

RICHME SURVEY REPORT

Nos 58-62 and 98-104 PECKHAM HIGH STREET
SOUTHWARK
LONDON SE15



February 1999



Nos 58-62 and 98-104 PECKHAM HIGH STREET

PECKHAM

SOUTHWARK

LONDON SE15

NBR INDEX Nos: 97395-6

NGR: TQ 3411 7668 and TQ 3424 7674

Surveyed: December 1998
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CONTENTS

SUMMARY	2
PREFACE	3
HISTORICAL BACKGROUND: PECKHAM IN THE 17th AND 18th CENTURIES	4
BUILDING DESCRIPTIONS	7
Nos 58-62 Peckham High Street	7
Nos 60-62 Peckham High Street	7
(part of Crackerjack Supermarket & Off License, and United Meat)	
No. 58 Peckham High Street	12
(part of Crackerjack Supermarket & Off License)	
Nos 98-104 Peckham High Street	15
No. 98 Peckham High Street	15
(Stuart Jago, Florist)	
No. 100 Peckham High Street	18
(Carousel Amusement Centre and former Theatre/Schoolroom to rear)	
Nos 102-104 Peckham High Street	19
(Shoe Repairs and Key Cutting, and Newsmark)	
ARCHITECTURAL CONTEXT:	20
THE SMALL SUBURBAN VERNACULAR HOUSE AND GENTILITY	
NOTES	21
APPENDIX: PHOTOGRAPH LIST	

PREFACE

This survey report results from building recording carried out from the London office of the Royal Commission on the Historical Monuments of England, under the framework of RCHME's emergency recording programme. Nos 58-62 and 98-104 Peckham High Street were brought to our attention by Dr Chris Miele, formerly of English Heritage, in connection with the need for better information in the context of conservation management, and in relation to the recording of comparable buildings in Deptford by RCHME in 1998. The Royal Commission gratefully acknowledges funding from English Heritage contributing towards the costs of the survey. We thank the owners and their staff where free access was given - Dimestore Ltd (Nos 58-60), Stuart Jago (No. 98), and Mr Tam (No. 102). We are also indebted to W. W. Marshall who has provided much useful information, and generously given access to material arising from his own research and recording. The help of the staff of the Southwark Local Studies Library is also gratefully acknowledged.

SUMMARY

Peckham was an out-of-town resort in the 17th and 18th centuries. It had a disproportionately large number of big houses, a theatre, and pleasing views across fields to London that were remarked upon by John Evelyn and Daniel Defoe. None of Peckham's substantial early houses survive, and very few other buildings remain from before 1800. Some of the properties that are the subject of this report are exceptions. These are small houses that mix traditional and local vernacular architectural practice with forms of metropolitan derivation.

Nos 60/62 Peckham High Street is a timber-framed building that appears to have 17th-century origins as a single broad-fronted, two-cell, low two-storeyed rural house with back-wall chimneystacks flanking a staircase. It was raised a storey and divided, perhaps in the late Georgian period. There were shops in the group by 1850, soon extended forward, and commercial use has continued since, with the upper storeys latterly disused. No. 58 adjoins as the last survivor from what were two identical pairs of houses (Nos 56 and 64-66 have been demolished since the 1930s) that flanked the building at Nos 60/62. The two pairs may have been built together in a single speculation sometime between 1723 and 1731, possibly by Isaac Bennett. No. 58 is a timber-framed townhouse, of three tall storeys in a narrow frontage. The composition and proportions of the façade are carefully classical, even Palladian. Despite this the house was originally only a single 4.7m- (15ft)-square room on plan, comprising three rooms vertically arranged, presumably two chambers over living and cooking space, perhaps with a single-storey rear outshut. The rooms have an eminently rational, though unusual, layout, with chimneystacks alongside twin-newel staircases and cupboards across the back, leaving the available floor space a relatively regular and well-lit rectangle. Between the upper storeys the original staircase survives, with space for only a single turned baluster between the newel posts. The top-storey room retains more original joinery including a robustly-moulded mantel shelf over the fireplace. Significantly there is still a view to St Paul's Cathedral from this room. The prospect explains the unusual height of the building and speaks of its original status; cheap timber construction and limited accommodation combine unexpectedly with elements of fashionability in a small but genteel house.

No. 98 may have *c.* 1700 origins, though its original form remains obscure. A one- or two-room plan, 3.7m- (12ft)-wide, two-storeys-and-garrets brick house with a back-wall chimney was rebuilt to the front in the 19th century to extend across an open passage linking the High Street with a building behind No. 100. From at least the 1770s up to *c.* 1822 this site to the rear of No. 100 housed the Peckham Theatre, a playhouse that attracted performers and companies of renown. The theatre was evidently rebuilt as a boys' school in 1822 for the British and Foreign Schools Society, which school functioned into the 1880s. The plain single-storey stock-brick school building survives, latterly used as a store. No. 100 itself is an entirely mid-20th-century replacement of a small early house. Nos 102 and 104 have also been virtually wholly rebuilt, with evidence of an early building seemingly surviving only in brick party walls, overall scale and layout to suggest origins as a *c.* 1700 pair of one-room-plan two-storey-and-garrets houses.

The recurrence of back-wall chimneys is a distinctive feature of this group of houses; this layout appears to have been a local predilection that is not otherwise widely recorded around London. The one-room plan was much more widespread, standard lower-status housing in the 18th century, but it rarely survives. For this and other reasons No. 58 Peckham High Street is the most remarkable house in the group considered here. It combines vernacular and polite idioms in a manner for which no close comparisons are known. It shows that in a place such as Peckham in the early Georgian period, gentility and smallness of scale, classicism and timber-frame construction, were not mutually exclusive. The exploitation of a view of the City of London from this semi-rural retreat perfectly captures the ambivalence and picturesqueness of the interaction between the metropolitan and the rural, the customary and the fashionable.

HISTORICAL BACKGROUND: PECKHAM IN THE 17th & 18th CENTURIES

Until the early 19th century Peckham was not so much a suburb of London as a separate satellite settlement that had grown through the 17th and 18th centuries to be a place of some substance (Fig. 1). Indicative figures based on assessments of property suggest that Peckham comprised about 120 households in 1697 and about 340 in 1792, implying a population of about 600-700 growing to about 1700-2000 through the 18th century.¹

More than a village, perhaps not quite a town (though the designation 'Peckham Town' was used from at least 1722),² Peckham was by any measure an atypical place during this period by virtue of its proximity to London. Its character was largely determined by the neighbouring metropolis, Europe's largest city and the overwhelmingly dominant nexus of English 'urban' culture in the Georgian period. Situated to the south of the City, just two miles from London Bridge, Peckham was one of the nearest settlements to London untouched by a major through road. Beyond the insalubrious inner suburbs of Southwark and Bermondsey and market-garden fields, Peckham was not simply an agricultural centre feeding the City, but also an accessible and genteel retreat. It was a fashionable out-of-town resort, and it is not far fetched to invoke comparison with Hampstead or Twickenham, other favoured and more distant 18th-century out-of-town destinations and addresses.³ Peckham gained a number of substantial houses that were not so much primary residences as lodges or suburban villas for the well-to-do, whether courtiers or merchants. These fashionable houses, numerous public houses and a theatre all contributed to a cosmopolitan and leisure-based local culture. 'It's all holiday at Peckham!' is a catch-phrase the origins of which have been linked to Oliver Goldsmith, a Peckham resident in the mid 18th century, when he eked out a living as a teacher before achieving literary success. The title of Edward Jerningham's 1799 play 'The Peckham Frolic or Nell Gwynn' says more than the legendary Peckham sojourn of Nell Gwynn itself to give support to this picture.⁴

Developed around a crossroads, the latterday junctions of Peckham High Street with Rye Lane and Peckham Hill Street, most of Peckham's early houses were irregularly strung along the east-west

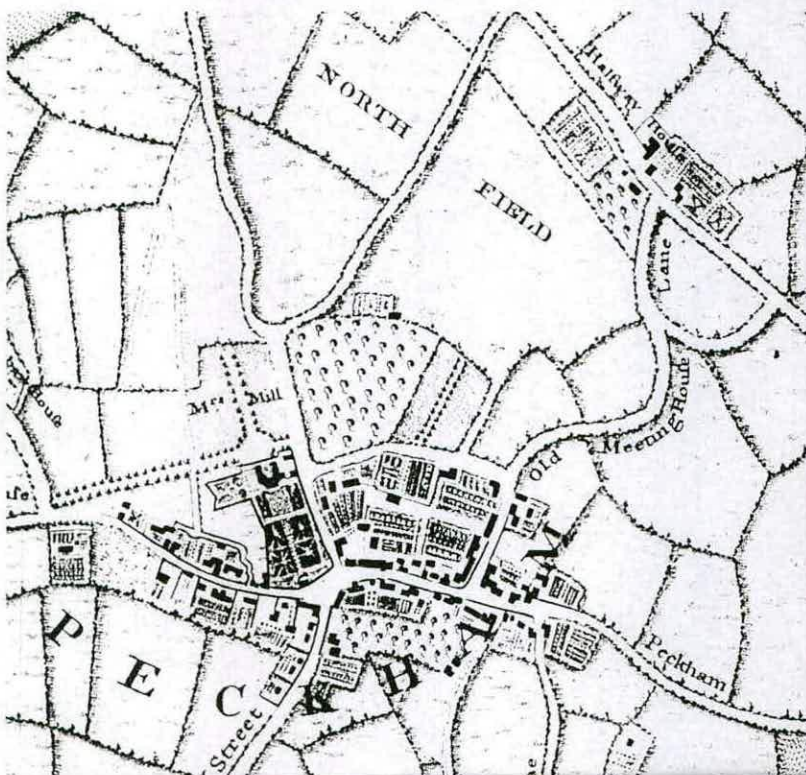


Fig. 1 - Map of Peckham in 1746 (J. Rocque, *An Exact Survey of the City's of London, Westminster. . . and the Country near Ten Miles Round, 1746*).

'Roadway', now the High Street (Fig. 1). A disproportionately high number of these were large houses, some of a decidedly urbane architectural character.

Development appears to have been in piecemeal encroachments; there were apparently no major estate holdings, and large-scale speculative development here was a post-1800 phenomenon.⁵ Even in the 1830s Peckham's 'one principal street' was 'inhabited by very respectable persons', the hamlet having become 'remarkable for the great number of boarding schools for youth of both sexes established in it; this may be attributed to the salubrity and purity of the air and water'.⁶ Peckham was a hamlet in the parish of St Giles, Camberwell, and its religious life was notably non-conformist, with the large Hanover Chapel (of uncertain

origins, rebuilt in 1816-17) occupying a dominant position on the southwest corner of the crossroads.⁷

The largest Peckham property was that redeveloped in 1672 by Sir Thomas Bond (d.1685), a Restoration courtier and one of the West End developers of an area that included Bond Street.⁸ With a deep plot on the northwest corner of the crossroads, Bond's large U-plan house was set well back amid ornamental formal gardens of French inspiration (Fig. 1). The prospect was remarked upon by John Evelyn, who saw a 'new and fine house by Peckham; it stands on a flat, but has a fine garden and prospect through the meadows of London', as well, much later, as by Defoe, 'a beautiful prospect, terminated by a view of St Paul's and the Tower of London. The beauties of this prospect were greatly increased by the masts of the ships being seen over the trees as far as Greenwich.'⁹ Bond's estate was held and occupied by Lord (Sir Thomas) Trevor in the early 18th century and passed to the Shard family before the house was demolished in 1797.¹⁰ The principal group of houses considered in this report (Nos 56-66 Peckham High Street) stood immediately opposite a gate lodge at the south end of the main axis of Bond's gardens. Just to their west, behind the frontages now built up as Nos 46-52 Peckham High Street, was Basing Manor House, a substantial timber house of 17th century or earlier origins that was demolished in 1883.¹¹ Other large houses stood further west. East of the crossroads the Peckham Theatre stood on the south side of the High Street, from the 1770s if not earlier, to the rear of the other group of houses considered in this report (Nos 98-104 Peckham High Street). Towards the east end of the early settlement there were more large properties, with Marlborough House opposite Blenheim House, the latter an architecturally fascinating early-to-mid-17th-century 'Artisan Mannerist' timber-framed townhouse that stood into the 20th century as No. 166 Peckham High Street (Fig. 2).¹²

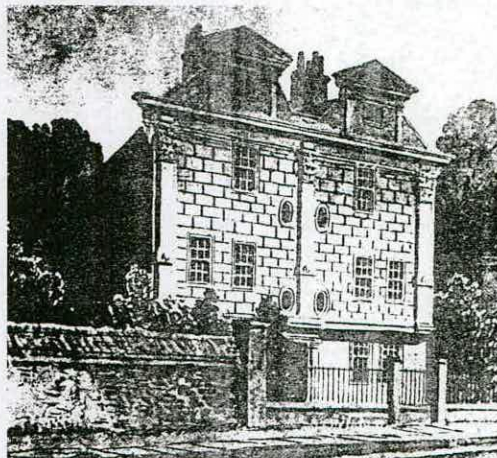


Fig. 2 - No. 166 Peckham High Street (Blenheim House) in the early 19th century (copy of a watercolour by J. C. Buckler, Southwark Local Studies Library).

None of Peckham's biggest early houses survive, having given way to the less resort-like manifestations of latter-day Peckham. From the outer fringe of the 18th-century town Nos 4-10 Queen's Road endure as good-sized Augustan townhouses, very much in the London manner, brick and heavily influenced by 'Building Act' architecture of the City and West End. The properties that are the subject of this report represent survivals of a different character. They are small houses and much less influenced by higher-status London building practice. Nor, with one exception, are they typical rural housing. Rather they represent an intermediate 'suburban vernacular', mixing traditional and local architecture with aspects of urban and fashionable form. They are thus properly speaking townhouses, but not of the standardized Georgian type. As such they are rare survivals in the London area.

A number of early buildings survived in Peckham long enough to be recorded, many well into the 20th century. The fragmentary records of these are vital in building up a picture of the housing mix of 18th-century Peckham to assess the degree to which the buildings considered in this report may or may not be regarded as either typical or exceptional.¹³ A group of three brick centre-chimney-plan houses, probably 18th-century, stood on the south-east side of the crossroads, on the site (Nos 68, 70 and 72 Peckham High Street) that was redeveloped c.1890 as Jones & Higgins Department Store (Figs 1 and 3). Next to these was the Kentish Drovers Public House, perhaps established in the 17th century.¹⁴ To the east beyond Peckham Hill Street on both sides of the High Street at Nos 110, 112, 113 and 115 there were early small houses, narrow fronted, of two storeys with tiled gambrel garrets and 'central-newel' staircases.¹⁵ Further east, there were other comparable buildings, at Nos 156-160 and 188, the latter an outwardly humble weatherboarded dwelling that had an unusual plan and incorporated high-quality panelling.¹⁶ Between these, on the corner of Peckham High Street and Clayton Road, what may have been a late-medieval Wealden farmhouse survived with a thatched roof until 1850.¹⁷ A bit further along, opposite Meeting House Lane, a higher-status row of five large centre-stair plan brick houses of c.1700



Fig. 3 - Map of Peckham in 1871 (Ordnance Survey, Sheet XI.37, 1:1056, 1875).

stood at Nos 192-200.¹⁸ The comparably high-status survivors at Nos 4-10 Queen's Road were at the eastern edge of the town (Fig. 1). A similar mix of timber and brick housing stretched up Meeting House Lane, with more of the 'central newel' type staircases.¹⁹ Away to the southeast No. 2 Woods Road is another survivor, a nominally late-17th-century house that was surrounded by fields and gardens; weatherboarded and wide fronted this is an essentially rural house. To the west

towards Camberwell Nos 16/18 Peckham High Street survive as a much-altered late-Georgian semi-detached brick pair, two storeys with gambrel garrets, and there were more big early-Georgian brick houses at Nos 127-135 Peckham Road.²⁰

Georgian Peckham's scattered and heterogenous mix of houses, the very small with the very big, timber and brick in ones and twos, contrasts markedly with the well-chronicled post-1815 middle-class commuter-based suburban development of the area with brick and stucco terraces and villas in the classical idiom of 'Georgian London'.²¹ Even so, a terrace of centre-stack timber-frame and weatherboarded houses was put up in the early 19th century on Commercial Way to the north.²² From the mid 19th century onwards Peckham High Street has become a local shopping street in an increasingly impoverished part of what has become inner London. Commercial use and lack of investment have combined to keep the few surviving early buildings in use, albeit with empty upper storeys in some cases.

BUILDING DESCRIPTIONS

Nos 58-62 Peckham High Street



Fig. 4 - Nos 58, 60 and 62 Peckham High Street, view from the northeast in 1998 (RCHME, BB99/00122).



Fig. 5 - Nos 56-66 Peckham High Street, view from the north in 1928 (RCHME, NMR inventory card).

At the heart of the old settlement, on the south side of Peckham High Street, just to the west of its junction with Rye Lane, are what appear as three two-bay houses, Nos 58, 60 and 62 (Figs 1 and 3). They are set well back behind single-storey shop extensions (Fig. 4). A 1920s view (Fig. 5) shows that gaps to either side of this group formerly contained three more properties (Nos 56, 64 and 66), the group of six reading as two tall pairs flanking a lower central pair, immediately adjoining and somewhat behind the redeveloped site to the west that had the Hanover Chapel. Analysis of the surviving buildings in this group and documentary evidence as set out below indicate that the central pair (Nos 60-62) has earlier, perhaps 17th-century, origins as a single two-storey house, subsequently raised and divided. The outer pairs appear to have been built together in a single speculation, perhaps in the 1720s, as four small, but notably tall houses. The survivors are therefore

described in terms of these origins rather than in relation to present property divisions, Nos 58 and 60 now forming a single property, No. 62 another.

Nos 60/62 Peckham High Street

(part of Crackerjack Supermarket & Off License, and United Meat)

The interpretation of this building is more than usually speculative, largely because of limitations of access. It has not been possible to gain access to the interior of No. 62, and the topmost storey in No. 60 is inaccessible, wholly ceiled off with blocked-up windows. Nevertheless the exterior, the first-floor interior in No. 60, and documentary evidence do allow sufficient analysis as to permit tentative conclusions.

No property records relating to any of these houses have been traced and ratebook evidence is full of ambiguities. Nevertheless, rating valuations do seem to suggest that the present Nos 60 and 62 was a single house, occupied from at least 1731 into the 1780s by John Elwes, divided into two and enlarged

thereafter, perhaps c.1805, with further enlargement c.1840. By 1850 the two houses had shops, and the single-storey shop extensions may date from the early 1850s, when Samuel Fisher, a fishmonger, was in No. 60, and John Edmonds, a butcher, in No. 62; the latter use has continued since.²³

The building is timber framed, of three full storeys without cellars or garrets, with four window bays to the front. The approximately 12m (40ft) front is best seen from the roof of the shop extensions (Fig. 6).

The position of the first-floor windows here indicates low storey heights and thereby, perhaps, early origins. The first floor has continuous (that is, carrying across the present property boundary) beaded weatherboarding, with flush-frame modern sash windows to No. 60, blocked openings to No. 62. The openings are asymmetrically placed towards the centre, suggesting mirrored outer-bay entrance positions. A straight joint in the boarding near the west end may relate to an alteration in window position for which there is further evidence internally; it also tends to confirm that the boarding is itself an early feature. There is a continuous cyma-recta moulding above this boarded storey that strongly suggests that this was the original eaves level. It reads as a cornice, not a string course, and is architecturally out of place between storeys. Corroboration for the notion that the upper storey is an addition comes from its proportions - it is much the tallest storey in the building (Fig. 7), as well as from its finish - there is no boarding, but stucco on No. 60 and later roughcast render on No. 62. The upper storey has replacement sash windows and another continuous eaves cornice, this one box moulded, and somewhat concealed. With its top-heavy proportions and chequered surface this is a curious elevation. It does seem clear that the building has been raised a storey, though without an internal inspection of the upper storey it is difficult to say when, other than sometime within the Georgian period, and probably after the adjoining taller houses were built.

The east flank wall of No. 62 is of rendered Fletton brick, probably from the 1940s following the demolition of the houses at Nos 64/66 (Figs 4 and 5). The asymmetrically-pitched tile-covered roof has a catslide to the rear over a two-storey section. To the rear the continuous roof slope has pantiles on No. 60 through which two capped stacks protrude showing mixed stock bricks in Flemish bond, the yellower brick in the larger forward stack suggestive of rebuilding or raising (Fig. 8). Early views show a similar large axial stack behind No. 62, no longer visible externally (Fig. 5). Beyond the two-storey rear section there are 20th-century flat-roofed single-storey extensions. The rear wall of the two-storey section retains



Fig. 6 - Nos 60 and 62 Peckham High Street, view from over shop extensions showing upper-storeys front in 1998 (RCHME, BB99/00124).

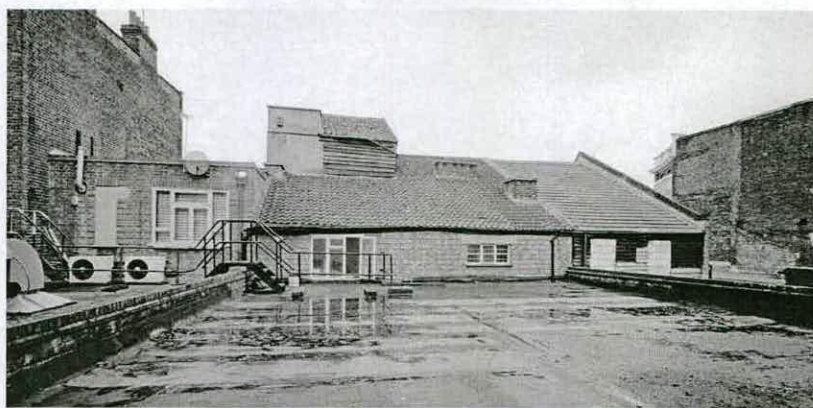


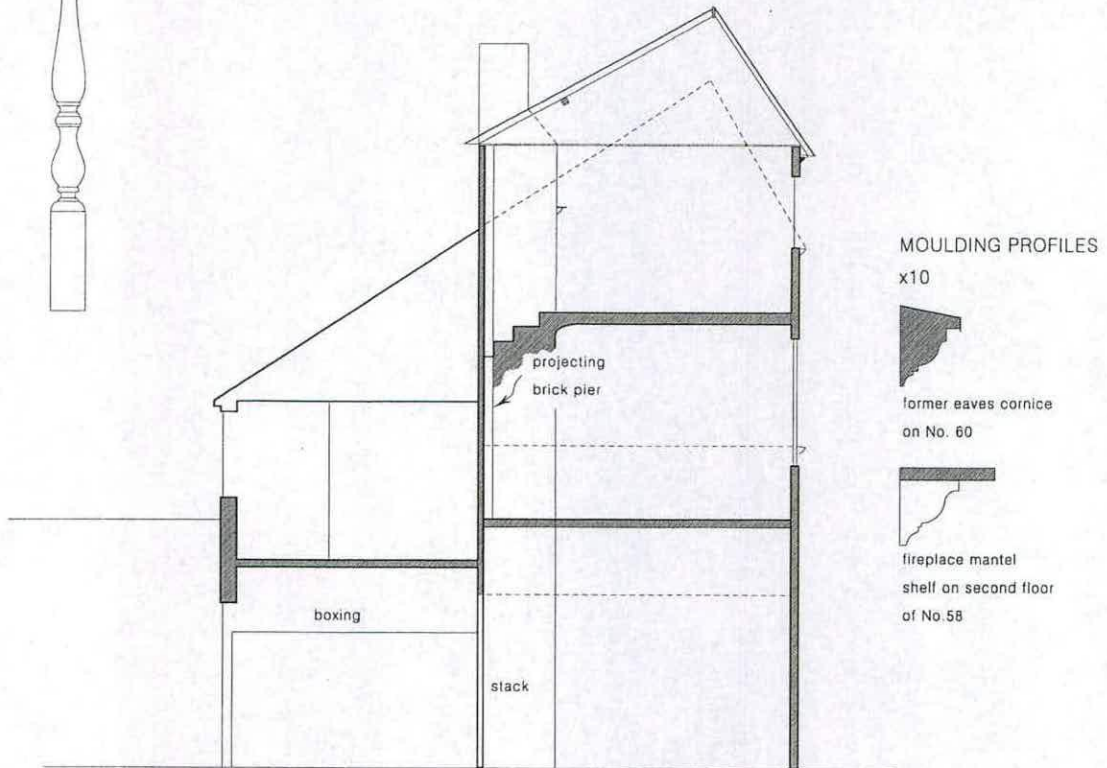
Fig. 8 - Nos 58, 60 and 62 Peckham High Street, view from the south showing rear elevations in 1998 (RCHME, BB99/00126).



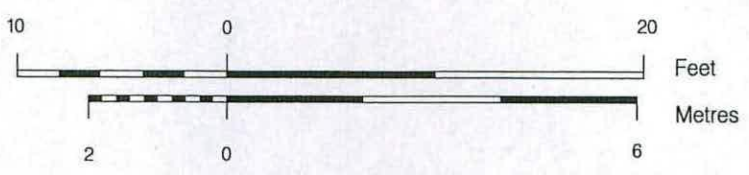
STAIR BALUSTER PROFILE
NO. 58
x 10



Crown Copyright



Section of No.58 looking west,
showing No.60 superimposed in
foreground (broken lines)



Nos 58 and 60 Peckham High Street London SE15

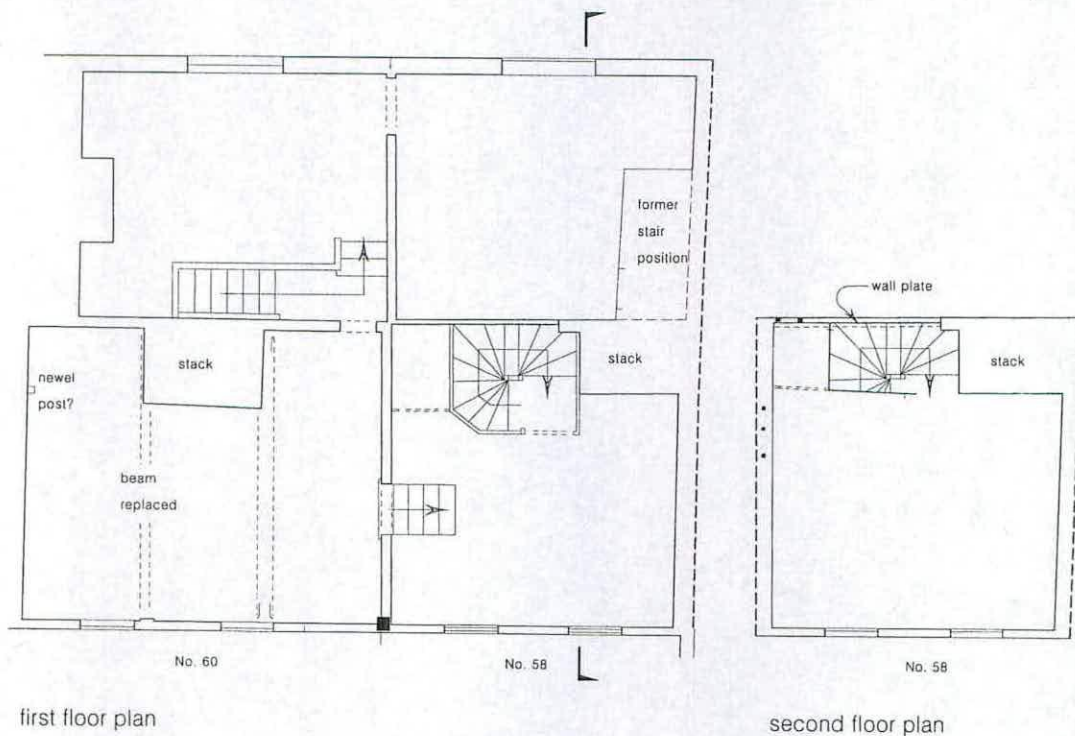
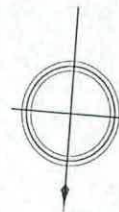
Borough of Lewisham
Surveyed October 1998
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Building index no. 97395
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Fig. 7 - Nos 58 and 60 Peckham High Street, section looking west with stair baluster and moulding profile details.



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Nos. 58 and 60 Peckham High Street London SE15

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Fig. 9 - Nos 58 and 60 Peckham High Street, upper-storey plans.

weatherboarding on No. 62, with two blocked first-floor windows. A corner of softwood framing is visible behind this boarding where it joins No. 60; this is of slight and probably relatively late construction, the corner 'post' being no more than 5cm (2in.) square. Nos 58 and 60 had their equivalent rear walling rebuilt in Fletton bricks in 1961, though comparably slight timber wall plates remain *in situ*.²⁴

Internally in No. 60 the ground floor has been comprehensively remodelled for shop use, with suspended ceilings and the removal of the party wall between Nos 58 and 60. A drop in the level of the ceiling defines the storeyed part of No. 60 and betrays its low storey heights. The original rear-wall stack also remains *in situ*. A staircase rises behind this stack to a landing that gives access to the first-floor front room; a further short flight at right angles leads into the back room (Fig. 9). The slightly higher floor level in the back room may be an alteration to do with the opening up of the party wall to link to No. 58, as the floors of both back rooms are at one level. The first-floor back room in No. 60 lacks any early finishes, but it retains its side wall stack. This stack position, structurally unrelated to the front-room stack, does suggest that the rear room is an addition, as does a misalignment in the partitions between Nos 58 and 60 from front to rear.²⁵



Fig. 10 - No. 60 Peckham High Street, first-floor front room, view from the northwest in 1998 (RCHME, BB99/00128).

The first-floor front room (Fig. 10) is about 5.4m (18ft) by 4.3m (14ft) divided into three structural bays by cross-axial ceiling beams that give a clearance of only 2.03m (6ft8in). The beam to the east is a boxed modern replacement, that to the west appears to be an original part of the house. It is chamfered with ogee/cyma stops, and is thus typologically 17th century in appearance. Though papered over and difficult to see clearly the beam does appear to have had exposed joist pegs in its soffit, a characteristic of relatively low-status 17th-century assembly. Its forward end rests immediately over the west window, a structural nonsense and confirmation that this opening has

been moved; perhaps the front was refenestrated when the property was divided and/or raised. To the south both beams are framed into the deeply-projecting chimney stack which occupies the full width of the middle structural bay to the rear. Part of a corner post is visible in the room's northwest corner. Unless, against appearances, this a deceptively placed non-structural member it is probably part of a 20cm- (8in.)-square corner post that would confirm the impression gained from the plan that the west wall here was originally part of No. 60 and that No. 58 was built up against this pre-existing wall, the rest of which at this level appears to have been rebuilt in solid masonry. A small section of beaded tongue-and-groove panelling survives on the west side of the stack. An outward curve from the head of the stack to the room's ceiling suggests support for a hearth above, indicating that the inaccessible upper-storey room was heated. A 10cm- (4in.)-square post rises up through the floor against the east wall towards the rear. Perhaps this was a newel post, and thus an indicator of an original stair position. The 1928 inventory says of the whole group at Nos 56-66 no more than 'stairs are of the central newel type'.²⁶

The external and ratebook evidence that Nos 60/62 were originally one house and the interpretation of the rear rooms as an extension suggests an original two-room plan for which a central stair between the

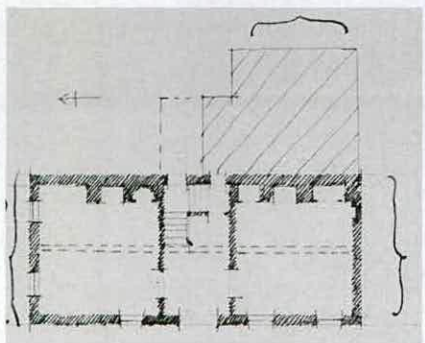


Fig. 11 - The 'Old Manor', Devonshire Street, Old Kent Road, plan in 1928 (RCHME, NMR inventory card).

two back-wall stacks would make sense. A useful comparison can be made with the plan of the 'Old Manor', a rural house of c.1700 that stood just off the Old Kent Road, just northeast of Peckham, in the group designated 'Halfway House' by Rocque (Figs 1 and 11).²⁷ Such a house is generously fronted in relation to its depth, particularly in the context of what would have been regarded by the early 18th century as a 'town' plot. It must be stressed that the evidence here is inconclusive, and that wider access would probably bring some clarification, but it can be postulated that Nos 60 and 62 have their origins as a broad-fronted, two-cell, single-pile, low two-storeyed 17th-century rural house with back wall stacks flanking a central staircase.

No. 58 Peckham High Street (part of Crackerjack Supermarket & Off License)

No. 58 stands as the last survival from two apparently identical pairs of houses (Figs 4 and 5). Nos 64 and 66 were gone by 1946, perhaps bombed,²⁸ and No. 56 was evidently demolished and part rebuilt between 1958 and 1979.²⁹ The existing building at No. 56 is a two-storey structure access to the interior of which could not be gained. The upper storey is flat roofed and shows no outward signs of being anything other than a complete rebuild. The sectional profiles of Nos 56 and 66 remain discernible in the flank-wall brickwork of Nos 54 and Central Buildings (the corner property beyond No. 66 on the Hanover Chapel site).

Ratebook evidence is again inconclusive, but it is possible to track the group of houses back to the early 18th century. The two pairs and the intervening house seem to be identifiable as 'five tenements' for which Isaac Bennett was paying sewer rates in 1743. In 1731 these houses appear to be separately charged, with John Elwes to the centre, as he was later in the century, and Isaac Bennett in the house to the east (No. 64). None of the properties can be identified in a 1723 rate.³⁰ Perhaps Bennett had the two pairs built sometime between 1723 and 1731. The nature of the houses (see below), and what is known about Peckham suggest that such a speculation would have been, to some degree, aspirational or genteel, albeit on a small scale. Intriguingly in this context three of the four named ratepayers in 1755 were women, one identified as a widow. This was again the case in 1774, though Ann Platt in No. 58 was then recorded as poor. From some time prior to 1802 until some time after 1865 Richard Wallis, a music teacher, lived in No. 58. He was succeeded by William Clifford, a grocer, who had been in No. 56 since c.1860; the forward shop extension of No. 58 was present by 1871 and is thus probably of the late 1860s.³¹ Some commercial use had already come in to the group by the 1830s, when a blacksmith was in No. 56.³² Nos 64-66 were singly occupied through the mid 19th century, probably in part as commercial premises. No. 64 was the last of the group to be extended forward, probably c.1880, when it became a tobacconists. A variety of shop uses ensued in both pairs.³³

No. 58 is another timber-framed building, of three tall storeys in a narrow (4.7m/15ft), two-bay front (Figs 4 and 12). The upper storeys are stuccoed with flush-frame modern sash



Fig. 12 - No. 58 Peckham High Street, view from over shop extensions showing upper-storey façade in 1998 (RCHME, BB99/00123).

windows. The roof is tiled with an axial internal stack on the west side to the rear. This stack was formerly structurally paired with the comparable stack of No. 56, suggesting that the timber houses were constructed around substantial double chimneystacks as handed or mirrored pairs (Figs 5, 7 and 9).

The composition and proportions of the front elevation are fascinating. The storey heights are particularly telling in conjunction with Nos 60/62, so unexpectedly so that the 1920s Royal Commission investigator described the houses as four storeys, which they were not.³⁴ First floor level is very high, 3.7m (12ft) above the ground. Before the front shops were built there were evidently steps up to the front doors, indicating raised ground floors (Fig. 3). No evidence of cellarage under the main part of No. 58 was found, but it may be that half or full cellars existed. The upper-storey windows are symmetrically positioned in the façade and it is probable that the front doors were in the outer bays of each pair, in line with the windows, and away from the stacks. The first floor has tall window openings which there is no reason to interpret as altered. The second floor has a full storey, not a garret, but it is fenestrated with smaller sashes in square openings, that is as an attic. There is a box-moulded timber eaves cornice, closely comparable to the upper cornice on Nos 60/62, though not identical. In sum the front elevation of this small timber-framed house was designed with a raised ground floor, a *piano nobile*, an attic, and a cornice; it is carefully classical, even Palladian, in its proportions, and would thus have been fashionably up to date in the early 18th century.

The west flank wall is cement rendered 20th-century Fletton brick, partially visible in the roof space, that presumably post-dates the demolition of No. 56. The east gable end above No. 60 has weatherboarding; at the return a corner post (formerly board-covered) and the end of a wall plate are visible. This wall plate has a quarter-round section; despite its classical pretensions the house was economically built with low-grade timber.

To the rear pantiles cover both the roof of the main block and the lower roof of the two-storey rear section which is unified with the roof of No. 60 (Fig. 8). As with the neighbouring building, which may have followed the example set here, the ridge of the roof is in front of the centre of the main block, giving a much steeper pitch to the front (Fig. 7). The outer party-wall ghosting of Nos 56 and 66 confirms that this was true across both pairs. The main block of No. 58 has weatherboarding to the upper-storey back wall, beside the rendered stack which has been capped just above roof height. The rear-section back walls of both Nos 56 and 58 were formerly weatherboarded, that of No. 58 being rebuilt in brick with that of No. 60 in 1961, over long single-storey flat-roofed rear wings.³⁵ There is the head of a small secondary stack behind the main stack to the west; no sign of this was seen internally, and it may have related to No. 56.

Inside No. 58 the ground floor has been wholly remodelled as a shop floor, with suspended ceilings disguising the true height; the stack remains in position. The only access to the upper storeys of No. 58 is now through No. 60. There was a staircase in the rear section behind the stack (Fig. 9), but this can not have communicated with the upper-storey front rooms which must have been reached by the original staircase beside the stack until some time after 1930 when the properties became one; in 1928 the whole group was said to have 'central newel type' staircases.³⁶ The rooms behind the stack may both have been unheated stores for the shop, accessible only from the east side of the property on the ground floor, and essentially self-contained; the house was just the two early rooms above the shop. Differences in floor levels (Fig. 7) taken with the absence of intercommunication between the front and back rooms show beyond reasonable doubt that the two-storey rear section is an addition, perhaps postdating the introduction of commercial use. The original houses were thus about 4.7m (15ft) square and one room in plan, three rooms each - a very vertical house, presumably two chambers over living and cooking space, perhaps with a single-storey rear outbuilding; the party-wall ghost of No. 66 delineates such a single-storey outshut.

On the first floor the back room has no early features. Access to the front room is via a modern flight of stairs cut through the party wall from No. 60. This room gives a sense of the scale of the original houses, though it has lost most early finishes (Fig. 9). The original stairs are enclosed by an irregularly shaped

partition to the centre rear, but it is notable, especially in comparison with No. 60, that the regularity of the room is not compromised by an exposed ceiling beam. The stack is to the right, an original cupboard to the left. Thus the available floor space of the room is a relatively regular rectangle, well lit to the front, with circulation, storage and heating grouped to the rear, an eminently rational layout given the constraints of the dimensions, though not one that has been encountered elsewhere. The deep cupboard has lost its door, though it retains the panelled door frame, beaded architrave, and early plaster surfaces within. The panelled partition around the staircase landing seems to incorporate some reused cyma-moulded panelling, with more at the head of the stairs.

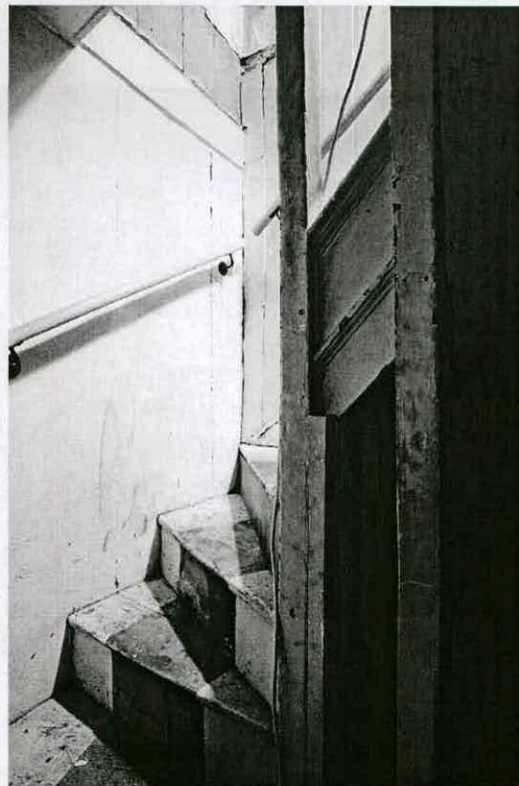


Fig. 13 - No. 58 Peckham High Street, staircase from first to second floor in 1998 (RCHME, BB99/00129).

The original staircase still rises from the first to the second floor (Fig. 13). It is a twin-newel stair, though with the two plain newel posts so closely spaced that there is only one intervening baluster (Figs 7 and 9), and only one tread that is not a winder, the latter framed into a very short cyma-moulded closed string. The masonry of the stack projects into the stair area slightly to help frame the winders at the southwest corner. The turned baluster is similar though not identical to those recorded at Nos 6-10 Queen's Road, Peckham, dated to c.1700.³⁷ It is of a type that can readily be associated with the early 18th century, but stylistic typologies

in the context of such an atypical house should not be taken as reliable. The stair at this level might originally have been lit from the rear, but it now receives no direct light; there is what looks like secondary tongue-and-groove panelling against the former back wall. Against the east wall over the stairs there are traces of a small cupboard. Alongside, the partition between the stairs and the upper room, on which there are remnants of hessian and a bead-moulded dado, has moulded timbers at its base that appear to be a resited stair handrail over a length of bolection moulding. Even taking into account poor condition and decay the *ad hoc* coarseness of the joinery on the stairs is indicative of cheap construction if not low status.

The upper-storey room is the least altered space in the building, though the door from the staircase has

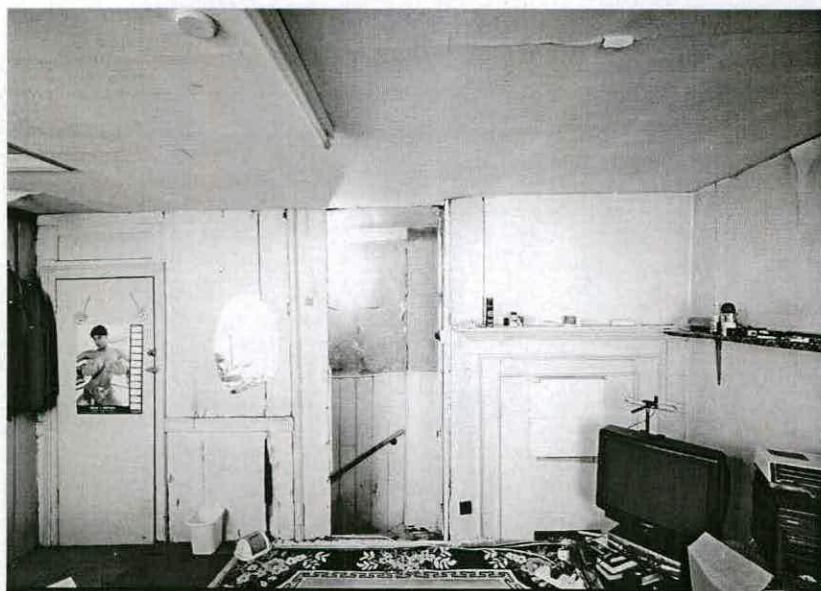


Fig. 14 - No. 58 Peckham High Street, second-floor room, view from the north in 1998 (RCHME, BB99/00131).

gone (Figs 9, 14 and 15). Even more neatly than on the floor below the room is a regular rectangle, behind which cupboard, stair and fireplace are in line. The timber fireplace makes a show of fashionability that compares well with the moulded stair baluster. It retains what must be an original mantel shelf, robustly moulded with a large cyma recta over a small cyma reversa, all above a simple cyma-reversa fireplace surround (Fig. 7). The thin stair partition has a dado rail, and the cupboard has a cyma-moulded architrave under a plain panel, with its door renewed. The west and north sides of the room have

beaded tongue-and-groove panelled walls with unmoulded cornice boards. The timber-frame construction of the house can only be glimpsed; there are some softwood 8cm- (3in)-square studs at about 1ft (30cm) intervals. The room would always have been ceiled. The roof has been rebuilt in the 20th century with machine-sawn rafters to a ridge piece.

One of the windows from the top-storey room is boarded up. The other affords a view north to London in which St Paul's Cathedral is still prominent. This prospect is not an accidental side effect, it is, rather, fundamental to the nature of the building. The view from Peckham to London was remarked upon by both Evelyn and Defoe (see above). The unusual height of this building and its former partners in relation to the overall size of the houses is most readily understood in relation to this view, and thus as another reflection of gentility. The view over the fields to London would have been a selling point. It is worth recalling that these houses were set back from the road and that they stood opposite the landscaped gardens of Sir Thomas Bond's house. There is in this house a beguiling amalgamation of qualities that accords with the impression of Georgian Peckham as having been a not altogether serious or business-like place. Cheap and opportunistic timber construction, limited accommodation and cramped circulation combine unexpectedly with elements of fashionability and architectural discernment in the classical façade and ornament, as well as in the exploitation of the view. Verticality and compactness make No. 58 a townhouse, and utterly unlike its originally rural neighbour. More than this though, its proportionality and finish make it urbane. It is a fascinating example of a marginal or inter-status class of housing of which we know very little. It was probably less exceptional when it was new than it is now.



Fig. 15 - No. 58 Peckham High Street, second-floor room, view from the south in 1998 (RCHME, BB99/00130).

Nos 98-104 Peckham High Street

Nos 98-104 Peckham High Street is a small group of small-scale buildings that look across the High Street at its junction with Peckham Hill Street, still very much at the centre of the old settlement (Figs 1, 3 and 16).



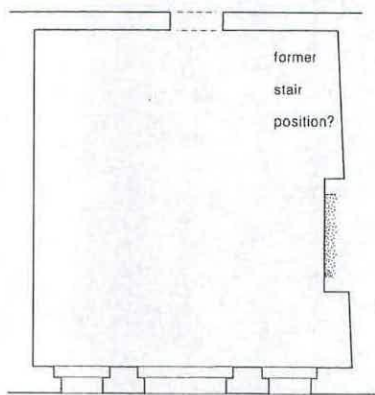
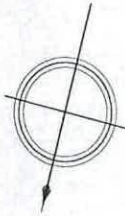
Fig. 16 - Nos 98-104 Peckham High Street, view from the north in 1998 (RCHME, BB99/00120).

No. 98 Peckham High Street (Stuart Jago, Florist)

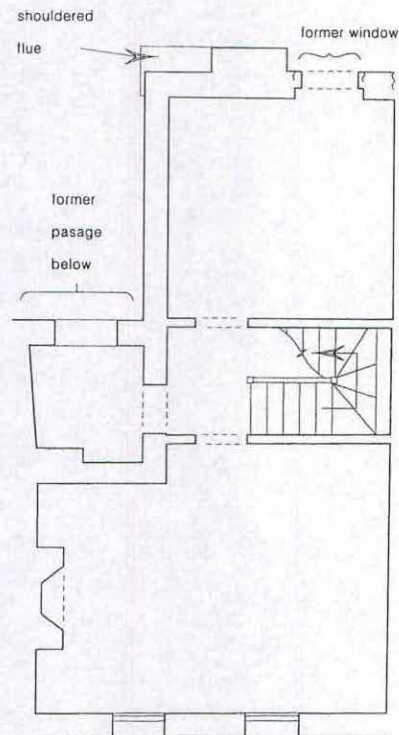
No. 98 Peckham High Street is the westernmost building in this group. To the street it appears as a two-bay, two-storey and garrets house with a 5.4m (18ft) frontage, but this is deceptive (Fig. 16). It is narrower to the rear and appears to have been enlarged from a 3.7m- (12ft)-wide core (Fig. 17). Through the east side of the property there was an open passage until the 1880s, leading to a large building behind No. 100 (see below).³⁸ The house at No. 98 was evidently built



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102 Peckham High Street



98 Peckham High Street

first floor plans



Nos 98 and 102 PECKHAM HIGH STREET London SE15

Borough of Southwark

Surveyed October 1998

Grid reference TQ 3424 7674

Building index no. 97396

Surveyed by PG and JC; Drawn by JC

Fig. 17 - Nos 98 and 102 Peckham High Street, first-floor plans.

alongside this right of way, then extended across it. The evidence that the building is not a single build lies partly in differences in the visible brickwork, partly in the depiction of an open passage on early maps, and partly in the irregularity of the plan; if it had been built as one it is difficult to see why it would not have extended across the passage through its full depth. The extension across the passage had occurred by 1871 (Fig. 3), but perhaps only shortly before as maps of 1841 and 1862 show a clear way through to the school behind No. 100, though these are insufficiently detailed to be counted on as sound proof.³⁹ Again, no property records have been traced to document these properties, and ratebook evidence is even more inconclusive for this group than it is for the buildings to the west. The ratebooks give no clarity at all within the group of buildings, though it does seem probable that there were houses on the sites of Nos 98-104 by the 1720s.⁴⁰ It may be that the earliest parts of No. 98 are as old as c.1700. The group comprehended shop use by the 1830s, varying in its nature ever since, with a butcher's shop at No. 98 from the 1880s through into the 1950s.⁴¹ It now accommodates a florist.

This is a brick building, its front refaced with a modern ground-floor shopfront, and an incised-stucco upper storey with two recessed modern sash windows and a coped parapet. The brickwork of the front wall is nowhere visible. There is a steeply-pitched, slate-covered gambrel roof, the slates painted to the front slope around a modern casement dormer. To the east an internal stack and a parapetted gable return show exposed brownish brickwork, irregularly bonded, above the cement-rendered former roof and stack lines of No.100. The east part of the roof is a monopitch stopping abruptly in front of the ridge. The irregular east flank wall is interesting. Exposed brickwork allows some analysis, but it raises as many problems as it resolves. The rear face of the front extension has brickwork like that of the east gable, that is brown stocks, here more regularly laid to Flemish bond. This brickwork seems to turn again at the re-entrant or inner angle, remaining homogenous in surface, coursing and bonding. A small first-floor flat-roofed timber-clad brick block has been added in the re-entrant angle above the former passageway, the segmental-headed arch to which is blocked. The upper parts of the rear east flank have been wholly rebuilt in 20th-century hard yellow stock bricks, presumably to allow the raising of a rear garret. The lower-level brickwork on the east flank wall towards the rear is of a different and typically earlier character to that so far described. It is poorer quality, more heavily weathered brick, each brick generally about 6cm by 20.7cm (2.375in. by 8.125in), reddish but very mixed, ranging in colour from yellow through to brown, and less regularly laid to Flemish bond. This does seem to indicate two main building phases, though no clear joint was seen; it may be concealed by the small re-entrant angle addition. On the east flank to the rear there is a three-course plat band above the ground floor, broken by the segmental head of an inserted doorway that displaced a wider window opening. There appear never to have been upper-storey openings on this side.

To the rear there is a modern single-storey flat-roofed extension, above which there is further low-grade mixed early brickwork like that described above. This includes an external chimney stack, with an added flue offset to the east. The upper parts of this stack have been rebuilt in brickwork of a more regular purple-brown character, more akin to that of the front part of the building. West of the stack there is a glazed door under a segmental head; closing bricks to its west indicate that it replaces a window. The slate-covered mansard attic is part of the 20th-century raising of the roof to the rear.

Internally the ground floor has been opened up for shop use with the internal structural walls and the original rear wall removed. There is a 19th-century hollow-cylindrical cast-iron column where ceiling levels change slightly. This column seems to mark the point of the re-entrant angle of the main walls above. There is no early cellarage. Access to the upper storeys is by a modern staircase that starts on the west side in the rear room, returning to arrive at a landing to centre-east (Fig. 17). On the first floor there is a two-room layout with the central staircase and landing occupying the full width of the narrower rear section. The two rooms have been refinished and there are no visible features of earlier than the 19th century.

The twin-newel staircase continues up to the similarly laid out but remodelled garrets. Bead-moulded skirting breaks halfway up at the winders; the upper flight to the south has plain skirting that terminates in such a way as to suggest that the rise of the stair has been altered from this level all the way down,

implying a change in the level of the first floor. Perhaps the stair position and its upper flight survive from the early house, with the rest of the staircase remade in the 19th century when the house was enlarged.

This is highly speculative, and the pre-19th-century layout of the house remains obscure. It may be that the c.1700 house had a two-room plan centre-stair layout, with the unusual wrinkle of a back-wall chimneystack; it does seem clear that the house always comprised two storeys and garrets. Alternatively, the absence of any visible early fabric in the front part of the house leaves open the possibility that the house was much smaller and set back from the road with a one-room rear-stack plan, extended forward in the 19th century. Too little early fabric is left to allow a coherent analysis.

No. 100 Peckham High Street

(Carousel Amusement Centre and former Theatre/Schoolroom to rear)

No. 100 is a flat-roofed two-storey building that projects forward from adjacent building lines. It was built after 1942 entirely replacing a small house of early origins (Figs 16 and 18). This had two low storeys and a garret in a gambrel roof, with a side stack to the west behind the ridge.⁴²



Fig. 18 - Nos 100-104 Peckham High Street, view from the north in 1928 (RCHME, NMR inventory card).

The passage between Nos 98 and 100 gave access to a theatre from at least the 1770s, then a school until 1884 (Fig. 3). This survives as a large single-storey stock-brick building, with a hipped slate roof, fire damaged to the rear.

The Peckham Theatre attracted performers and companies of renown. From c.1796 to its c.1822 closure the small playhouse was managed by John Jonas and Sampson Penley, 'of Drury Lane notoriety',⁴³ who ran a touring company. The

premises were described c.1803 as 'a wooden theatre bought of Mrs Baker'.⁴⁴ This description is reinforced by an account of John Baldwin Buckstone (1802-79), who started his acting career in Peckham c.1819 'in a building, half theatre, half barn'.⁴⁵ Mrs Baker was Sarah Baker (1736/7-1816), the daughter of Ann Wakelin, whose Sadler's Wells Company was active from c.1772. Wakelin began to pay rates on the Peckham property between 1768 and 1774, and the rateable value of her property had doubled by 1780 to comprehend a 'playhouse'. The 'wooden theatre' may thus have been built by Wakelin in the 1770s, though earlier origins can not be ruled out.⁴⁶ Given the probability that the buildings at Nos 98 and 100 have c.1700 origins it may be reasonable to suppose that the intervening passage was present by that time, possibly implying the existence of an early building to the rear, though Rocque does not bear this out (Figs 1 and 3). Closure of the theatre may have been associated with rising suburban bourgeois opposition to the disorder of Peckham Fair, abolished in 1826.⁴⁷

The changing character of Peckham and wider social transitions are reflected in the adaptation of the site for school use - from theatrical unruliness to educational regimentation. The site was adapted to form a boys' school by the British and Foreign Schools Society in 1822. Like all early-19th-century British Schools it was run on the reforming, orderly and quasi-industrial principles established by Joseph Lancaster around 1800 from his base in Southwark.⁴⁸ In 1839 there were 129 boys in attendance, rising to 180 in 1875. After temporary adaptation for use by the London Schools Board the school had closed by

1884.⁴⁹ Given the stock-brick and slate construction of the surviving building, and the descriptions of the theatre as timber built, it seems all but certain that the existing building was put up in 1822 as a schoolroom. It is about 24m (78ft) by 8.5m (28ft), and has been divided laterally. However, in the 1980s it retained the partitions for a large schoolroom and front and back ancillary spaces, as depicted in 1871 (Fig. 3), all under timber king-post roof trusses with stairs up to a timber platform at the south end of the schoolroom.⁵⁰ Lancasterian education prescribed minimal subdivision of space. It may be fanciful, but the internal organisation of space can be read as harking back to theatrical use. The entrance hall, schoolroom, backroom layout might echo a foyer, theatre hall, and stage.

The building was used as a store for High Street shops through the 1970s. Disused thereafter a fire in 1988 caused the collapse of the rear half of the roof.⁵¹ A further internal inspection has not been possible.

Nos 102-104 Peckham High Street (Shoe Repairs and Key Cutting, and Newsmark)

Nos 102 and 104 were recorded in 1928 and described then as being late 17th century and timber framed. No. 102 had a timber modillioned eaves cornice and a 'central newel' type staircase. They were said to have been 'much modernised', No. 104 'entirely modernised' (Figs 16 and 18).⁵² New access to No. 104 has not been gained, but re-inspection of No. 102 shows that it has been all but wholly rebuilt since 1928. The cornice is gone and the front rebuilt. No evidence for timber-frame construction was seen, nor does the early building retain a staircase.

Ratebooks indicate no more than was the case with Nos 98 and 100, that is that the site was probably built up by 1723.⁵³ The overall shape of an early building survives, two storeys with a steeply pitched tiled roof, though even this roof form has been altered. The only early fabric seen is in the end walls of No. 102. Each house has end stacks to the west. The stack to No. 102 is not centred on the ridge, but in front of it (Fig. 17), an arrangement that is consistent with the siting of a winder staircase behind the stack and indicative of a one-room plan. The upper parts of the stack are rebuilt, but some early brick remains visible both above the roof and within the roof space. The presence of what appears to be an early brick wall between Nos 102 and 104 does seem to suggest that they have always been two small townhouses, rather than a wide-fronted single house of rural form. Atop this brick party wall there is evidence of a ceiled garret under a roof of gambrel profile. Perhaps this was a pair of c.1700 two-storey-and-garret one-room plan houses, each about 17ft (5m) square, but too little survives to know. The existence of brick party walls is the more puzzling given the 1928 description of the building as timber framed.

ARCHITECTURAL CONTEXT: THE SMALL SUBURBAN VERNACULAR HOUSE AND GENTILITY

In the group of buildings considered here Nos 60/62 Peckham High Street appear to have the earliest origins, perhaps with beginnings as a farmhouse, as rural village architecture of the 17th century. The broad-fronted two-cell two-storey house is a standard and widespread 17th-century house type; its survival in London is less common. The rear-chimneystack layout is much less standard in the wider London region. Parallels with other recorded and surviving examples in Peckham suggest that this layout was something of a local predilection that may have transferred from rural house types, as at Nos 60/62 and the 'Old Manor', to the more urban forms of the 18th century, as at Nos 56-58, 64-66, as well perhaps as No. 98. Further afield there are some 18th-century rear-chimneystack houses along Tottenham High Road, a place that compares well with Peckham in so much as it straddled town and country in the 18th century.⁵⁴

Nos 56-58, 64-66 and 102-104 Peckham High Street appear all to have begun as one-room-plan houses. The one-room plan was a widespread London house type in the 18th century, standard and respectable housing for artisans and labourers. It rarely survives, though examples have been recorded in the poorer Georgian suburbs of south and east London. A notably relevant survival is a group of three timber-framed one-room plan houses of 1728-30 at Nos 27-31 Tanners Hill, Deptford.⁵⁵ It may be that Nos 102 and 104 Peckham High Street were originally closely comparable houses with winder staircases behind chimneystacks.

No. 58 Peckham High Street is a particularly remarkable survival, the last of four speculatively built houses, perhaps of c. 1725-30, that stood with a courtier's garden to the north, a manor house to the south, and a chapel to the east. It merges vernacular and polite idioms, combining timber-frame construction and 'low-status' plan form, with sophisticated elevational architecture and aspirational, indeed recreational, height. It is a house for which no close comparisons are known. Vertical living was a generally accepted, probably widely preferred, mode of room organisation, but here it is exaggerated. The one-room plan houses of Tanners Hill again provide useful comparison. They are probably contemporary and they are similar in their general layout and plan dimensions, as well as in the nature of the timber construction and chimneypiece mouldings. However, the Peckham building is much more considered in its gestures towards polite architecture, and records of occupancy do suggest that the Peckham houses were successful in finding better-off inhabitants. The Deptford houses were occupied by artisans and labourers.

A house such as this demonstrates that any typological classification of 18th-century townhouses is liable to misrepresent the extent of variability. Places on London's periphery such as Peckham were socially mixed and volatile in the 18th century; so was their architecture. It is unlikely that any firm boundaries between house types, either formally or in relation to social class, would have been recognized as meaningful at the time. Gestures of gentility could be made in differing degrees. Bigger houses were obviously generally higher status, but a small house might carry respectability to varying measures depending on its context. In Peckham small could perhaps be desirable in a way that it might not have been in central London. One-room-plan houses seem to speak of lower status occupation, and on the whole this is probably not inaccurate. However, alongside No. 58 Peckham High Street the tall brick one-room plan houses of the 1720s in Elder Street, Spitalfields, provide another example of the social fluidity of house form in early-18th-century London.⁵⁶

If Sir Thomas Bond, John Evelyn and Daniel Defoe admired the view of London from Peckham, then so did others. The deliberate height of Nos 56-58 and 64-66 Peckham High Street must be considered in this context. The ambivalence and picturesqueness of the interaction between the metropolitan and the rural, the customary and the fashionable, is perfectly captured here in the exploitation of a view of the City from a semi-rural retreat in houses that combined classical elevations and detailing with traditional planning and materials.

NOTES

1. W. H. Blanch, *Ye Parish of Camerwell* (London, 1875), pp. 78, 148-9.
2. W. W. Marshall, 'Peckham Town', unpublished typescript.
3. C. Miele, 'From Aristocratic Ideal to Middle-Class Idyll', in *The London Suburb*, English Heritage, forthcoming.
4. Blanch, *op. cit.*, p. 231; Marshall, *loc. cit.*
5. H. J. Dyos, *Victorian Suburb: a study of the growth of Camberwell* (Leicester, 1966), *passim*.
6. *Pigot's Directory* (London, 1832-4).
7. Blanch, *op. cit.*, pp. 230-2; (ed.) H. E. Malden, *Victoria County History: A History of the County of Surrey*, iv (London, 1912), pp. 25 and 35.
8. B. H. Johnson, *Berkeley Square to Bond Street: The Early History of the Neighbourhood* (London, 1952), pp. 90-3.
9. John Evelyn's *Diary*, 12 June 1676, and Defoe's *Tour through Great Britain*, as quoted in Blanch, *op. cit.*, p. 30.
10. *Ibid*, p. 31. Bond's garden was part reused for the end of the Peckham branch of the Grand Surrey Canal, completed in 1826, and backfilled in 1971-2.
11. (ed.) J. Beasley, *Peckham and Nunhead: The Archive Photographs Series* (Stroud, 1995) p. 18; Blanch, *op. cit.*, pp. 332-3. The site was redeveloped as a tramway depot (Ordnance Survey Map (hereafter OS) 1893/4).
12. RCHM(E), *London V: East London* (London, 1930), p. 11, with supporting inventory cards held by the National Monuments Record; Blanch, *op. cit.*, p. 311.
13. RCHM(E), *loc. cit.*; Blanch, *op. cit.*, p. 350, Beasley, *op. cit.*, pp. 16-19, 30.
14. S. Humphrey, *Britain in Old Photographs: Camberwell, Dulwich and Peckham* (Stroud, 1996), pp. 77, 79.
15. RCHM(E), *loc. cit.*; London Metropolitan Archives (hereafter LMA), photograph F999, 1942.
16. RCHM(E), *loc. cit.*; RCHME, National Monuments Record (hereafter NMR), Greater London Council Drawings Collection (hereafter GLC) 96/7676, 1949; LMA photograph F1001, 1942.
17. Blanch, *op. cit.*, p. 311.
18. NMR, GLC 96/04764-5, 1964-5; RCHM(E), *loc. cit.*
19. RCHM(E), *loc. cit.*; Beasley, *op. cit.*, p. 31.
20. LMA photographs 4447c and F1002, 1912 and 1942.
21. Dyos, *op. cit.*, pp. 30-42.
22. NMR, Reference Collection, photographs by R. A. Fathers, 1945.
23. LMA, SKCS/332-341, Surrey and Kent Commissioners of Sewers Rate Books, 1723-1775 (hereafter SKCS); Southwark Local Studies Library, Ratebooks for the Parish of St Giles, Camberwell, 1774-1855

(hereafter RB); OS 1871; *Post Office Directory* (hereafter *POD*).

24. LMA, photograph 58/3615, 1958; '6/2/61' is inscribed at the head of the wall.
25. The investigator who, in 1928, saw more of the early buildings interpreted the back rooms as being 18th-century extensions (RCHM(E) inventory card).
26. RCHM(E), *loc. cit.*
27. *Ibid.*
28. NMR, Reference Collection, BB47/210.
29. LMA, photograph 58/3614, 1958; Southwark Local Studies Library, SC Neg.Young.37.1979.P11791.
30. SKCS; RB.
31. RB; *POD*; OS 1871.
32. *Pigot's Directory* (London, 1832-4).
33. RB; *POD*.
34. RCHM(E), *loc. cit.*
35. LMA, photograph 58/3615, 1958.
36. RCHM(E), *loc. cit.*; *POD*.
37. RCHM(E), *loc. cit.*
38. OS 1871 and 1893/4.
39. J. Dewhirst, Map of The Parish of St Giles, Camberwell, 1842; Stanford's Library Map of London and its Suburbs, 1862.
40. SKCS; RB.
41. *Pigot's Directory* (London, 1832-4); *POD*.
42. RCHM(E), *loc. cit.*; LMA, photograph F998, 1942.
43. RB; Blanch, *op. cit.*, p. 350.
44. As quoted in C. B. Hogan, 'The Manuscript of Winston's Theatric Tourist', in *Theatre Notebook*, i/7, April 1947; W. W. Marshall, 'Brief History of the Peckham Theatre', unpublished typescript.
45. *Dictionary of National Biography*.
46. Marshall, *loc. cit.*; RB
47. Marshall, *loc. cit.*
48. T. A. Markus, *Buildings and Power: Freedom and Control in the Origin of Modern Building Types* (London, 1993), pp. 50-1, 56-61; D. Upton, 'Lancasterian Schools, Republican Citizenship, and the Spatial Imagination in Early Nineteenth-Century America', *Journal of the Society of Architectural Historians*, lv/3, Sept. 1996, pp. 238-251.
49. Blanch, *op. cit.*, p. 262; Marshall, *loc. cit.*; British and Foreign Schools Archives Centre, Brunel

- University, BFSS Annual Report, 1839, p. 44.
50. The building was recorded by W. W. Marshall in 1983.
 51. Marshall, *loc. cit.*
 52. RCHM(E), *loc. cit.*
 53. SKCS; RB.
 54. No. 581 Tottenham High Road is a wide-fronted brick house, and Nos 809-811 are a pair of brick townhouses, all with rear chimneystacks.
 55. NMR, 'Deptford Houses: 1650 to 1800', RCHME Survey Report, 1998; Buildings Index No. 96635.
 56. D. Cruickshank and N. Burton, *Life in the Georgian City* (Harmondsworth, 1990), pp. 210-20.

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ADDRESS

56-64 PECKHAM HIGH STREET
PECKHAM
DEPTFORD AND NEWCROSS

NEGS TAKEN 10

BB99/00122	LOCATION VIEW FROM NORTH EAST.	B&W
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BB99/00124	NOS 62(LEFT)-60(RIGHT), FRONT UPPER FLOOR ELEVATIONS, VIEW FROM NORTH.	B&W
BB99/00125	NOS 64(LEFT)-58(RIGHT), FRONT UPPER FLOOR ELEVATIONS, VIEW FROM NORTH EAST.	B&W
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BB99/00131	NO 58, INTERIOR, FRONT ROOM, SECOND FLOOR, VIEW FROM NORTH.	B&W

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98-104 PECKHAM HIGH STREET
PECKHAM
DEPTFORD AND NEWCROSS

NEGS TAKEN 2

BB99/00120	NORTH ELEVATIONS.	B&W
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