. Conservation areas also can allow grant aid to be targeted towards improving shopfronts and the repair and reuse of empty and unused buildings.

# *The Peckham Society*

*Conserving the best of historic Peckham for the Future*

