

CENTRAL PECKHAM, LONDON BOROUGH OF SOUTHWARK

HISTORIC AREA ASSESSMENT

Joanna Smith and Johanna Roethe



This report has been prepared for use on the internet and the images within it have been down-sampled to optimise downloading and printing speeds.

Please note that as a result of this down-sampling the images are not of the highest quality and some of the fine detail may be lost. Any person wishing to obtain a high resolution copy of this report should refer to the ordering information on the following page.

**CENTRAL PECKHAM
LONDON BOROUGH OF SOUTHWARK**

HISTORIC AREA ASSESSMENT

Joanna Smith and Johanna Roethe

NGR: TQ 3424 7635

© English Heritage

ISSN 1749-8775

The Research Department Report Series incorporates reports from all the specialist teams within the English Heritage Research Department: Archaeological Science; Archaeological Archives; Historic Interiors Research and Conservation; Archaeological Projects; Aerial Survey and Investigation; Archaeological Survey and Investigation; Architectural Investigation; Imaging, Graphics and Survey, and the Survey of London. It replaces the former Centre for Archaeology Reports Series, the Archaeological Investigation Report Series and the Architectural Investigation Report Series.

Many of these are interim reports which make available the results of specialist investigations in advance of full publication. They are not usually subject to external refereeing, and their conclusions may sometimes have to be modified in the light of information not available at the time of the investigation. Where no final project report is available, readers are advised to consult the author before citing these reports in any publication. Opinions expressed in Research Department reports are those of the author(s) and are not necessarily those of English Heritage.

Requests for further hard copies, after the initial print run, can be made by emailing:

Res.reports@english-heritage.org.uk

or by writing to:

English Heritage, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD

Please note that a charge will be made to cover printing and postage.

SUMMARY

Peckham is an inner-city area in south London with a densely built-up townscape. It developed from a rural hamlet to a metropolitan satellite and place of resort in the 18th century before succumbing to suburbanisation in the 19th century. Historically it has been well connected to central London, served by a branch of the Grand Surrey Canal from the 1820s and suburban railway lines from the 1860s, as well as buses and trams. Industry was present, particularly around the canal, although never dominant. Rather the principal economic focus of central Peckham since the late-19th century has been as a shopping centre. The historic settlement grew up around Peckham High Street, Peckham Hill Street and Rye Lane which still form its main road network. Although an area that suffers from social problems and economic deprivation, it is also a lively and culturally mixed place with a diverse built environment. This historic area assessment seeks to define the architectural and historic interest of central Peckham, building on existing studies to provide context and enhanced understanding at a time when the area is the subject of discussions that will inform its future development.

CONTRIBUTORS

The fieldwork and research for the assessment were undertaken jointly by Johanna Roethe and Joanna Smith. The section on early development (before 1865) and the Peckham Hill Street sub area were principally the work of Johanna Roethe, other sections were written by Joanna Smith. Photography was by Derek Kendall, aerial photography by Damian Grady and the maps were produced by Andy Donald.

ACKNOWLEDGEMENTS

The assistance of the following is gratefully acknowledged: Jonathan Wilson for access to the Copeland Industrial Park; Benedict O'Looney, Lucie Carayon and John Beasley of the Peckham Society; Stephen Humphrey, Stephen Potter, Lucy Tann and Lisa Soverall of Southwark Local Studies Library; Douglas Black, London Borough of Lambeth; and Paul Calvocoressi and Chuck Okwunze, London Borough of Southwark. Thanks are also due to our colleagues Kathryn Morrison and Peter Guillery for their advice and assistance.

All images are the copyright of English Heritage unless otherwise stated in the captions. Acknowledgement is made to the following for permission to reproduce certain illustrations: Southwark Local Studies Library; the City of London, London Metropolitan Archives; the Sainsbury Archive, Museum of London; and the RIBA Library Photographic Collection.

ARCHIVE LOCATION

National Monuments Record Centre, Great Western Village, Kemble Drive, Swindon SN2 2GZ. For further information see: <http://www.english-heritage.org.uk>

DATE OF ASSESSMENT

From October 2008 to June 2009.

CONTACT DETAILS

Joanna Smith, Architectural Investigation South Team, English Heritage, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

telephone: 020 7973 3741, email joanna.smith@english-heritage.org.uk

CONTENTS

INTRODUCTION	I
PART ONE : HISTORICAL OVERVIEW	3
Early history	4
Manorial history	5
Population and wealth	6
Economic activity	
<i>Supplying London</i>	7
<i>'All Holiday at Peckham'</i>	8
<i>The development of transport</i>	8
Suburban development	
<i>Early 19th century</i>	9
<i>Mid- and late-19th century</i>	11
The twentieth century: from outer borough to inner city	15
<i>Post-war decline and regeneration</i>	19
PART TWO : THE FORM OF DEVELOPMENT	23
Residential development	
<i>A pleasant village and fine dwellings: 18th century development</i>	24
The nineteenth-century suburb	
<i>Early development</i>	25
<i>Mid-century development</i>	27
<i>Later development</i>	28
Commercial development	
<i>Retail development before 1865</i>	30
<i>Supplying the needs of a large district: shops and cinemas 1865-1920</i>	30
<i>Metropolitan street improvements</i>	31
<i>Shops on Rye Lane: large stores, multiples and local shops</i>	32
<i>Shops on Rye Lane: other retail premises</i>	35

<i>Early Cinemas</i>	37
<i>The West End comes to Peckham</i>	38
<i>Decline, change and re-use: from 1950 to the present day</i>	43
Industry	45
 PART THREE : THE CHARACTER OF CENTRAL PECKHAM	 47
Peckham Hill Street sub-area	48
Peckham High Street and Peckham Square sub-area	49
Rye Lane sub-area	53
 PART FOUR : DISTINCTIVENESS AND SIGNIFICANCE	 59
The survival of Georgian buildings	61
Major suburban shopping centres: definition, significance and character	62
Central Peckham as a major suburban shopping centre	63
The impact of regeneration initiatives	66
Heritage and Conservation	69
Concluding remarks	72
 BIBLIOGRAPHY	
Web sources	74
Unpublished sources	74
Published sources	75
 NOTES	 79
 APPENDICES	
Appendix 1: Gazetteer of buildings in the central Peckham study area	94
Appendix 2: Estate development on Rye Lane	122
Appendix 3: Early cinemas	126

Appendix 4: Multiples in central Peckham	130
Appendix 5: Tenders for shops and shop extensions 1869-1890	135

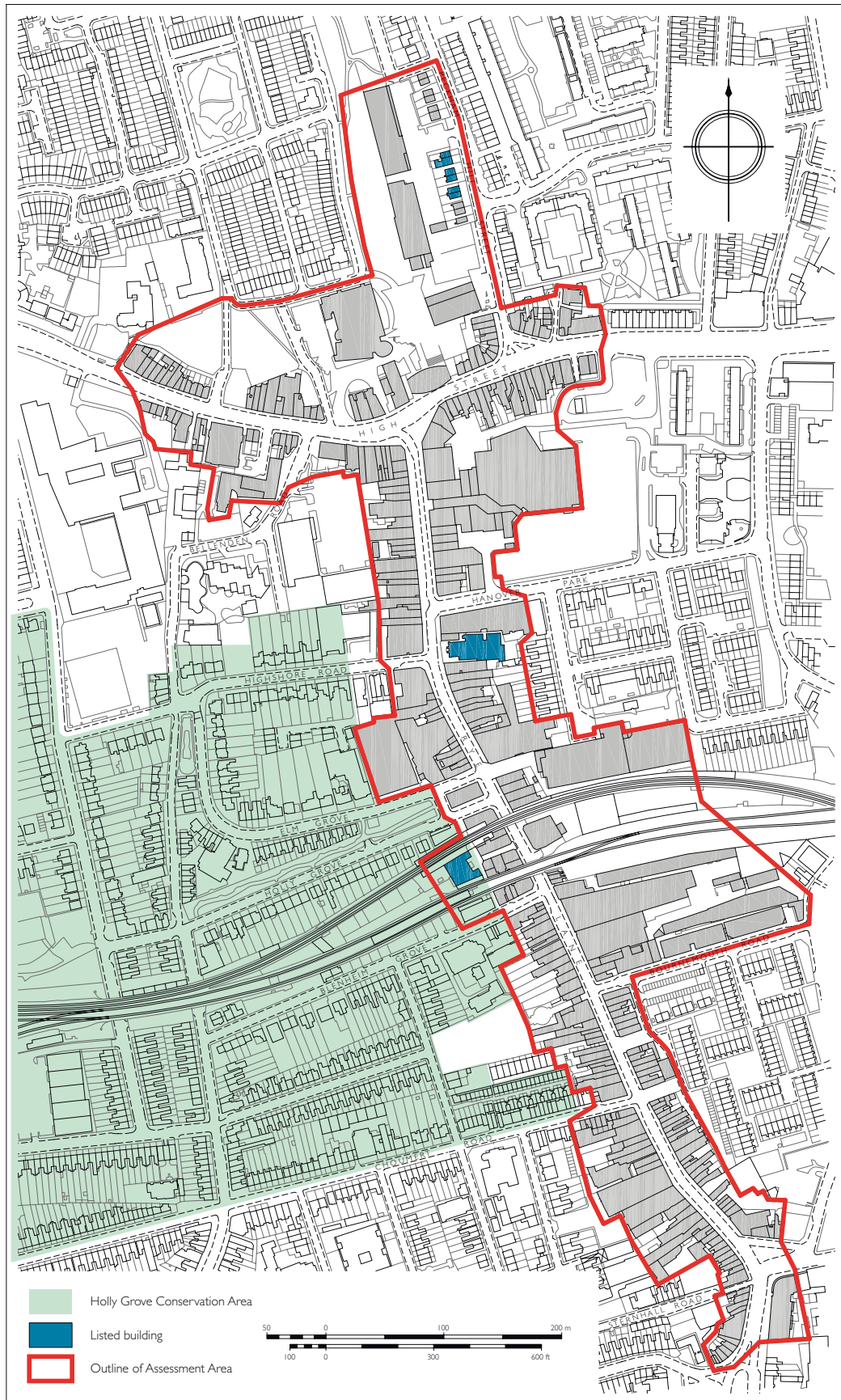


Figure 1 Location map (© Crown Copyright. All rights reserved. English Heritage 100019088. 2009)

INTRODUCTION

Peckham lies about two miles south of London Bridge, and is situated between Camberwell, to the west, and New Cross, to the east. Like most of the greater metropolis, it lies within the bowl-shaped dip that is the London Basin. Geologically the settlement is largely built on deposits of laminated clay, peat and sand, interrupted by a ridge of clay, shell, sand and pebble beds.¹ For most of its history, Peckham was a small settlement without a church. Administratively, it lay within the parish of St Giles, Camberwell and was overseen by its vestry from 1674 until 1900. This fell within the county of Surrey until 1889, when it was taken into the County of London. After 1900 the area was administered by the Metropolitan Borough of Camberwell until 1965 and the formation of the London Borough of Southwark.

Like much of the metropolitan inner city, Peckham has suffered from decades of economic decline. Over the years a number of regional and local government initiatives have been promulgated to improve the area. The latest of these, the Peckham and Nunhead Area Action Plan, is intended to guide future investment and inform planning policy. While seeking to facilitate employment and business growth, the document acknowledges that Peckham has a legacy of open spaces, historic buildings and remnants of the past that need to be protected and enhanced.²

In the context of ongoing discussions between English Heritage and the London Borough of Southwark it was felt that more information was needed about the historical development of central Peckham and the form of its built environment. In September 2008 the London Region of the Planning and Development Group of English Heritage commissioned a historic area assessment from the London and South East Team of the Architectural Investigation Section. Such assessments are a relatively new approach to analysing the character and significance of particular places, albeit using well-established methods of research and recording.³ Developed in response to long-term planning trends towards a more integrated approach to the historic environment, such studies look not just at the buildings but also the wider urban landscape. The aim is to evaluate a townscape or cityscape, to identify what is typical and what is distinctive and, by highlighting the more significant elements, to guide and inform the management of change.

The assessment has followed the established methodology, commencing with a preliminary external survey of the whole area followed by documentary research in the most relevant archives and the production of a report. The report is divided into a number of parts. The opening section contains an overview of the historical development of Peckham followed by a part describing the form and types of buildings in the area. The different character areas are then outlined and the report concludes with a discussion of the distinctive elements of central Peckham. A gazetteer of buildings and sites forms the principal appendix, followed by information about developers active in 18th and 19th century Peckham, early 20th century cinemas and multiple shops. The existence of an entry on a particular building in the gazetteer is indicated by the use of italics in the main text.

PART ONE : HISTORICAL OVERVIEW

HISTORICAL OVERVIEW

Early history

Peckham's origins are as a small rural hamlet that was both close to London yet distant from it, without a direct connection to the metropolis, the nearest major route being the Old Kent Road to the northeast.⁴ It is first mentioned as *Peccheham* in the 11th century Domesday Book and the spelling has varied little over subsequent centuries. Deriving from the Old English words *pēak* and *hām*, the name describes a village or homestead by a peak or hill.⁵



Figure 2: Detail of a map of 1741-5 surveyed by John Rocque and engraved by Richard Parr

The Domesday Book reports that Peckham was in the Brixton Hundred, and held by Odo Bishop of Bayeux, half-brother of William I, although it later reverted to the crown. The size of the settlement was given as two hides (about 240 acres), with land for one plough as well as two acres of meadow. Its inhabitants included one *villain* (i.e. villager, peasant farmer) and 3 *bordars* (i.e. smallholders).⁶ The fact that Peckham was mentioned in the Domesday Book suggests that it was an established and valued settlement and further evidence of this can be found a few years later, when William II gave the manor of *Petteham* for seven years to Anselm, Archbishop of Canterbury, as security for a loan of 200 marks of silver.⁷

Manorial history

During the 13th century the Camberwell area was divided into eleven estates, two of which are in the area covered by this report: Basing Manor and Peckham Manor (also known as Camberwell Manor, or Camberwell and Peckham Manor).⁸

Basing Manor, located south of the High Street and west of the junction with Rye Lane (fig. 3), was probably named after the family who held it in the 13th century.⁹ During the second half of the 16th century it was bought by William Gardyner of Bermondsey and by 1631 was held by his grandson, Sir Thomas Gardyner (died 1632).¹⁰ According to letters sent by Sir Thomas, he seemed to have owned extensive orchards and gardens, or had

access to these.¹¹ The presence of rare and exotic fruit obviously attests to the success of the Peckham gardeners and is remembered in the naming of 'Melon Road', off the High Street. The Manor House, later used as a farm, cottages and a school, was demolished in 1883-84.¹²



Figure 3: Map detail with the site of Peckham Manor and Basing Manor House highlighted in red. (Reproduced from the 1874 Ordnance Survey map)

Peckham Manor was located to the north of Peckham High Street and to the west of Peckham Hill Street (fig. 3). Its early history is complex, because of the use of different names for the manor and the frequent cross-over in the ownership of the different manors and their parts.¹³ Connected to the manor was an orchard on the other side of Peckham Hill Street (then known as Lord Lane), which later became 'Bell's Market Garden'.¹⁴ The estate was sold to Sir Thomas Bond, a courtier and one of the developers of Bond Street in central London. He built himself a mansion set in French-style gardens in 1672 (demolished 1797).¹⁵

John Evelyn, who visited the house twice in 1676 and 1681, wrote of 'Sir Thomas Bonds [sic] new and fine house by Peckham', that 'the place is on a flat, yet has a fine Garden & prospect thro the meadows towards London'.¹⁶ And in the 1720s Daniel Defoe commented on its 'beautiful prospect, terminated by a view of St Paul's (fig. 4) and the

Tower of London. The beauties of this prospect were greatly increased by the mast of the ships being seen over the trees as far as Greenwich'.¹⁷ John Rocque's map of c1745 still shows substantial remnants of the layout: a large U-plan mansion set back from the roads, amid ornamental gardens to the south and radiating tree-lined avenues to the north.



Figure 4: View from the multi-storey car park, Moncrieff Street looking towards the City of London with, at the extreme left, St Paul's Cathedral

After Sir Thomas Bond's death in 1685, the estate passed to his son, Henry, who, as a consequence of his support for James II during the 'Glorious Revolution' of 1688, had his property confiscated by the crown.¹⁸ Ten years later, following his pardon for treason, Henry regained ownership but shortly afterwards in 1700 he sold the Peckham estate to Sir Thomas Trevor, the Lord Chief Justice of the Common Pleas.¹⁹ After Trevor's death in 1730 the manor was bought in 1732 by Mrs Martha Hill, a widow and daughter of Sir Isaac Shard, a former sheriff of Surrey.²⁰ In 1735 she transferred the manor to trustees in favour of her brother, Isaac Pacatus Shard, Esq., although retaining use for life for herself.²¹ He was succeeded in 1766 by his son William Shard, Esq. (died 1806) who in turn was succeeded by his brother, Charles Shard.²² The Shard family, who were major landowners elsewhere in Surrey, sold the land in 1807, having pulled down the mansion in 1797.²³

Population and wealth

Some sense of the size and wealth of the medieval settlement may be ascertained from tax assessments of Camberwell and Peckham: in 1332-34 a total of 55 people over

the tax-threshold were assessed, one of the highest figures in Brixton and Wallington Hundred; by the early sixteenth century this had increased to 100 people.²⁴ The names on the tax returns demonstrate that several notable families had moved to the parish by 1603, including the Bowyers, ancestors of Sir Edmund Bowyer (1552-1626), Sheriff of Surrey and Sussex and MP for Surrey.²⁵ A hearth tax in 1674 demonstrates that the number of distinguished residents in Camberwell had multiplied and that they had built for themselves grand mansions. For example, Sir Edmund Bowyer was assessed for 20 hearths, John Scott for 17, Mr Delves for 10, Mr Ffox for 13, Doctor Parr (vicar) for 10.²⁶ The earliest poor rate in 1697 provides evidence of the area's growth in population. In total, 233 people were assessed; of these 103 were residents in Peckham, 88 in Camberwell and 42 in Dulwich.²⁷

Over the course of the 18th century, the population of Peckham grew from about 120 households (a population of 600-700) in 1697 to about 340 (1700-2000 people) in 1792.²⁸ Although Peckham was still officially only a hamlet, from about 1722 it was sometimes described as a 'town'. For example, in 1722 a list of post offices includes 'deliveries to Peckham Town and Peckham Rye'; and a map dated 1739 detailing the possessions of the manor of Frierne also labels the settlement 'Peckham Town'.²⁹ It may simply be a label to distinguish Peckham from Peckham Rye, yet this could also have taken the form of 'village'. Instead, the choice of 'town' perhaps reflects an increasingly urbane character.

Economic activity

Supplying London

From the sixteenth century the provisioning of London increasingly influenced the development and industry of outlying areas such as Peckham. From the Middle Ages, cattle drovers had passed through Peckham en route to London's Smithfield Market via London Bridge. Two public houses called 'The Kentish Drovers' marked the association, one on Old Kent Road and another at 74 *Peckham High Street* (fig. 5), these may have been in existence by 1670s but both have now gone (the present Kentish Drovers at 77 Peckham High Street is a recent renaming).³⁰ Other reminders of the cattle trade were the 'Red Bull' and 'Red Cow' public houses, which existed from at



Figure 5: The Kentish Drovers public house in 1953 (Southwark Local Studies Library)

least the 18th century in the High Street (the late-19th-century rebuilding of the Red Bull at 116 Peckham High Street survives but is no longer a public house).³¹

Market gardening had begun in London and the surrounding areas during the early sixteenth century and the southern edge of the city was particularly strong in the sector, due to easy access to the markets, cheap labour and pumped Thames water.³² By the 1660s, London was surrounded by about 10,000 acres of market gardens, supplying fresh fruit and vegetables. Within Camberwell, Peckham's location of relative proximity and access via the Old Kent Road gave it a particularly prominent position within the trade.³³

'All Holiday at Peckham'

From the 17th century, Peckham developed along the lines of a number of villages in London's orbit – first as a place of out-of-town residence for courtiers and merchants and then as a resort. In his *Tour through the whole island of Great Britain* of 1724-26, Daniel Defoe describes the view of 'the pleasant villages of Peckham and Camberwell, with some of the finest dwellings about London'.³⁴ 'It's all holiday at Peckham!' was a catch-phrase in the 18th century, the origins of which has been linked to the writer Oliver Goldsmith, who had local associations.³⁵ The amenities at Peckham included an annual fair, a theatre, a number of public houses, schools and non-conformist chapels; all contributing to 'a cosmopolitan and leisure-based local ambience, socially mixed and as licentious in its architecture as in its activities'.³⁶

Peckham Fair, which it has been claimed, originated variously in the time of King John or King Charles II, was held for three days beginning on 21st August each year in the grounds of the manor house that became Sir Thomas Bond's mansion.³⁷ The Peckham Theatre was a later arrival, established by the 1770s, possibly by Ann Wakelin, in premises at the rear of 100 Peckham High Street.³⁸ In its heyday it attracted performers and companies of renown but was converted or partially rebuilt as a school in 1822 (some small parts of the building may survive today, albeit in a ruined and dilapidated condition).³⁹ As well as the drovers' pubs other hostelrys with at least 17th century origins include *The Greyhound*, 109 Peckham High Street, and the *Adam and Eve*, 14 Peckham High Street (both extant although the latter is no longer a public house).⁴⁰ Peckham's association with nonconformism antedates the Restoration, in 1657 a chapel was built in Meeting House Lane.⁴¹ Perhaps the most prominent place of worship was the meeting house (used initially by Presbyterians and later by Congregationalists) erected in 1716 or 1717 on the southwestern corner of Rye Lane and Peckham High Street, and rebuilt in 1817 as the Hanover Chapel (fig. 6).⁴² Although replaced by the development known as *Central Buildings* in 1916, some fabric from the chapel may have been incorporated in the rebuilding. Of the 18th-century schools, often established in converted houses, no remains survive, with the possible exception of the former Peckham theatre.

The Development of Transport

Communications in the form of postal deliveries, bridges and roads improved steadily during the 18th century, bringing Peckham closer to the capital and facilitating its development. In 1710 regular mail deliveries within a radius of ten miles from the General Post Office in London were established.⁴³ Coach services to central London



Figure 6: Postcard of Rye Lane in the early 20th century showing, to the left, part of Hanover Chapel. (Southwark Local Studies Library)

were in existence by 1744, when a service of unspecified frequency connected the 'Cross Keys and Spread Eagle', Gracechurch Street, with Peckham. By 1796 there were a number of coaches travelling several times daily between Peckham and Gracechurch Street, Fleet Street, the Strand and Westminster, respectively.⁴⁴ Meanwhile, the first bridge to supplement London Bridge as a fixed crossing between north and south was Westminster Bridge, opened in 1750. However, this did not immediately affect suburban development south of the river; but Blackfriars Bridge, opened nineteen years later, had a more immediate impact. One consequence was the establishment of two turnpike roads in 1782 linking Peckham and Dulwich with the bridge, via St George's Circus.⁴⁵

Suburban development

The classic account of Peckham's development in the 19th century is contained within H. J. Dyos's magisterial book *Victorian Suburb: A study of the growth of Camberwell*. In it Dyos observes that in 1837 it was still possible 'to be aware of Camberwell, both as a village and as a parish, as a place apart from London itself. Within the reign of a single sovereign this was irrevocably changed'.⁴⁶ By 1900, he concludes, the 'great days of Camberwell as a suburb were almost over' and many of its sub districts, such as Peckham, had been swallowed into the metropolis.⁴⁷

Early 19th century

It was in the early 19th century that Peckham began consolidating its transition from satellite village – with a still-rural landscape containing some ribbon development,

scattered houses and ornamental parks – to suburb. The process of change was not consistent, and different stages of development co-existed within the same locale. According to the Tithe Survey (published 1842), a quarter of the surveyed land in the parish of Camberwell was built up in 1837-38, with over half used as pasture and about a fifth as arable land and market-garden.⁴⁸ Nonetheless, the population of the parish had quadrupled between 1801 and 1831.⁴⁹



Figure 7 Detail for a map by Christopher and John Greenwood, published in 1830

With new development came a new suburban temper, as Peckham was increasingly peopled by the prospering middle classes who valued respectability above all else. So 'old institutions lost their meaning and new ones were given form': in 1822 Peckham Theatre closed and in 1826 the annual Fair was suppressed while the number of chapels and schools increased.⁵⁰ One of these, a proprietary chapel on Hill Street (now Peckham Hill Street), opened in 1814 (given the dedication of St Chrysostom in 1865, now demolished), served the Anglican community. Others were evidence of a continuing tradition of nonconformity, including a Baptist Chapel on Rye Lane (or South Street as it was then known)

of 1819 and a Friends' Meeting House on Highshore Road (the remains of which are incorporated into a Postal Sorting Office) of 1826.⁵¹ Several of the older mansions were converted to institutional use, including Peckham House (on the south side of Peckham Road), which became a private lunatic asylum, and Basing Manor House a school. The popularity of the area meant that new building continued in Camberwell through the late 1820s and early 1830s, bucking the London-wide economic slump. Dyos credits this to a new kind of "suburban migrant for whom an individually sited mansion on some much more sparsely settled suburban frontier was out of the question".⁵²

This suburban development was facilitated by continuing improvements to the transport network. Three new bridges opened, at Vauxhall (1816), Waterloo (1817) and Southwark (1819), causing more intensive and sustained development in southern districts than the 18th-century bridges had enabled.⁵³

The Grand Surrey Canal was cut from Rotherhithe to near to Camberwell

Road between 1801

and 1811.⁵⁴ A much larger network was planned but only a branch to Peckham was completed, opened in 1826 and built on part of the Peckham Manor lands, acquired for the purpose around 1807.⁵⁵ This ran parallel to Hill Street, widening towards its head, roughly on the site of the former mansion. Initially one intention had been to use the land adjoining the canal for market gardens but the waterway soon developed into a major transport artery supplying the basic needs of the surrounding districts, so the land was used instead for wharfs, timber yards and workshops (fig. 8).⁵⁶



Figure 8 The head of the Peckham branch of the Surrey Canal, a view looking south towards the High Street and Rye Lane taken in c1930 (Southwark Local Studies Library)

Many of the new suburban residents were employed in central London and some were able to take advantage of a burgeoning public transport system that made Camberwell the best-served suburb in south London.⁵⁷ In 1800 there was a regular daily coach service from Camberwell to the city centre and twenty-five years later, ten horse-drawn coaches ran between the City and Peckham alone.⁵⁸ But this can have served only a fraction of commuters and the omnibuses, which started operation in the 1830s, appear to have catered more for the casual visits than regular journeys.⁵⁹

Mid- and late-19th century

If pre-Victorian development in Peckham was significant, what followed was a period of unprecedented change, part of the wider phenomenon of 'London's hypergrowth' between the 1840s and the 1870s.⁶⁰ Open ground disappeared beneath a network of streets, the population soared and commercial activity intensified. As its village past rapidly receded, Peckham began to merge with the surrounding districts to become part of 'the great continent of suburbia'.⁶¹ As development accelerated, the social cachet of the locale declined, and, although some areas of gentility remained, the general trend was for the upper middle-class residents to move away, replaced by those of lower middle-class, artisans and the skilled working class. By the end of the century



Figure 9 Detail of the 1st edition map, surveyed in 1868-1871.
(Reproduced from the 1874 Ordnance Survey map)

Peckham had acquired the necessary amenities - mass transportation, employment, shops and leisure facilities – to be independent of the metropolitan centre. In its commercial role it increasingly served not only its local inhabitants but the wider district of Camberwell.

Dyos identifies a number of key influences on the suburbanisation of Camberwell: the growth of London; increased mobility amongst its population and industrial decentralization; the availability of capital to finance development; the popularity of the suburban residential model; and local circumstances and estate development.⁶² The outcome - the Victorian suburb - was not a 'consciously made artifact' but a diverse and, at best, semi-planned environment; its makers 'a mixed and very numerous company'.⁶³

With regard to growth, between 1841 and 1881 the population of London doubled, while in Peckham it grew fivefold, rising from 12,563 to 71,089 persons.⁶⁴ The numbers continued to rise, albeit at a much slower rate, until the first decade of the 20th century when they began to decline, from a peak of 93,033 in 1901 to 89,563 in 1911.⁶⁵ As for local circumstances, by the 1830s land ownership across Camberwell had fragmented. There were a small number of large landowners, their holdings scattered across the parish, as well as a considerable number of small freeholders, often with under an acre of land.⁶⁶ This complex pattern of land ownership had an impact on growth, not least because of the varying inclinations and actions of the estate owners towards development. In central Peckham a few important landholders can be discerned, such as the Shard family, George Choumert, the de Crespigny family and the Bowyer-

Smijth family, but detailed information about estate development in the area remains unclear (see appendix 2). The developers - land owners, land companies and builders – operated within the wider London capital market and house building followed general metropolitan trends of peaks and slumps.⁶⁷ The residential expansion was mostly the work of speculative builders, mainly local businesses operating on a relatively small scale.⁶⁸ Less is known about those responsible for commercial development.

Mobility was reflected in the increasing willingness of suburban residents to undertake longer journeys to work. Initially this meant the omnibus. From 1851 a Peckham-based service was provided by Thomas Tilling, running between Rye Lane and Oxford Circus.⁶⁹ In 1865-6 the railways arrived. The first to be built was the Crystal Palace and South London Junction Railway, which opened in 1865. This was followed by the South London Line, connecting Victoria Station and London Bridge, which reached Peckham in 1866. Operated by the London Brighton and South Coast and the London, Chatham and Dover railways, the lines shared a station, Peckham Rye (fig. 10). This was built to the west of Rye Lane, sandwiched between the railway viaducts. The population of Peckham now had a choice of services, direct access to the relocated Crystal Palace at Sydenham, and, from the 1880s, the cheaper 'workingmen's tickets' that made commuting



Figure 10 Peckham Rye Station photographed in the late 19th century before a shop was built on the forecourt (Southwark Local Studies Library)

affordable to a greater number of people. From 1869 the tram network was extended across Camberwell, including Peckham High Street but not Rye Lane, which was too narrow.⁷⁰ Congestion on the roads was a serious issue and Camberwell Vestry urged the regional authority, the Metropolitan Board of Works, to carry out a programme of street widening. The request, made in 1874, finally resulted in the widening of parts of Camberwell Road, Church Street, Peckham Road, Peckham High Street and Queens Road in 1880-82.⁷¹

Industrial development in Peckham occurred mainly in the last quarter of the 19th century. There was no dominant industry, as in some other parts of the capital: Dyos mentions a significant concentration of breweries, while Ernest Aves, collating information for Charles Booth's monument survey of London life and labour, noted the observation that 'as for the local industries, there are none of importance, unless it be brewing and looking after lunatics' (there were two large private asylums in the area).⁷² A plant nursery endured on the site of 135 Rye Lane until at least the 1890s, a remnant of market gardening activity. There were also various kinds of manufacturing; for example, in 1870 George Bussey established a 'Museum of Firearms' and works at 133 Rye Lane,

for the production of firearms and related accessories.⁷³ The building industry and its ancillary trades were a notable presence; the Peckham Branch of the Grand Surrey Canal provided a means of transporting the necessary supplies. From the 1880s stables for the public transport providers began to congregate around Peckham High Street, notably those of Thomas Tilling and the London Tramway Company, (the latter were built in 1884 to the south side of the street on the site of Basing Manor).⁷⁴ The presence of a good number of laundries ‘scattered about’ the area was noted by Aves.⁷⁵ Much of the working population was employed locally but a considerable number worked elsewhere. And it seems likely that a proportion of Camberwell’s notably large number of clerks (the highest concentration in the capital in 1901) lived in Peckham.⁷⁶



Figure 11 Exterior of the Orchard Mission Hall and School, Mission Place

By the end of the 19th century suburban development in Peckham had coalesced; its maturity indicated by the range of facilities that were locally available. These included more chapels and churches, open spaces and, most significantly perhaps, a concentration of leisure facilities and shops in central Peckham. Religious additions included All Saints’, Blenheim Grove, consecrated in 1872, and Rye Lane Baptist Chapel, forced

to relocate northwards in 1863 by the arrival of the railway.⁷⁷ The area also attracted missions keen to evangelise amongst the working-class population. One such was the People’s League, who built the Central Hall (later Peckham Tabernacle) at 43 Peckham High Street in 1894, and another the Orchard Mission, founded in 1887 (although this lacked purpose-built facilities until 1906) (fig. 11).⁷⁸

To the south of Rye Lane common land was protected from development by its acquisition by Camberwell Vestry in 1868. Peckham Rye Park opened in 1894 on former farm land and the common and park provided local residents with the welcome ‘pleasures of the open air’.⁷⁹ Other leisure amenities included the Victoria Baths, opened in 1876 on Melon Road (then Martin’s Road), to the north of Peckham High Street. When new, this provided two swimming baths, private baths and a proposed skating rink, designed by Mr Higgs, of the building firm Higgs & Hill. This building later became a riding school and was destroyed in the second world war.⁸⁰ In 1883-84 Peckham Public Hall was constructed at the rear of 164 Rye Lane. Commissioned by local businessman

William Downton, the architect Thomas Wilkins designed the building 'on the lines of a Mechanics Institute with a large room for Public Meetings'.⁸¹ Like the Central Hall, 43 *Peckham High Street*, this building was a back-land development with almost no street frontage (fig. 12), indicative that ground was becoming increasingly scarce and costly. However, this was less of an issue for the Crown Theatre, Peckham High Street, built in 1898 on land originally cleared for road widening in 1880-82.⁸² At the same time many public houses were rebuilt, including the Britannia and the Crown at 43 and 119 *Peckham High Street* respectively, and new ones opened, such as The Bun House, 96 *Peckham High Street* and the Reindeer, 151 *Rye Lane*.

But perhaps the most significant factor shaping the development of central Peckham in the last decades of the 19th century was the changing structure of suburban retailing. This was, broadly speaking, marked by the decline of small enterprises requiring skilled shopkeeping and, sometimes, craftsmanship, and the rise of retail shops employing new methods of organization and management. One



Figure 12 The former Peckham Public Hall, tucked in behind 164-170 *Rye Lane* (aerial photograph 26250_004)

consequence was emergence of large emporiums, multiple or chain stores and banks, which congregated, along with local shops, to form suburban 'shopping centres' in places such as Peckham, Brixton, Clapham Junction, Holloway and Camden Town (see pages 62).

The twentieth century: from outer borough to inner city

Regrettably Dyos never completed his proposed volume on Camberwell between 1900 and 1965 but other sources suggest that the early decades of the 20th century were a period of consolidation rather than significant change in central Peckham.⁸³ One aspect of Peckham that remained unchanged was its lack of administrative status. Historically, it had formed part of the parish of St Giles, Camberwell, and had been overseen by its vestry. In the 19th century Camberwell Vestry formed part of a bewildering mosaic of specialized bodies across the capital. Efforts to tidy up the system resulted initially in the establishment of the Metropolitan Board of Works in 1855 (superseded by the



Figure 13 Detail of the 3rd edition map (Reproduced from the 1914 Ordnance Survey map)

London County Council in 1889) and then, in 1900, in the wholesale reorganization of London's local government, replacing the vestries and other bodies with metropolitan boroughs. The Metropolitan Borough of Camberwell inherited a Vestry Hall on Peckham Road (largely rebuilt in 1934), located roughly mid way between Camberwell and Peckham. So, although acknowledged as the principal 'business centre' of the borough, Peckham did not become its municipal focus, as happened elsewhere, for example in Brixton.

When assessed by the London School of Economics in the early 1930s for their revision of the Booth survey, Camberwell was described as mainly residential, with notable business and shopping thoroughfares on Rye Lane and Peckham High Street.⁸⁴ The population was

declining; the inhabitants, the majority (81%) London-born, were 'mainly of the skilled working class, including some middle-class residents'.⁸⁵ The area was neither notably wealthy or poor; the proportion of people in poverty in the district was lower than average for London and overcrowding was not marked. But it was precisely because of this social make-up, the presence of a 'moderately good artisan population, capable of benefiting from educational work', that Peckham was selected as the location for the Pioneer Health Centre, established on Queens Road in 1926 (and moved to purpose-built premises in St Mary's Road in 1935).⁸⁶

The social geography of Peckham, as observed by Ernest Aves (1899), Walter Besant (1912) and the LSE (1934), could be very broadly divided into mainly working class to the north of Peckham High Street and Peckham Road and a mix of lower middle class and working class to the south.⁸⁷ Within this general overview there were, of course, more complex patterns of occupation. There were pockets of poverty, of crowded and unsanitary housing. One such was the area around Blue Anchor Lane (part of which

now forms Mission Place) off Peckham High Street. Noted by Besant as being full of 'costermongers and the very poorest people', from 1925 it was gradually redeveloped by the London County Council as public housing, called the Oliver Goldsmith Estate.⁸⁸ There were also variations between the east and west of Rye Lane; the side streets to the east generally being poorer (particularly to the south of the railway line) while those to the west were quiet and 'well-to-do'.⁸⁹ And, as in the preceding era, many of the residents worked elsewhere; in 1921 over half the working population of Camberwell was employed outside of the borough.⁹⁰ The principal male occupations were in road, rail and water transport, commerce and clerical work; among women it was personal service (servants, laundry works etc) and clerical work.⁹¹



Figure 14 Detail of the Booth's Descriptive Map of London Poverty 1889 showing the social composition of central Peckham ranging from well-to-do (indicated by red) to very poor (by dark blue)



Figure 15 The Odeon cinema, 22-26 Peckham High Street, photographed by John Maltby in 1938-1939 (BB87/03785)

As a shopping centre, Rye Lane and Peckham High Street continued to flourish. Some commercial redevelopment occurred, as shops sought to maintain fashionableness or gain advantage over their competitors, and a number of arcades and covered markets were built. The provision of leisure facilities was also kept up-to-date. Cinematographic performances were taking place by 1905 and the first purpose-built cinema was

built in 1911 (see appendix 3).⁹² In the 1930s two grand picture palaces were built on Peckham High Street; in 1932 the Gaumont Hippodrome replaced the Crown Theatre, followed six years later by an Odeon Cinema at 20-26 (fig. 15) (both demolished).

But these thoroughfares, and in particular Rye Lane, functioned not just as a venue for shopping and entertainment but also for public display. This included the weekend street theatre of promenading youth known as the 'Monkey Parade', until it passed out of fashion in the inter-war years.⁹³ The level of activity on what was a busy, but narrow, road was a cause for concern. When Camberwell Vestry had requested street improvements in the 1880s it had hoped to include part of Rye Lane in the proposed widening but this was not realised.⁹⁴ An increase of traffic in the early 20th century led to a rising number of fatal accidents caused by motor vehicles, prompting an application from Camberwell Metropolitan Borough to the London County Council in 1913 for a reduced speed limit of 10 miles an hour.⁹⁵ After objections were made an inquiry was held and it was probably for this purpose that photographs of Rye Lane at different times of the day were taken. These pictures illustrate not only how crowded the road could become but also the degree to which 'Edwardian London was still very much an outdoor city'.⁹⁶



Fig 16. One of a sequence of photographs of Rye Lane on Saturday 7th June 1913 done for the LCC, probably as part of a public enquiry about a traffic speed limit.. This image was taken at 7.50 pm (City of London, London Metropolitan Archives)



Figure 17 Rye Lane at 10pm on the 7th July 1913. The photographs capture something of the atmosphere of a Monkey Parade (City of London, London Metropolitan Archives)

Post-war decline and regeneration

If the first half of the 20th century was a period of relative stability for central Peckham, the second half was one of decline and impoverishment, ameliorated towards the century's end by government investment and regeneration initiatives. One contributory factor has been a declining population, a pre-war trend that intensified to the degree that the population of Southwark (with which Peckham was counted after 1965) dropped by a quarter between 1966 and 1977.⁹⁷ As the older residents moved out, the younger poor moved in, including immigrants from overseas. As the historian Jerry White observed, 'London was spectacularly ill-prepared for the mass migrations of the 1950s and 1960s' but 'change on that scale and at that pace would have been enough to deconstruct any stable community'.⁹⁸ Industrial decline was also a significant factor, exemplified by the closure of the Peckham Branch of the Grand Surrey Canal in 1971. These changes diminished employment prospects and the poor state of the local economy reduced local spending power. This, combined with a shift in retail and shopping patterns that favoured supermarkets and new kinds of retail facilities such as precincts and malls, challenged central Peckham's status as a shopping centre. Following the official enlargement of the metropolitan area and accompanying local government reforms in 1965, Camberwell Metropolitan Borough was merged in the larger London Borough of Southwark; this

formally marked the areas transition from 1930s 'outer borough' to inner city. By the late 1980s, in common with many other places in the inner city, Peckham was 'run-down and silent and abandoned at night.'⁹⁹

The approach of local and regional government towards post-war planning in Peckham did not lack ambition. Camberwell Metropolitan Borough had focussed on roads, producing a scheme in 1961 for a link road across Rye Lane that resulted in the demolition of the Tower Cinema.¹⁰⁰ The London Borough of Southwark produced a report in 1966, amplified in 1969 as the 'Rye Lane Draft Town Centre Plan' and supplemented by a Plan for Action in 1972.¹⁰¹ These documents grappled with issues such



Figures 18 (left) Central Peckham transformed; plan showing a proposed realignment of Peckham High Street and new commercial development c1977 and 19 (right) drawing of a pedestrianised section of Rye Lane, done to illustrate traffic management proposals in 1979 (Southwark Local Studies Library)

as sustaining the retail economy, traffic congestion and the pedestrian/vehicular conflict and increasing social provision. One key proposal was that Rye Lane should become the 'Hub of the Borough', the centre of social, municipal and community facilities.¹⁰² Proposals for a new civic centre in Peckham went through several permutations; its projected location moving from a reworked north end of Rye Lane to the east of Rye Lane around Moncrieff Street to the north of Peckham High Street (conceived in tandem with a Greater London Council road realignment scheme of 1975) (figs 18 & 19).¹⁰³ But while some redevelopment occurred the grander schemes were unrealised.

From the 1960s large areas of late-19th-century housing to the east of Rye Lane and north of Peckham High Street were redeveloped for social housing and the street pattern was largely effaced. Attempts to reinvent Rye Lane in the 1980s to suit changing retail realities included an off-street multi-storey car park and supermarket and a shopping mall. A 1988 report 'Revitalising the Heart of Peckham' was commissioned to address the concerns about Rye Lane's future as a shopping centre.¹⁰⁴ Two of

the potential specialisation routes identified by the report have proved successful in revitalising the area: that of ethnic shopping and bargain shopping. As a consequence Rye Lane continues to be 'one of south-east London's busiest shopping streets with a thriving and very cosmopolitan market', its multicultural population served by a variety of non-traditional churches often reusing the upper floors of older buildings.¹⁰⁵



Figure 20 Rye Lane in 1968 (Southwark Local Studies Library)

Nonetheless, Southwark is still one of the most deprived boroughs in the country.¹⁰⁶ Since the 1990s millions of pounds have been spent on regenerating its poorest districts, including Peckham. Large areas of social housing north of Peckham High Street have been rebuilt and new developments for government offices and retail outlets have been undertaken to the south of the High Street. But most significant, and visible, has been the creation of a new public space, *Peckham Square*, to the north of the High Street, along with the landscaping of the former canal as a linear park and the erection of two major public buildings. Southwark's approach to inner city regeneration has emphasised high-quality urban design, including improvements to the townscape such as commissioning public art and redesigned street furniture (see pages 69-69).

PART TWO : THE FORM OF DEVELOPMENT

Central Peckham today has a complex multi-layered urban landscape, retaining buildings from many different stages of its historical development. The earliest settlement was focussed around Peckham High Street but no pre-17th-century buildings appear to have survived. However, the minor country lanes that evolved to link Peckham to its neighbouring settlements still form its principal road network. Peckham High Street led eastwards to Camberwell (and the parish church) and westwards to the village at New Cross. Rye Lane, or South Street as it was known until c.1830, led southwards to Peckham Rye, a cluster of houses at the northern end of the Common that was in existence by the 16th century.¹⁰⁷ Rye Lane joined the High Street at a large open junction, from which Peckham Hill Street ran northward until it eventually met the Old Kent Road. Development along these lanes was initially residential but from the mid 19th century this began to shift toward commercial uses, principally retailing but with some industrial activity.

Residential development

*A pleasant village and fine dwellings: 18th century development*¹⁰⁸

John Rocque's map of c1745 shows the settlement at Peckham set within pleasant environs of orchards, market gardens, meadows, pasture and arable lands (fig. 21).¹⁰⁹ A river, the Peck, ran along the west side of the Common and east of Rye Lane (covered over in the 1820s).¹¹⁰ The mansion and ornamental gardens of the Bonds (Peckham Manor) dominated the north side of the High Street, which was already relatively developed. By contrast Rye Lane was still lined by fields with a few buildings at its northern and southern ends.



Figure 21 Detail of a map of 1741-5 surveyed by John Rocque and engraved by Richard Parr

Eighteenth-century Peckham had a 'heterogeneous and undisciplined mix of houses', combining grand properties and smaller residences alongside older vernacular buildings, such as the so-called 'Old House' at the corner of Peckham High Street and Clayton Road, an apparently late-medieval Wealden farmhouse with a thatched roof.¹¹¹ Similarly, several early nineteenth-century watercolours show small groups of low, timber-framed and weatherboarded cottages on Rye Lane that evoke a rural character.¹¹² Some of the grander properties predated the 18th century, including Blenheim House, originally set within its own grounds on



Figure 22 Engraving of Heaton's Folly from Thornbury's Old and New London

south side of Peckham High Street. This seems to have had early- to mid-seventeenth-century origins and was built in a curious 'Artisan Mannerist' style.¹¹³ Hanover House, near the top of the west side of Rye Lane, may have dated from the early 18th century. It had a vaguely English Baroque appearance and, despite lack of evidence, has been linked to Sir John Vanbrugh.¹¹⁴ Amongst the last to be built was Heaton's Folly, erected in the 1790s. This curious house had a tall square tower with battlements, and was apparently frequently mistaken for a church (fig. 22).¹¹⁵ But while the vernacular

structures and 'fine dwellings' have gone, a few of the smaller houses on Rocque's map still survive (see fig. 88).¹¹⁶ Many of the smaller houses were timber built, a tradition that persisted throughout the 18th century.¹¹⁷ A number had classical pretensions in the treatment of their facades, indicative of the aspirational tastes of some of Peckham's inhabitants and the ambiguous, semi-urban nature of the settlement.

The nineteenth-century suburb

Early development

In the early 19th century Peckham succumbed to the 'middle-class, commuter-based suburban development of the wider Camberwell area with brick and stucco terraces and villas in the classical idiom'.¹¹⁸ Building plots of an acre or so 'were no more than modest' and new developments were not yet standardized.¹¹⁹ This kind of varied, genteel housing was built on Peckham Hill Street and Rye Lane. The development of the west side of Peckham Hill Street (formerly Peckham Manor) took place during the 1810s to the 1830s, broadly contemporaneous with the cutting of the Peckham Branch of the Grand Surrey Canal a short distance further west. For several decades their eastern view was of 'Bell's Market Garden', a large garden with a lodge.



Figure 23 18th century houses at 113-115 Peckham High Street photographed in 1942 (since demolished), (City of London, London Metropolitan Archives)



Figure 24 Detail from a map by Christopher and John Greenwood published in 1830

There was a similar unevenness in the development of Rye Lane, with the focus of growth again being the west side of the street. During the early 19th century a number of leafy side streets were built up; Highshore Road, Elm Grove, Holly Grove, Blenheim Grove and Choumert Road had begun the 'the long trek across the fields' to the well-heeled developments on Camberwell Grove.¹²⁰ The housing, usually of two storeys, mixed terraces with semi-detached and detached houses, some with ample gardens. On Rye Lane (then South Street), the same mixture pertained, although the buildings often rose slightly higher, to three storeys. Set back behind front gardens, these houses sometimes followed an erratic building line (fig. 25). The semi-detached pairs often had their principal entrances at the sides, those to the northern end of the street bracketed by a common gable or pediment while the southern examples tended to be plainer. Semi-detachment and shared pediments

were characteristic of many early nineteenth-century London suburbs, particularly south of the river; symptoms of the prospective suburban dweller's 'quest for social exclusiveness'.¹²¹ However, by the 1830s the view eastwards from Rye Lane encompassed not just market gardens and nurseries but also brickfields, presumably supplying what was now the predominant building material of the area.

As Peckham High Street was already relatively well developed by 1800, new building was forced back from the road and the transition of footpaths to residential side streets was commenced. By 1830 Sumner Road and Melon Road had been laid out to the north, and Victoria Place (today's truncated Basing Court), Basing Place (later Basin Road, today part of Bellenden Road) to the



Figure 25 The erratic building line of Georgian houses on the west side of Rye Lane (DP075526)

south.¹²² These outgrowths from the High Street varied in character from rear service yards and stables to alleys lined by very modest brick-and-timber rows, as existed on 'Peckham Orchard' (later known, at its southern end, as Blue Anchor Yard, then Blue Anchor Lane, now Mission Place).¹²³ But at least one large residence was built, Avenue House (demolished 1950), set far back from the street with its own approach road.¹²⁴

Rye Lane continued to have a somewhat erratic development; the west side was largely built up by the 1840s whereas house building on the east side had barely begun by the 1830s. One factor influencing this pattern of growth seems to have been differing approaches to estate development. On the west side, some of the impetus for building and street formation came from George Choumert (see appendix 2). Another figure involved in development was John Wooley, who started building a group of seven houses in 1823, just north of today's Highshore Road.¹²⁵ On the east side the two principal landowners by the early 19th century were the de Crespigny and the Bowyer-Smijth families (see appendix 2). The former began to develop the northern edge of their land, close to the junction with Peckham High Street, in the 1830s but the southern portion remained largely undeveloped for another forty years. The Bowyer-Smijth estate, at the south end of Rye Lane, had some scattered buildings but saw little systematic development until after the 1860s (after the estate had been sold). According to Dyos the approach of the de Crespigny family was 'casual nibbling at their estates', while that of the Bowyer-Smijths was 'a classic instance of the landlord's failure to gauge the speed at which London was expanding south of the river' and 'a tale of lost opportunities'.¹²⁶

Mid-century development

In 1847 there was one significant development under construction on the east side of Rye Lane, a row of ten houses called Coborn Terrace (later 3-21 Rye Lane; demolished).¹²⁷ Built without front gardens, the three-storey brick houses were ornamented with stucco pilasters and window architraves and had front steps.¹²⁸ The terrace's fully urban form, its scale and degree of standardisation presaged subsequent development, as did the conversion, by 1876, of most of the ground floors to shops.¹²⁹ On the High Street building of a similar character was occurring in the mid-19th century, including 28-34, two tall semi-detached pairs of brick



Figure 26 Two pairs of shops and dwellings, 28-34 Peckham High Street (DP075581)

houses with a stucco cornice. These properties were also built up to the street line. Three simple brick houses – 88, 90, 92, 94 *Peckham High Street* – which appear to date from the early to mid-19th century, have an even plainer character.

Later development

Dyos identifies two main periods of suburbanisation in Camberwell - moderate development from the 1840s to the end of the 1860s and rapid growth from the 1870s to the 1890s - which correspond 'very approximately' to before and after the arrival of the railway and tramways.¹³⁰ For Rye Lane, it was the railway that had the greater impact, not least because after 1866 it was bisected by two bridges and viaducts. Curiously the



Figures 27 (top) 61-67 Rye Lane in c.1910; this formed the northern end of a development of 12 shops and dwellings called Cornwall Terrace and 28 (bottom) 113 Rye Lane, part of a development known as Campbell Buildings, photographed in c.1927 (Southwark Local Studies Library).

station was built on the more developed western side, necessitating the demolition of a chapel and several houses. With the railway came a change in the character of residential development on and around Rye Lane; a wider trend observed by the writer Wilkie Collins, who commented that the view from the train was now one of 'small houses.... rising almost as rapidly as summer mushrooms'.¹³¹ On de Crespigny land a close grid of streets, lined by standard two-storey brick terraces, was created between Hanover Park and the railway; this was largely 'made and populated' during the 1870s. Development south of the railway line on what had been the Bowyer-Smijth estate started earlier but took longer to complete. A ladder of streets had been laid out running east from Rye Lane by 1868 but construction of the dense housing was not completed until the 1880s.¹³² World War II

bomb damage and post-war redevelopment resulted in the destruction of much of this housing, leaving former side streets such as Moncrieff Street, Atwell Road and Parkstone Road as truncated inlets off Rye Lane.

Terraces also featured in developments on Rye Lane itself. To the north of Hanover Park a row of five houses called Argyll Terrace, later 25-35 Rye Lane, was built around 1870.¹³³ South of the relocated Rye Lane Chapel two terraces were built between 1868 and 1888, Cornwall Terrace and Moncrieff Terrace, at 61-83 and 85-95 Rye Lane respectively (figs 27 & 28).¹³⁴ All of these terraces have been rebuilt but on the evidence of photographs they consisted of substantial three-storey brick premises, with stone or stucco dressings.

Significantly, while Argyll Terrace was entirely residential, Cornwall and Moncrieff Terrace seem to have been built with ground-floor shops. At the southern end of Rye Lane the new developments of the 1860s were both plainer and more standardized. Three blocks, 143-149, 153-161, 163-175, were built to the same pattern: simple brick terraces of three storeys with modest polychrome brick detailing and distinctive high parapets that had diamond-shaped openings (fig. 29).¹³⁵ A public house, *The Reindeer*, on the corner of Rye



Figure 29 Two characteristic developments on the south-east side of Rye Lane, 143-149 and 153-157, to either side of Bournemouth Road. The latter included a corner public house The Reindeer. Photographed on Saturday 7th June 1913 at 7.54 pm (City of London, London Metropolitan Archives)

Lane and Bournemouth Road, was included in the development; this survives (though no longer in this use) along with a repaired section of the terrace at 153-59. Entries in the suburban directory of 1868 suggest that these buildings were also built as combined shops and dwellings.

Despite the amount of new building on the east side of Rye Lane its development remained uneven, for example the railway viaducts were flanked by a rifle range and two plant nurseries for a number of years, one of which, Blenheim Nursery at 135 Rye Lane, lasted until the 1890s.¹³⁶ But, as developments such as Cornwall and Moncrieff Terrace indicate, from the 1870s the character of Rye Lane was increasingly commercial and few, if any, new buildings were wholly residential in nature.

Commercial development

Retail development before 1865



Figure 30 Drawing by Walter Griggs of shops and houses on the north side of Peckham High Street in 1868 or 1872 (Southwark Local Studies Library)

The basic shopping needs of the early to mid-19th century suburban dwellers were probably served by a range of establishments on Peckham High Street selling food, clothing and household goods.¹³⁷ Most, if not all, of these shops were adaptations of existing houses. A watercolour of a section of Peckham High Street, painted in c1868, shows a miscellaneous group of old buildings (which stood approximately on the site of 121-125 Peckham High Street) with relatively humble ground-

floor shops – a hairdresser, butcher, tailor, shoe maker and corn dealers.¹³⁸ At the eastern junction of Peckham High Street and Rye Lane a row of three houses (68-72 Peckham High Street) had a projecting plumber's shop by 1847 while the adjoining building (1 Rye Lane), then apparently under construction, was originally designed with a ground-floor shop projection.¹³⁹ By the 1850s shop conversions on Peckham High Street were following the established practice of front extensions over former gardens, as appears to have been the case at 58-62.¹⁴⁰

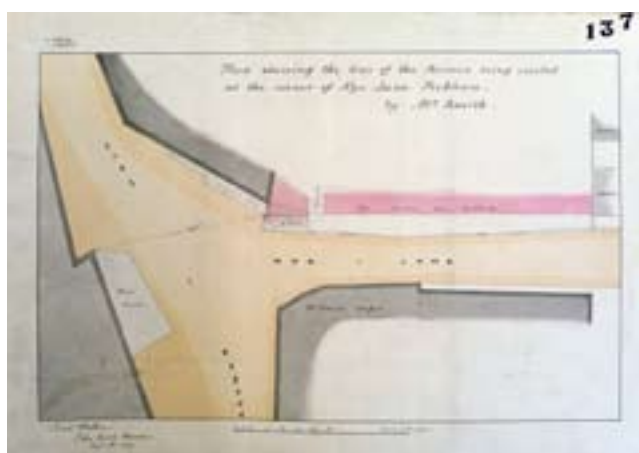


Figure 31 Plan of 1847 showing front shop projections to 68-72 Peckham High Street and 1 Rye Lane (from MBO/PLANS/137, City of London, London Metropolitan Archives)

Supplying the needs of a large district: shops and cinemas 1865-1920

After 1865 commercial development was encouraged by improved public transportation and rapid population growth. In the 1870s the evident demand for retail premises on Rye Lane was satisfied by the conversion of existing properties and the latter phases of estate development. From the 1880s the pace of development seems to have intensified, encouraged by street improvements to Peckham High Street and the changing nature of suburban retailing. By the end of the 19th century Rye Lane had overtaken Peckham High Street as the principal shopping thoroughfare. Nonetheless, the High Street continued to have a considerable number of shops, after the 1880s some of them occupying new



Figure 32 The junction of Rye Lane and Peckham High Street in June 1889
(Southwark Local Studies Library)

premises. It maintained a strongly commercial character, with a notable concentration of banks. As central Peckham was transformed into a major suburban shopping centre, its two principal roads were increasingly lined by shop fronts with plate glass-windows (although some of the food retailers may have been open) and fascias with bold lettering flanked by ornate consoles and pilasters, illuminated by large gas lamps (fig 32).

Metropolitan street improvements

In 1874 Camberwell Vestry approached the Metropolitan Board of Works with regard to widening sections of Camberwell Road, Church Street, Peckham Road, High Street and Queen's Road. This succession of thoroughfares formed part of the main route from central London to Greenwich and beyond, but the narrowness of the roads often led to congestion.¹⁴¹ Although authorised by the Metropolitan Street Improvements



Figure 33 Map showing the affected section of Peckham High Street from Edwards History of London Street Improvements 1855-1897

Act, 1877, the scheme only commenced in 1880 with the clearance of properties on the High Street.¹⁴² Progress was not rapid and the Vestry sent deputations in 1881 and 1882 requesting that the work be expedited.¹⁴³ The costly widening scheme was finally completed in December 1882.¹⁴⁴

Although the entire length of Peckham High Street was affected, demolition was mainly restricted to the north side (fig 33). The stretch of road from Sumner Street up to 91 Peckham High Street was cleared, with the notable exception of Winchester House (29 Peckham High Street), which lost its front garden. Clearance resumed at 123, continuing eastwards to 177 Peckham High Street. Demolition on the south side of the street was limited to the stretch between Red Bull Yard and Avenue Cottages (118-130 Peckham High Street).¹⁴⁵ Rebuilding then occurred, largely between 1882 and 1884, although patches of cleared land remained empty until the 1890s. The post-widening



Figures 34 (left) 118-122 and 56-63 Peckham High Street, the remaining sections of larger developments built following the road widening in 1880-1882 and 35 (right) 73-83 Peckham High Street in 1977 (Southwark Local Studies Library)

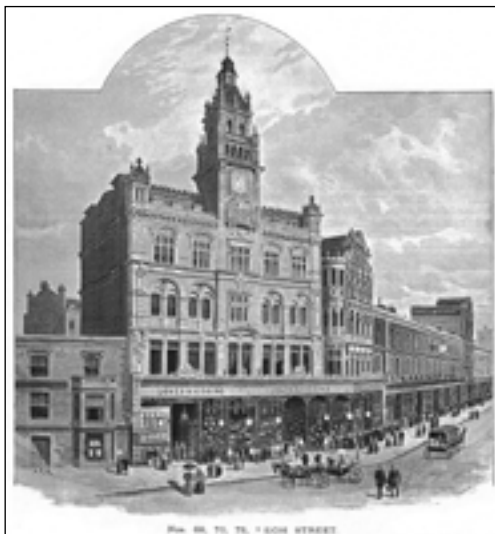
developments varied greatly in size, from single premises to a terrace of seven shops and dwellings at 118-130 Peckham High Street (fig. 34). Most were lofty, three- or four-storey brick buildings, with tall ground shops, with varying degrees of stone detailing and stylistic eclecticism. At the same time *Shard's Terrace*, 91-107 Peckham High Street, was modernised.¹⁴⁶ However, some of the rebuilding was, in planning terms, little improvement on what it had replaced. The section of road between Melon Road and Canal Head was particularly messy although it occupied a prime location at the junction with Rye Lane. It was here that a number of banks were congregated, including the showy premises of the London and South Western Banking Company at 73-77 Peckham High Street (fig. 35).¹⁴⁷

Shops on Rye Lane: large stores, multiples and local shops

On Rye Lane notable developments in the late 19th century included the emergence of large emporiums and the arrival of multiple or chain stores. Two drapery businesses that attained vast proportions were Jones and Higgins and Holdron's, both on the east side of the road, the former located at the north end, while the premises of the latter were

situated to the south of the railway lines. Such large establishments, sometimes referred to as universal providers and, later, department stores, began to develop from the 1870s in a number of suburban shopping centres around London. Like the Peckham examples, most began on a small scale and expanded in a piecemeal fashion; the notable exception was James Smith's purpose-built Bon Marché on Brixton Road erected in 1876-77. Such stores rapidly expanded from their initial specialisations to selling all kinds of goods, including furniture, footwear, ironmongery and furnishings.

Jones and Higgins took their first premises at 1 Rye Lane in 1867, expanding southwards along Rye Lane until, by 1888, they occupied the entirety of Coborn Terrace (3-21). After 1894 the extent of the store was dramatically enlarged by two prestigious developments



Figures 36 to 39 (top left) 37-49 Rye Lane in c.1894, depicted just after completion in a promotional brochure for Jones and Higgins department store (Southwark Local Studies Library); (top right) Illustration of the northern end of Jones and Higgins department store in c.1894 from a promotional brochure (Southwark Local Studies Library); (bottom left) Ground plan of the Jones and Higgins property on Rye Lane, produced for a promotional brochure of c.1894 (Southwark Local Studies Library); (bottom right) The north end of Jones and Higgins department store, photographed on the 26th October 1956 as a backdrop to the main subject, the removal of the tram tracks (AA053644)

at either end of the existing premises, two years before the business was converted into a limited company. To the north, 68-72 Peckham High Street/1 Rye Lane was replaced by a 'handsome block of buildings of which the tower is a landmark for miles around' (fig. 36).¹⁴⁸ While to the south a terrace of seven shops and dwellings was built for one of the company's founders, George Randell Higgins; the majority of these premises were sublet (fig. 37). Both developments were probably designed by Henry Jarvis, who also held the post of District Surveyor for Camberwell.¹⁴⁹ By 1895 the store extended considerably to the rear; these areas accommodated workshops, packing rooms and a van department, the latter accessed from Hanover Park (fig. 38). About 350 people were employed in the shop; staff facilities were located on the upper floors, including female accommodation, while the male bedrooms were located in houses on Hanover Park; "living in" being the norm in large stores until the first world war.¹⁵⁰



Figure 40 The main block of Holdron's department store, 135-147 Rye Lane, in c.1927(Southwark Local Studies Library)

Holdron's developed slightly later, starting in a single-storey block of 'unpretentious premises' at 117-125 Rye Lane in 1882.¹⁵¹ Around 1892 Holdron acquired a semi-detached pair of houses at 137-139 Rye Lane, which he rebuilt as three shops.¹⁵² Thereafter, the business began expanding to either side, until by 1924 Holdron occupied or sublet 135-147 Rye Lane and extensive back lands stretching as far south as

Bournemouth Road, As with Jones and Higgins, the premises were rebuilt incrementally with increasing grandeur. Each store had its own distinctive feature; Jones and Higgins had the tower while Holdron's boasted a prominent off-centre arcade.

From the late 1880s chain stores began appearing on Rye Lane and, to a lesser extent, Peckham High Street (see appendix 4). Multiple retailers flourished in the last quarter of the 19th century



Figure 41 Holdron's branch establishment at 117-125 Rye Lane in c.1930 (Southwark Local Studies Library)

and working-class districts such as Peckham were targeted, with the retailers offering a narrow range of products, cheaply priced, sold for cash and aimed at a high turnover.¹⁵³ Some were provisioning chains such as Liptons (which opened a branch at 98 Rye Lane in 1891 and a second branch at 196 by 1910) and Home and Colonial Stores (at 143 Peckham High Street by 1892 and 141-43 Rye Lane by 1900). Others included footwear chains such as Upson & Co. Ltd, 'The Great Boot Provider', later owner of trademarks such

as Dolcis (established at 31 Rye Lane by 1888). This was followed by Freeman Hardy & Willis (at 8-10 Rye Lane in 1904 with a second branch at 100 Rye Lane in 1905). Boots, then known as 'the cash chemists', first occupied their present premises at 20 Rye Lane in 1907. The chain that had originated with penny bazaars, Marks and Spencer, arrived at 30 Rye Lane in 1918, following its American competitor F. W. Woolworth & Co, which had opened a store at 91-93 Rye Lane by 1914 (fig. 42).



Figure 42 Woolworth's store, 91-93 Rye Lane in the 1930s (Woolworth's collection)



Figure 43 The Kennedy factory and headquarters, 86 Peckham Road, photographed just after its closure in 2008 (DP060501)

Alongside the multiple stores were a plethora of local businesses, some of whom went on to develop into regional chains with branches across south London and beyond. Ghinn's Wools opened its first shop in 1889 at 79-81 Rye Lane, eventually establishing a chain of 14 shops 'from Eltham to Folkestone'.¹⁵⁴ John Kennedy, whose sons went on to establish a well-known south London chain of sausage shops, began on Rye Lane in 1877 with a poultry shop at 128, followed around 1888 by a fishmongers at 140.¹⁵⁵ There were also independent businesses that had a long association with Rye Lane, including the furniture dealers Airey and Peason, present at 158 Rye Lane from 1880 and the lead and colour merchant Milton Syer, whose showroom and manufactory stood at 36 Rye Lane.

Shops on Rye Lane: other retail premises

Some retailers continued to adapt older properties, utilising generous plots for side and/or front shop extensions (see appendix 5). 12 South Street (86 Rye

Lane, just to the south of the railway station) had a front extension by 1866, containing a 'show-shop with plate-glass front and room communicating'; within two years the adjoining building (84-84a) also had front shop extensions.¹⁵⁶ In 1886 three businesses,

Dansie Brothers, W D Crowhurst and D Lecky, all applied for one-storey shops extensions at 180-184 Rye Lane in 1886.¹⁵⁷ By 1914 only three of the older houses, at the south west end of Rye Lane had escaped extension (172-176 Rye Lane; all redeveloped in the 1920s).



Figure 44 194-204 Rye Lane, a commercial development of the 1880s (DP075535)

Purpose-built retail accommodation, in the form of shops-and-dwellings, was increasingly available from the 1870s. In addition to the new developments on the east side of Rye Lane, a substantial terrace of seven shops and dwellings (194-204) was built between 1881 and 1888 on the west side of the road, at the southern end (fig. 44).¹⁵⁸ Designed in an eclectic manner with an oriental flavour, this handsome group occupied what had once been a single plot. Such denser redevelopment became an increasing occurrence towards the end of the

century. Other examples include two groups of three shops and dwellings, one built around 1904 on the site of a house at 18 Rye Lane and another of a similar date at 22-24, replacing Gerrhardt Lodge.¹⁵⁹ Similarly, by 1918 the former Hanover Chapel (converted to a cinema in 1911) at the north end of Rye Lane had been substantially rebuilt, replaced by *Central Buildings*, a neo-Classical style block with ground-floor shops.

While many retailers preferred to rent their premises, a few businesses opted to build for themselves. One such was Upson & Co Ltd who replaced their two premises at 86-88 and 110-112 Rye Lane around 1912 (the latter incorporates a stone panel with the company initials on its façade) (fig 45). While these and equivalent developments were quite prestigious, the range of shopping facilities on Rye Lane was always mixed. For example, commercial development around the station and railway lines was quite modest. On the east side several firms of coal merchants utilized the viaducts and a single-storey block of shops (117-125) had been erected by the 1880s between the railways lines (117-125) as well as a modest group of three shop units (127-131) by the southern viaduct. Similarly, the station forecourt on the west side had shops in the viaduct arches by the 1880s, and a central single-storey block by 1914. Furthermore, a street market was in existence by 1870 at the east



Figure 45 110-112 Rye Lane in 2009

end of Choumert Road, and selling from stalls on the side streets was a well-established practice.¹⁶⁰

Early cinemas

As well as shops Peckham town centre was also a centre for entertainment facilities. In the early 20th century this took the form of cinematographs (see appendix 3). By 1911 Camberwell had 18 cinemas, at least half of which were located in Peckham, mainly on Peckham High Street and Rye Lane.¹⁶¹ The first dedicated cinema (as opposed to a public venue showing films) was probably



Figure 46 121a Peckham High Street viewed from Mission Place, photographed in 1956 (G106053/3)



Figure 47 Plan of Burgoyne's Biograph cinema, 213a Rye Lane, in 1911 (from GLC/AR/BR/07/0545 ©City of London, London Metropolitan Archives)

Burgoyne's Biograph, a converted shop at 213a Rye Lane, in operation by 1906 or 1907 (fig. 47).¹⁶² Initially, the cinemas utilised a range of converted premises, including a ground-floor retail unit in a new building (133 Rye Lane), the former Peckham Public Hall (166 Rye Lane), the former Hanover Chapel and a billiards hall (121a High Street) (fig. 46). In 1911 the first purpose-built cinema opened, the Imperial Playhouse at 56-58 Rye Lane, followed by the much larger Tower Cinema (116 Rye Lane)

in 1914 (fig 48). The tower of the latter provided the southern end of Rye Lane with a new landmark (until it was truncated in the mid-20th century). By 1916 half of the pre-war cinemas had closed, some perhaps driven out of business by the arrival of the more luxurious purpose-built



Figure 48 Photo of Rye Lane in c.1950 with the Tower Cinema in the middle distance (Southwark Local Studies Library)

premises. But of Peckham's many cinemas, it is the earlier venues, many of which had only a brief cinematic use, that have survived.

The West End comes to Peckham 1920-1950

Although the shopping district in central Peckham continued to develop in the inter-war years it was against a background of economic depression, to which the area was evidently particularly susceptible.¹⁶³ The retailers adopted various responses to tackle the difficult trading conditions and encourage custom. Rye Lane was well known as a 'cash shopping thoroughfare' where credit was not generally available, thereby enabling the businesses to avoid bad debts when customers accounts were not paid.¹⁶⁴ The department stores, as they were now known, adopted long opening hours, frequent sales and customer loyalty schemes such as clubs and tokens.¹⁶⁵ Another response was to adapt or rebuild premises to maintain fashionableness and gain a competitive advantage. At the same time the cheaper end of the shopping spectrum was provided with new markets and arcades.



Figure 49 176-178 Rye Lane in 1928 (exterior) (RIBA Library Photographic Collection)

it employed the architect Percy Westwood, who had formerly been in partnership with Joseph Emberton. Between 1922 and 1926 the pair had designed a number of exhibition pavilions and a well-regarded headquarters and shop for Austin Reed.¹⁶⁶ For the Peckham building, Westwood produced a stylish but simple shopfront with a rendered surround and an elegant brick front incorporating the illuminated letters of the company. The gentle curve and stepping profile of the shop front, and the high-quality brick detailing displayed the influence of Arts and Crafts and Viennese Secessionist architecture. 176-178 Rye

One of the first shops on Rye Lane to break decisively from its Edwardian predecessors and strike a distinctly modern architectural note was a branch of the Royal Arsenal Co-operative Society (RACS) at 176-78, which opened in 1928 (figs. 49 & 50). The RACS had opened its first shop in Peckham in 1907, at 61 Peckham High Street, followed by two further branches at 259-67 and 202-4 Rye Lane, but these all occupied existing premises. When the company decided to build a separate shirt, tie and shoe department



Figure 50 176-178 Rye Lane in 1928 (interior) (RIBA Library Photographic Collection)

Lane was demolished in 2009 enduring the same fate as the RACS's more substantial premises, Co-operative House, 259-67 Rye Lane, rebuilt by the society's architect S.W. Ackroyd in 1932 and cleared in the early 21st century.¹⁶⁷

The department stores also engaged in new building work. In 1924 Jones and Higgins modernized their extensive shopfront with an 'arcade', giving over a large area to showcases 'providing a window frontage for the display of goods of something over a quarter of a mile'.¹⁶⁸

Holdron's opted for an ambitious rebuilding scheme, following its acquisition in 1926 by Selfridges Provincial Stores Ltd. The formation of such large retail combinations was a particular feature of the inter-war years and the company set up by Gordon Selfridge in 1926 was one of the most notable. Its stable of businesses included the Brixton Bon Marché and Jones Brothers Ltd, Holloway, as well as a number of provincial department stores.¹⁶⁹ In 1935 the architect T. P. Bennett produced four different schemes for the Holdron's site and shoppers were asked to vote for their

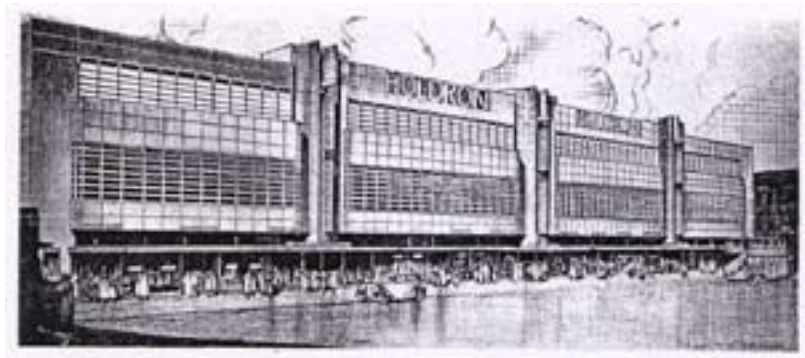


Figure 51 One of the four designs by T. P. Bennett for the rebuilding of Holdron's; this was the scheme selected by popular vote. Illustrated in *The Builder* 15th February 1935

preferred elevation (fig. 51).¹⁷⁰ The winning scheme was neither the more radical or traditional design, but a Moderne treatment of alternating strips of buff-glazed terracotta and metal-framed windows with vertical features to either end. The intention was to rebuild the entire block but only one section, 135 Rye Lane, was completed (fig. 52). This included such fashionable features as a marquise, or projecting canopy, and a curved glass-block-and-concrete roof



Figure 52 The completed element of the rebuilding scheme, 135 Rye Lane, in 2009 (DP075504)

over the rear stairs. There was considerable publicity surrounding the building, which was eulogized in the local press as 'exhilarating to look at in its clean, modernistic beauty, the store has been so designed throughout as to have an almost irresistible appeal'.¹⁷¹



Figure 53 The former Sainsbury's store, 61-63 Rye Lane in 2009 (DP075470)

The inter-war years were also a golden age for multiples. As the number of chain stores on Rye Lane increased (see appendix X), a few companies opted to rebuild or enlarge their premises. At 20 Rye Lane Boots retained the neo-Georgian building of c.1907 but added a rear lending library in 1930 and replaced the shopfront in 1933.¹⁷² In 1931 Sainsbury's opened a new shop at 61-63 Rye Lane (fig. 53). Probably designed in-house, it had the typical 'tunnel-shaped' layout with counters to either side of a central passage, mosaic floors and tiled walls and a wooden office screen at the rear (fig. 54).¹⁷³ Although the interior has been modernized, the

shop front, including the original wooden-framed windows is largely intact. Woolworth's rebuilt their premises at 91-95 Rye Lane about the same time, using its preferred neo-Georgian treatment of red brick with ashlar or cement render dressings (since rebuilt).¹⁷⁴ Marks and Spencer's acquired the site of the Imperial Playhouse, 54-58 Rye Lane, and in 1934 replaced it with a new store (fig. 55). The company was just beginning to introduce



Figure 54 The interior of 61-63 Rye Lane in 1931 (The Sainsbury Archive, Museum of London)

standardized facades and a modular planning system, devised in 1934 by the architect Robert Lutyens. Peckham appears to have been one of the first wave of stores to be built with the characteristic flat facade, with simple, classically derived detailing, clad in square tiles of artificial stone.¹⁷⁵

But the most distinctive new chain store was C&A (Modes) at 72-74 Rye Lane, which opened in 1930 (figs 56 & 57). The Dutch company had opened its first British shop in London's West End in 1922, thereafter opening branches in major cities.¹⁷⁶ The Peckham store, designed by the firm of North, Robin & Wilson, was the first of a group of suburban shops which it 'proposed to encircle outer London'.¹⁷⁷ Making a virtue of its island site, the elevation combined multi-coloured brick with cast-stone transoms and decorative panels and vertical strip glazing (a treatment rapidly adopted by other chains including Burtons). The ground floor consisted largely of showcases, which like the window above, were of 'flushed opal glass'.¹⁷⁸ The shop windows wrapped around the supporting structure and gave the impression that the upper floors were floating above the shopfront. When it opened the publicity for this 'wonderful temple of fashion' proclaimed that 'the West-End has come to Peckham'.¹⁷⁹



Figure 55 The former Marks & Spencer store, 54-58 Rye Lane, in 2009 (DP075474)



Figures 56 (left) Illustration of the C&A (Modes) store at 72-74 Rye Lane, published in The Builder 1st January 1932 and 57 (right) The former C&A (Modes) store in 2009 (DP075485)

Although Rye Lane was dominated by department and multiple stores it also, along with Peckham High Street, had a healthy number of local shops. In the 1930s the London School of Economics attributed the survival of the small trader to 'his robust individualism, which attracts his customers as much as the personal services he gives

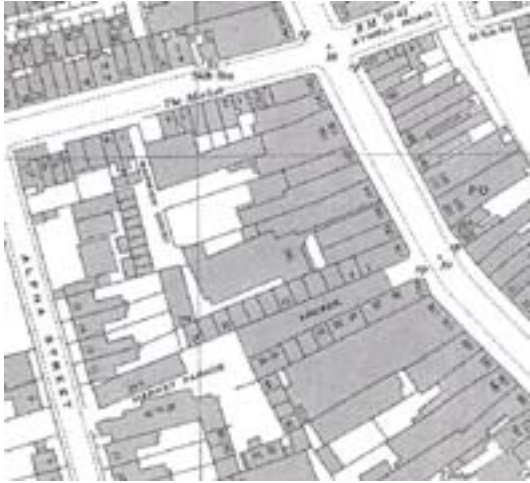


Figure 58 Map detail showing Market Parade shopping arcade, 174 Rye Lane (reproduced from the 1969 Ordnance Survey map)



Figure 59 Map detail showing the Station Arcade, 74a-82 Rye Lane (reproduced from the 1953 Ordnance Survey map)

them'.¹⁸⁰ For more modestly sized businesses a range of retail premises was available including shops in arcades and market stalls. One of the earliest of these kinds of developments was Market Parade, 174 Rye Lane. Here a large plot, once the site of Coombe Lodge, was converted around 1921 into a open market with stalls around the periphery; it was later partially roofed over and is now the site of late-20th-century Netto supermarket (fig 58).¹⁸¹ This was followed by a covered market called Peckham Arcade, created between 1924 and 1927 on the site of a van and cart builders at 40 Rye Lane (fig. 60).¹⁸² Between 1935 and 1937 the area around the railway viaducts and forecourt was redeveloped with modest two-storey retail



Figures 60 (left) Map detail showing the Peckham Arcade, 40 Rye Lane, and Rye Lane Bargain Centre, 48 Rye Lane (reproduced from the 1953 Ordnance Survey map) and 61 (right) Rye Lane Market (formerly Rye Lane Bargain Centre) in 2009 (DP075472)

units and a central arcade named for the station (fig. 59). Not long after (between 1938 and 1946) *Rye Lane Bargain Centre* was opened at 48 to the south of Peckham Arcade (fig. 60). This took the form of a narrow arcade behind a showy arched frontage, leading to a large covered market that extended from Highshore Road to Elm Grove. Most of this was retained when the rear part of the site was redeveloped as flats in the early 21st century. Such architecturally modest and opportunistically planned 'bargain' arcades and markets were a feature of other suburban shopping centres, most notably Brixton, which retains an impressive sequence of covered markets of the 1920s and 1930s stretching back from Brixton Lane.

Decline, change and re-use: from 1950 to the present day

Central Peckham suffered some bomb damage during the Second World War, particularly around Canal Head and on the east side of Rye Lane, including the destruction of part of the Jones and Higgins store.¹⁸³ Post-war efforts were therefore initially directed towards repairing existing buildings; redevelopment, due to the controlled supply of building materials, took longer to accomplish. In the 1960s the area maintained its status as a major shopping centre, even acquiring the appellation the 'Golden Mile' in the local press, as a number of premises were either modernised or rebuilt.¹⁸⁴ But, by the 1980s, decline was apparent; a number of chain stores had departed, the last of the department stores had closed and many premises were showing signs of neglect. Changing patterns of shopping and retailing favoured precincts, shopping malls and supermarkets with car parking, so redevelopments of these kinds were encouraged. However, older premises still predominate on Rye Lane and Peckham High Street, latterly occupied by businesses that range from the familiar multiple retailers to independent ethnic suppliers.

Piecemeal rebuilding of individual premises on Rye Lane resumed with the redevelopment of 117-125 *Rye Lane* around 1949, occupied from the outset by a second branch of C&A (Modes).¹⁸⁵ Its art deco treatment seems rather old fashioned for its date, represents the continuation of a pre-war retail architectural style (fig. 62). Generally new retail premises, their upper floors used for storage rather than residential accommodation, have favoured boxy shopfronts of glass with minimal surrounds, and plain brick-faced upper storeys with few, if any, windows. These have ranged from the modest and functional, such as the rebuilding of 30 *Rye Lane* in c.1954 for footwear retailers William Timpsons Ltd, to the more ambitious and subtly detailed reconstruction of 51-57 *Rye Lane* for British Home Stores. This was designed by George Coles in 1956 and constructed in c.1960



Figure 62 The former C&A (Modes) store, 117-125 *Rye Lane*, in 2009 (DP075493)



Figure 63 The former British Homes Stores, 51-57 Rye Lane in 2009 (DP075468)

(fig. 63).¹⁸⁶ Later examples of rebuilding include Woolworths, 87-95 Rye Lane, constructed on an enlarged site between 1980 and 1984.¹⁸⁷

Mixed developments have also featured quite strongly. From the 1960s these were predominantly shop and offices, examples include two monolithic blocks flanking Highshore Road, 34-36 and 38-44 Rye Lane, the former designed by Carl Fisher and Partners.¹⁸⁸ Some early post-war developments continued the practice of combining retail

and residential use; one example was 130-132 Rye Lane, rebuilt around 1953 as shops and flats to the designs of Edward Farmer.¹⁸⁹ This combination regained favour towards the end of the 20th century, resulting in developments such as the large block of social housing with ground-floor shop units and an arcade at 137-141 Rye Lane (part of the



Figure 64 Drawing of the Sainsbury's supermarket, Moncrieff Street (The Sainsbury Archive, Museum of London)

Holdrons site) and Co-operative House, 259-67 Rye Lane, which replaced the former RACS building in 2008.

Generally larger-scale retail developments have tended to be set back from Rye Lane, partly to accommodate car parking provision. This began with the construction in 1981-82 of a Sainsbury's supermarket, combined with a 700-space multi-storey car park, on the site of former terrace housing on Moncrieff Street. Designed by Sainsbury's own Architect and Engineers Department, it's partly exposed concrete frame and brick cladding was very much in the style of its day (fig. 64).¹⁹⁰ One subsequent scheme had a much greater impact on the appearance of Rye Lane. The *Aylesham Centre*, 3-41 Rye Lane, was built in 1985-87 for Argyll Stores and designed by Seymour Harris Partnership.¹⁹¹ This replaced a stretch of late-19th-century shops with a repetitive brick frontage, over ground-floor shops, and a central arched mall opening (fig. 65). It was enlarged in the mid 1990s by the construction of a larger supermarket at the rear, on the site of a former bus garage.¹⁹² Equivalent retail developments to the west of Rye Lane in the early 21st century include the Bellenden Road Retail Park.

The adaptation and modernisation of existing premises has continued and, as a consequence, few pre-1960s shop fronts survive. The poor state of the local economy in the latter decades of the 20th century has had an impact on the kind of shops that the area provides. One casualty of these changes was the department stores. In 1940 Holdron's was sold by Selfridges Provincial Stores to the John Lewis Partnership; they in turn sold it in 1949, after which the store was closed and its

premises subdivided for different occupants.¹⁹³ However, a greater proportion of this complex survives than of that of its competitor, Jones and Higgins. This was acquired in 1955 by Great Universal Stores, who refurbished the premises in 1980, reopening it as The Houndsditch.¹⁹⁴ After the store closed four years later, the majority of the site was cleared for the *Aylesham Centre*. Although new businesses now occupy these and other shops on Rye Lane, the trend has been towards multiple occupancy, the removal of shop fronts (and installing of roller shutters), 'pile it high and sell it cheap' shops, shopping arcades (of varying degrees of formality) and improvised kiosks within larger premises.



Figure 65 General view of the north end of Rye Lane, with the Aylesham Centre on the left hand side (DP075460)

Industry

Industrial development in central Peckham was mainly concentrated around the canal, the railway and its viaducts or on back plots and therefore never had a strong presence

on the main thoroughfares. Post-war clearance and redevelopment has reduced the stock of surviving buildings, and in the case of the canal, landscaped it out of existence. Of the canal-side industry, the only residual survivals appear to be Eagle Wharf (the much altered remains of a late-19th-century saw mill) and a timber yard, rebuilt in the late-20th-century, at 90-96 Peckham Hill Street. However, an industrial presence around the railway has persisted, with a number of businesses still utilising the viaduct arches and the former coal depot site to the east of Rye Lane. Immediately to the south of the lines is the most substantial site, presently known as the Copeland Industrial Park. This includes the site of George Bussey's gun manufactory and rifle range at 133 Rye Lane, redeveloped by the firm around the turn of the 20th century as a sporting goods manufactory.¹⁹⁵ The long, thin five-storey (stepping down to three) brick-and-concrete range is presently occupied by a 'cosmopolitan bunch of artist studios, churches and small industries'.¹⁹⁶ The rest of the site comprises mainly mid-to-late-20th-century one-storey sheds and garages, once occupied by Holdron's, as indicated by the truncated chimney which still bears painted letters partially spelling out the name.



Figure 66 Aerial view of the Copeland Industrial Park and the Bussey Building (aerial photograph 26250_009)

Other notable survivals include a builder's yard at 190 Rye Lane, in existence since at least 1888, although its premises have been altered and renewed.

PART THREE : THE CHARACTER OF CENTRAL PECKHAM

The historic core of Peckham is defined by its three principal roads - Peckham High Street, Peckham Hill Street and Rye Lane - and the staggered crossroads where they meet. Although these roads share the same pattern of development, each is broadly characterised by different phases of the area's growth. Therefore, for the purposes of this assessment, the town centre has been divided into three sub-areas: Peckham Hill Street; Peckham High Street and Peckham Square; and Rye Lane.

Peckham Hill Street sub-area



Figure 67 Peckham Hill Street sub-area (© Crown Copyright. All rights reserved. English Heritage 100019088. 2009)

This sub-area encompasses the eight buildings on the west side of Peckham Hill Street at its southern end. These are a group of suburban Regency houses, set within gardens and behind a screen of mature trees. They contrast with the surrounding buildings: the inter-war and post-war housing estates on the east side of Peckham Hill Street; a timber yard to the west; and the commercial and civic buildings to the south.

Historically the context of these buildings, built on the grounds of Peckham Manor during the 1810s and 1820s, has always been mixed. The former Peckham branch of the Grand Surrey Canal was laid out simultaneously to, and directly to the rear of, these houses. By 1861 they faced onto Peckham Chapel (later St Chrysostom) and Peckham Brewery (both demolished). In the early 20th century some of the houses on Peckham Hill Street succumbed to industrial conversion when, as Besant observed, 'a deal of small manufacturing was being carried on in the neighbourhood'.¹⁹⁷

The surviving row of seven pairs (78-88, 98-112) and one smaller house (114) give the impression of being a single, early 19th-century development of semi-detached villas but are, in fact, the remnants of a more diverse scheme of six pairs, two terraces of four houses, and four detached houses (figs 68, 69 and 70). The buildings vary in height between two and three storeys and one or two bays in width. All are of brick and some have stucco dressings. Although stylistically the treatment varies between the houses, they share common features – round- or segmental-headed windows,



Figure 68 112-114 Peckham Hill Street in 2009 (DP075639)



Figures 69 (left) 98-100 and 102-104 Peckham Hill Street in 2009 (DP075642) and 70 (right) 78-80, 82-84 and 86-88 Peckham Hill Street (DP075645)

blind panels and high parapets – and form a visually harmonious group. 78-88 are the most similar in detail whereas 110 and 114 differ most in form; 110 is a two-storey house with dormer windows and a gambrel roof, while 114 is a small single-bay, two-storey house. All the properties have undergone alteration and repair, including rebuilt parapets, replacement of doors and subdivision into flats. Some of this work is a consequence of a restoration programme by the local authority in the 1980s. In 1972 98-108 Peckham Hill Street were listed grade II.

The buildings constitute a significant survival, evoking the low-density, genteel nature of the area's early 19th century suburban development. In the context of Peckham's three principal roads, they represent a notably large group of contemporaneous and relatively little altered houses, having escaped the insertion of shops and front extensions.

Peckham High Street and Peckham Square sub-area

Peckham High Street forms part of the A202, a major highway carrying a high volume of traffic. Its south side is quite densely developed but late-20th-century clearance schemes have interrupted the north side with a series of landscaped interventions. It is quite a narrow road, despite being widened in 1880-82. The character of its buildings is predominantly commercial, mainly shops and offices, although there is a significant off-street civic enclave. Its streetscape is an informal and heterogeneous



Figure 71 Peckham High Street and the regeneration area around Peckham Square with its landmark buildings in 2009 (aerial photograph 26250_020)

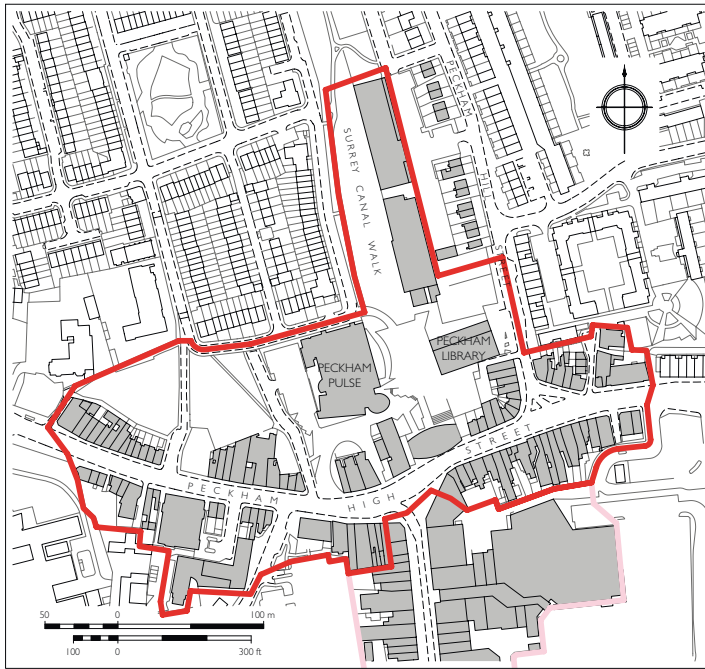


Figure 72 Peckham High Street and Peckham Square sub-area (© Crown Copyright. All rights reserved. English Heritage 100019088. 2009)

mix and its properties range widely in date, materials and appearance.

The irregular alignment of the road and widening at the junctions with Rye Lane and Peckham Hill Street, indicate its origins as a country lane. Otherwise little remains of the pre-18th-century settlement, with its manor houses and large residences. Surviving examples of smaller 18th-century houses attest to a mixed character and traces of an older pattern of growth also endure in the narrow-fronted, irregularly sized plots on the south-east section of the High Street. Another remembrance is a spread of

public houses along the High Street with early origins, although all have subsequently been rebuilt.

The arrival of large-scale speculative development in the early 19th century is indicated by *Shard's Terrace*, 91-107 Peckham High Street and 126-130 Peckham Hill Street. (fig. 73) This curving terrace of twelve three-storey brick houses dates from the 1830s, although construction may have started at an earlier date. Until 1882 the houses had small front gardens but lost them, along with much of their residential character, as a consequence of the road widening.

Commercial adaptations include an Eel and Pie House at 105 (in this use since 1914 and part of the Manze's chain since 1927) and an attractive 1950s or 1960s shop front incorporating signage for 'Spencer's Fashion Shoes' at 97.

Coeval with this quite grand and formal scheme were industrial developments around the Peckham branch



Figure 73 *Shard's Terrace*, 91-107 Peckham High Street/126-130 Peckham Hill Street, in 2009 (DP075633)



Figures 74 (top left) *Eagle Wharf*, a former canalside building, to the north of Peckham Square; 75 (bottom left) the south end of the Surrey Canal Walk; and 76 (right) the former *Britannia* public house, 45 Peckham High Street, in 2009

of the Grand Surrey Canal, of which a few 20th-century remnants survive (fig. 74), and poor-quality back-land buildings. These have been cleared but this phase of growth has a residual presence in the form of truncated side streets at Mission Place and Bull Yard.

As a result of the street widening, the buildings of the north side of Peckham High Street (west of Peckham Hill Street) date predominantly from the late 19th century. They share the character of much metropolitan street improvement rebuilding, dominated by three- or four-storey developments of shops and dwellings. Amongst the more exuberantly treated are the rebuilt *Britannia* public house, 45 *Peckham High Street*, with a handsome elevation by George Treacher (fig. 76), and the ornate stone-faced *London and South Western Bank*, 73-77 *Peckham High Street*, by J. and J.W. Edmeston.

The north side of Peckham High Street is interrupted by a sequence of cleared sites, 29, 53-55, 69 and 79-89 Peckham High Street. The most dramatic of these is the latter, *Peckham Square*, a new public space with hard landscaping and a curved canopy formed in 1993-94. This 'square' links the High Street to the area's two major public buildings, *Peckham Pulse* and *Peckham Library* and the Surrey Canal linear park (fig. 71). The other openings lead to a grassed area around Sumner Road and Melon Road, the consequence of planning blight and the subject of several unrealised redevelopment proposals (see page 67).

East of Peckham Hill Street is a short section of mixed character. This includes two late-19th-century public houses – *The Greyhound* at 109 and the former *Crown* at 119 – and a former billiard hall and early cinema at 121a-b. The latter extends back along Mission Place, which also retains the *Orchard Mission Hall*, recalling the area's previous low character and slum housing. This is overlooked by a well-designed early 21st century residential development on the west side of the land, by Kennedy Twaddle architects.

The south side of Peckham High Street is more vernacular in character, retaining a greater amount of earlier development. 58-62 still observes the Georgian building line, set back from the street with front shop extensions over former gardens. These houses form part of two picturesque groups to either side of Rye Lane, which mix 18th-century survivals with rebuilt premises from the 19th and 20th centuries. These groups range



Figure 77 A view along Peckham High Street, looking toward the Jones and Higgins department store, in c.1905 (Southwark Local Studies Library)

between one and four storeys, with brick elevations, sometimes painted or rendered, and modern shop fronts. Most of the buildings are utilitarian but a few, such as the Bun House public house at 96, have a greater degree of architectural embellishment. There are also larger developments of mid- and late-19th-century pairs and terraces at 28-34, 36-38 and 118-122. New developments include a distinctive glass and steel fast-food outlet at 46-52, with a curved copper roof.

Today Peckham High Street and Peckham Square reflect the extremes of the area's growth, encompassing both its earliest surviving houses and its most important late-20th-century developments. Although it has lost a number of interesting buildings, including Hanover Chapel, a late-19th-century post office and two inter-war cinemas, it still retains a richly varied streetscape and many characterful buildings. Views along the road continue to be dominated, as they have been since the 1890s, by the tower of the former Jones and Higgins department store (figs 77 & 78).



Figure 78 The same view in 2009 (DP075575)

Rye Lane sub-area

Like Peckham High Street, Rye Lane is a busy traffic highway that is a narrow, densely developed and heavily used thoroughfare. Crossed midway by two railway bridges, it is also a public transport hub, with a railway station and a frequent flow of buses (fig. 80). As the main shopping street of the district, a role it has served since the late-19th century, Rye Lane constitutes one of inner London's 'High Streets'. In the last few decades it has developed as a low-cost shopping centre with a strong ethnic character, reflected in both its shops and churches, often occupying the upper floors of converted premises. Its present vibrant and undisciplined character is not without precedence. Although once genteel and semi-rural, since the mid-19th century the street has experienced erratic growth and piecemeal development producing a dense and varied urban landscape.

The residential character of early 19th century development is well represented by a number of semi-detached and terrace houses on Rye Lane (fig. 88). Often occupying generous plots with substantial gardens, these survivals are almost exclusively on the west side of the road, reflecting the irregularity of its initial development. Distributed along almost the entire length of Rye Lane, those buildings to the south of the railway belong, in the main, to the wider development of the Choumert Estate (see appendix 2). These follow a particularly erratic building line. Other evidence of the generous scale of early development survives in the form of plot widths that are still discernible despite redevelopment, such as 18a-b and 22-24 Rye Lane (fig.

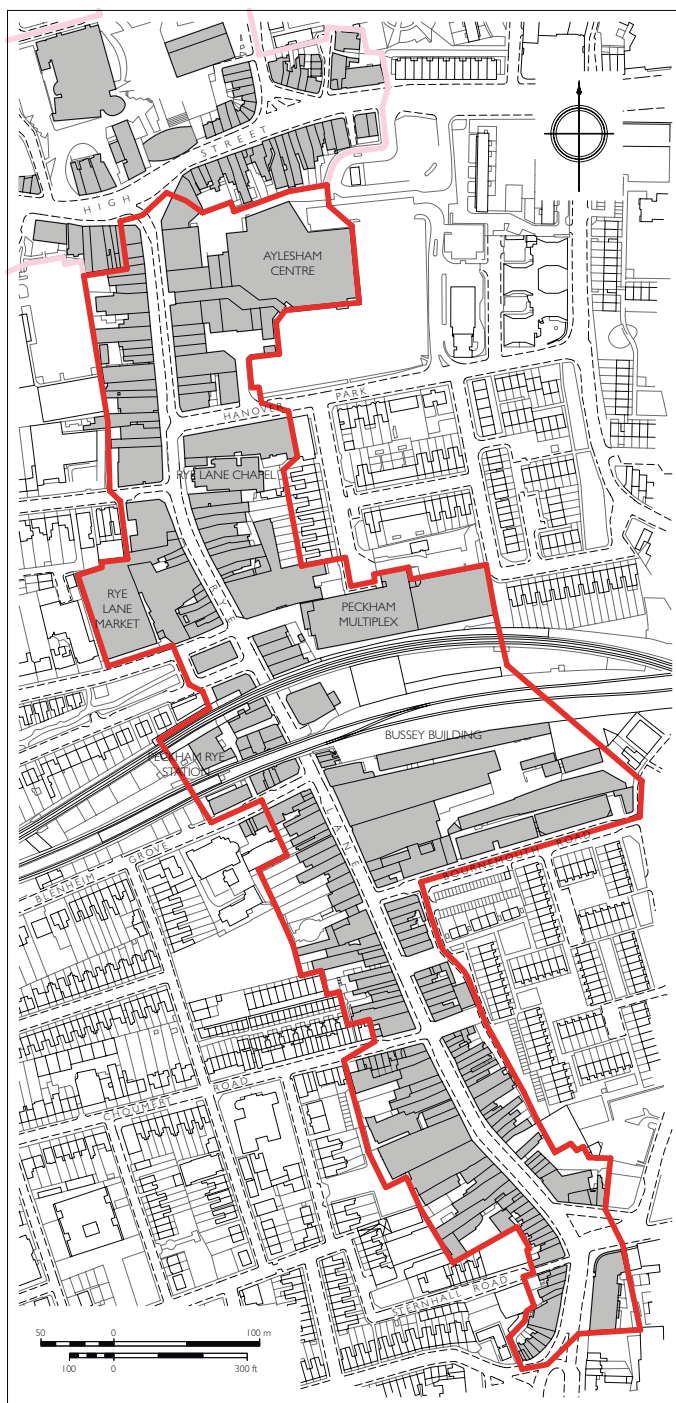


Figure 79 Rye Lane sub-area (© Crown Copyright. All rights reserved. English Heritage 100019088. 2009)



Figures 80 (left) A view northwards along Rye Lane, with the northern railway bridge and fruit piled up outside a shop, in 2009 (DP075497) and 81 (right) shops and dwellings dating from c.1900 occupying a site that previously contained a large detached house, 22-24 Rye Lane (DP075465)

81). One consequence is a notable irregularity to some of the street numbers, despite wholesale renumbering in 1869 and 1889.¹⁹⁸



Figure 82 Rye Lane Baptist Chapel in 2009 (DP075469)

The presence of the railway continues to exert a strong influence over its immediate surroundings, with a greater prevalence of industrial premises and a rather ad hoc character to some of the surrounding properties. This includes the creation of shops within the railway arches, inter-war retail units wrapped around the station and railway lines, and an improvised scaffolding yard. Further evidence of the railway's impact include *Rye Lane Baptist Chapel* (fig. 82), forced to move to its present location in advance of the railway's construction, and the surviving sections of much plainer, standardised development (of the

1870s and 1880s) on the south east side of the road. The classically designed Chapel is one of Rye Lane's most architecturally significant buildings and is now the only property to be set back from the road behind a forecourt.

The commercial character of Rye Lane is expressed through a wide variety of premises. The oldest examples are front and side extensions to the existing buildings, built from the 1860s onwards. These remain in abundance, although most have been serially

renewed. Purpose-built speculative developments are also quite numerous. One form is the shop and dwelling, built from the late-19th century to the mid-20th century and now back in favour. Such developments are usually three or four storeys high, and built of brick, often with stone dressings in an eclectic mix of architectural styles. Late-19th or early 20th examples include Central Buildings (a reworking of the former Hanover Chapel), 18a-b, 22-24, 43-49, 163 (with a return on Parkstone Road), 164-170, 185-187, 190-192 and 194-204 Rye Lane.

Rye Lane's two department stores have left a significant legacy, although neither site survives in its entirety. The most substantial remnant of Jones and Higgins is the 1890s stone-faced block, 1 Rye Lane/68-72 Peckham High Street, with its landmark clock tower (truncated in the 1950s). More of Holdrons has survived, including two blocks of shops at 143-47 Rye Lane and 1-15 Bournemouth Road (dating from the late-19th or early 20th century) (fig. 83) and the striking 1930s building at 135 Rye Lane.



Figures 83 (left) Shop range, 1-15 Bournemouth Road, built for Holdron's department store (DP075521) and 84 (right) A large shop, 213 Rye Lane, in 2009. The building contained a Tesco supermarket in the latter years of the 20th century. (DP075533)

Single shops, sometimes built by their owners or by chain stores, are also numerous (fig. 84). Early 20th-century buildings in the Arts and Crafts and neo-Georgian manner include 20 and 110-112 Rye Lane. Several multiple retailers developed standardised designs or new contemporary forms; surviving inter-war examples include Marks and Spencer (54-58), Sainsbury's (61-63), and, most impressively, C&A (Modes) (72-74). There are also post-war examples of a second C&A (Modes) (117-125), British Homes Stores (51-57) and a Woolworths (87-95).

Other kinds of retail premises include covered markets and arcades, the most prominent



Figure 85 Photograph of the Post Office, 199-201 Rye Lane, taken in 1953 (PSA collection, G0453/02)

being Rye Lane Market with its tall, arched frontage and a large late-20th-century shopping mall, the Aylesham Centre. There is also a well-preserved Post Office, 199-201 Rye Lane, built between 1951 and 1953 (fig. 85).

The continuing importance of Rye Lane as a shopping street has meant that its shops have undergone incremental change and frequent modernisation. This, combined with the recent trend for open fronts, has resulted in the loss of much historic fabric. The best surviving shop front is the former Sainsbury's store, 61-63, which retains wooden-framed windows, awning boxes and a mosaic floor in front of its stall boards. There is an increasingly rare 1960s-era shop front at 183 and an attractive shop fascia at 193 remains, probably dating



Figure 86 The truncated remains of the Tower cinema façade in 2009 (DP075520)

from the 1950s or 1960s, bearing the legend 'Regen's for Baby Linen'. Otherwise survivals are fragmentary or obscured by modern surrounds.

Few of the entertainment facilities that featured strongly on Rye Lane in the early 20th century remain. The most notable survival is the former Peckham Public Hall, later the Tower Annex Cinema and currently the Church Apostolic Centre, built at the rear of 164 Rye Lane in 1883-4. The former cinema entrance at 164, added in 1911, retains decorative elements from a mid-20th-century reworking. All that now remains of the Tower Cinema, 116 Rye Lane, is part of its front façade; restored in 1994 this now acts as a screen to a car park (fig. 86). The *Peckham Multiplex Cinema*, which now terminates Moncrieff Street, off Rye Lane, was originally built as a supermaket in 1982.

The street surfaces and furniture of Rye Lane have also been the subject of frequent renewal. No trace of the early 20th century wood paving remains but a section of cobbles or stone sets survives at the sides and rear of 117-125 Rye Lane.¹⁹⁹ The improved electric street lights, installed by GEC around 1936 (fig. 87), have been replaced by striking new lamp standards,²⁰⁰ part of wider scheme of improvements to the public realm.²⁰⁰



Figure 87 The southern end of Rye Lane in 1936, photographed after the installation of new street lights (Southwark Local Studies Library)

The built environment of Rye Lane is an amalgam of over two centuries of development. One of its most significant components is the group of late-Georgian villas and terraces, rising up behind later shop extensions. Although much extended and often in poor condition, they represent a notable survival. The predominance of commercial architecture reflects Rye Lane's long-term status as a major south London shopping street. While the shops vary in their individual architectural merits, as a whole they form a varied and eclectic streetscape that contributes strongly to Peckham's vibrant and cosmopolitan character.

PART FOUR : DISTINCTIVENESS AND SIGNFICANCE

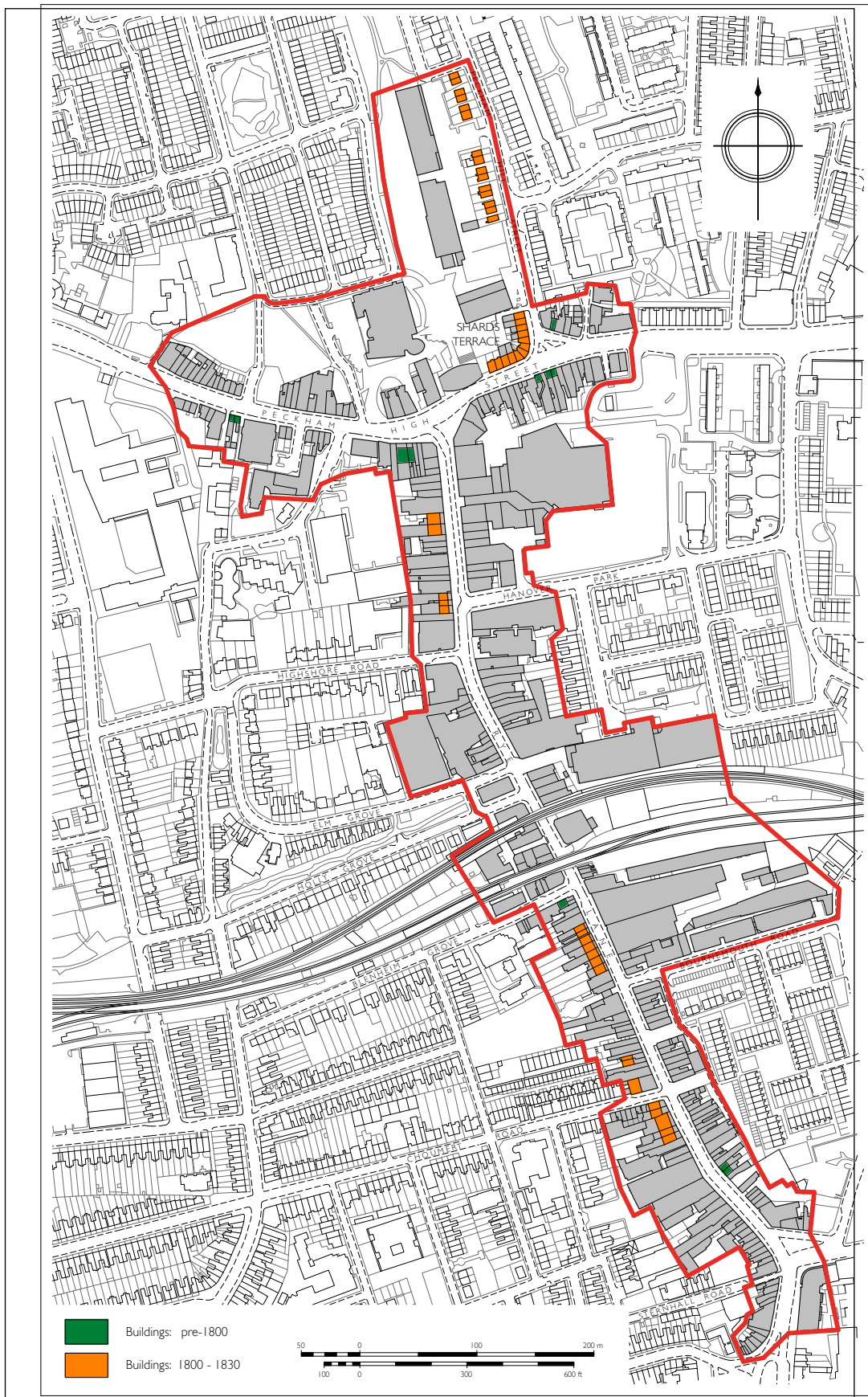


Figure 88 Map showing buildings that may contain earlier fabric (© Crown Copyright. All rights reserved. English Heritage 100019088. 2009)

During its long progression from village to out-of-town settlement, then suburb to outer metropolis and now inner city, central Peckham has been subject to complex and interacting forces. Many of the factors that have shaped its growth are shared in common with other parts of Greater London. But the specific combination of elements varies from area to area, as do the local factors that have exerted an influence. As a result, each locale is a mixture of the general and the particular and has its own distinct character. In attempting to define what makes central Peckham distinctive, three aspects stand out: the survival of early suburban houses; the retail environment created by its role as a major shopping centre; and the remade townscape and landmark buildings resulting from late-20th-century regeneration initiatives.

The survival of Georgian buildings

Though not great in number, a nonetheless significant collection of early buildings still stand on Peckham High Street, Rye Lane and Peckham Hill Street. Peckham High Street retains several houses dating from c.1700 to c.1790 that feature a wide variety of materials and plan forms, symptomatic of Peckham's piecemeal development and its status between city and country (fig. 88). A number have been recorded (58-62, 98, 102-4 Peckham High Street) and their 'urban-vernacular' character is discussed in Peter Guillery's *The Small House in Eighteenth Century London*.²⁰¹ Other surviving examples may be 16-18, 111 Peckham High Street (fig. 89) and 84, 207-9 Rye Lane (fig. 90).



Figures 89 (left) The semi-detached pair of former houses, 16-18 Peckham High Street, in 2009 (DP075573) and 90 (right) 84 Rye Lane, a former house that, although much rebuilt, perpetuates the appearance of a Georgian building.

Early 19th-century suburban development was often expressed in the form of detached houses, semi-detached villas and terraces. On Rye Lane and Peckham Hill Street all three forms were built. A good number of semi-detached houses and terraces survive but the single properties do not. The eight houses on Peckham Hill Street (78-88, 98-112)



Figures 91 (left) 12-16 Rye Lane (DP075573) and 92 (right) 26-28 Rye Lane. Both originated as pair of houses, probably built in the 1820s as part of the initial development of this section of Rye Lane

best convey the character of the late-Georgian suburb as they have suffered the least alteration and remain as residences. On Rye Lane there is the possible remnant of a large house at 136-138, a few large semi-detached villas at 12-16 and 26-28 (figs 91 & 92), remains of terraces, including 94-96 and 98-108 as well as three plain but tall brick pairs with generous front and rear gardens (146-50, 152-154 and 156-62). The other notable survival is *Shard's Terrace*, 91-107 Peckham High Street/126-130 Peckham Hill Street.

The number of surviving small 18th-century houses and early 19th-century suburban residences in central Peckham is noteworthy given the commercial pressures that have come to bear on the area since the mid-19th century. Comparable South London shopping thoroughfares such as Powis Street, Woolwich, the southern end of Brixton Road and Lewisham High Street, have, by comparison, all but entirely lost this phase of residential development. The buildings significantly contribute to the varied character of central Peckham's built environment and are a testament to its former incarnations as a resort and genteel suburb as well as its changing social and economic realities.

Major suburban shopping centres: definition, significance and character

The emergence of major suburban shopping centres is a phenomenon seemingly unique to London; a consequence of the city's great size.²⁰² However, how such centres developed and their role and significance do not appear to have been particularly well studied. Around 1960 these kinds of shopping centres were the subject of two separate assessments by urban geographers, one by A.E. Smailes and G. Hartley and another by W.I. Carruthers.²⁰³ The studies defined such centres as foci of shopping, leisure and entertainment within the metropolitan area but away from its central core. While they were usually public transport hubs, they were not necessarily administrative centres. Both assessments ranked the centres according to importance, ranging from peripheral towns such as Croydon and Kingston upon Thames that had been overtaken by the expanding metropolis, to less significant but nonetheless pronounced concentrations of shops and facilities. Although their quantitative methods varied slightly, both assessments rated

Peckham as a major centre, i.e. just below the regionally significant shopping districts of Croydon and Kingston, and one of only four or five such areas in south London (the others being Brixton, Lewisham, Woolwich and Bromley).²⁰⁴ The number of people served by a district such as central Peckham was identified as being at least 200,000, equivalent in status to Bedford or Colchester. Carruthers also observed that 'the life of Greater London is focussed to a remarkable extent on the more important of its service centres'.²⁰⁵

The rise of shopping areas such as Peckham and Brixton has been partly attributed to their high population levels in the late-19th century and the fact that many people still travelled by foot and local facilities were paramount.²⁰⁶ But the growing suburban transport network also encouraged development, permitting travel between outlying areas as well as into the centre. Improved transportation also had an impact on retailing, assisting the spread of multiple stores by permitting better supervision of dispersed branches and centralised warehousing.²⁰⁷



Figure 93 Rye Lane in c.1970 (Southwark Local Studies Library)

What characterised major suburban shopping centres was the range of facilities they provided, including banks, main post offices, insurance offices, gas and electric showrooms, cinemas (and perhaps a theatre) as well as shops supplying goods that varied from daily necessities to more expensive and rarely purchased items. Certain shops apparently denoted status, as Smailes and Hartley observed, 'the presence of a Marks and Spencer store seems to mark quite a definite step up in the equipment of a shopping centre'.²⁰⁸ Local department stores were also 'very characteristic features' of the more developed centres.²⁰⁹

For Carruthers, writing to inform proposals for municipal reform, each local authority ought to have 'one centre which is of outstanding importance in the particular locality'.²¹⁰ The value of such centres was manifold - as a focus of local employment, supplying the needs of the surrounding population and as a source of revenue to local government. The contribution of the latter was evidently considerable, as the *South London Observer* remarked in 1961: 'the rateable value of Rye-lane has never been separately calculated by Camberwell Council, but its traders must turn in a very large proportion of the municipal exchequer'.²¹¹



Figure 94 The former C&A (Modes) store, 180-190 Lewisham High Street, in 2009

The group of major suburban shopping centres – including Peckham, Lewisham, Woolwich and Brixton – share notable similarities but have always had, and still retain, different characters. Similarities of development include houses converted to shops along a main thoroughfare, and mid-19th-century railway provision encouraging growth and denser redevelopment from the late-19th century onwards. The latter has usually encompassed a significant inter-war phase and post-war schemes promoting pedestrianisation, car parking and shopping malls. As a consequence during the first half of the 20th century these locales all

boasted local department stores (now all closed except for Morley's, Brixton Road), a near identical range of multiple shops similarly designed (the Lewisham C&A (Modes) was built on the same model as Rye Lane although not as an island block (fig. 94)) and substantial Co-operative stores. Some, such as Brixton and Peckham, shared such features as early 20th-century cinemas and inter-war covered markets.

Although the relationship between these centres must, to some degree, have been competitive, there was also some inter-related development. For example there seems to have been close connections between the department stores of Peckham and Brixton. The Bon Marché (fig. 95) was acquired by a consortium including Edwin Jones, of Jones and Higgins, in 1892.²¹² Subsequent chairmen included George Randell Higgins and Henry Holdron.²¹³ It was during their period of ownership



Figure 95 The former Bon Marché department store, 442-444 Brixton Road, in 2009

that the Bon Marché was significantly enlarged, including the construction of a distinctive arcade abutting the south side of the railway viaduct in 1908, around the same time that Holdron was providing his own store with a similar feature on Rye Lane. It is unclear if the Bon Marché shop at 124-28 Peckham High Street, present by 1922, was a branch of the Brixton shop.

There are examples of regional chains and a few businesses that started life in the south London shopping centres went onto to become national concerns. One such is British Homes Stores, which began in Brixton in 1928 (opening its sixth branch on Rye Lane in 1930).²¹⁴ Another is the footwear retailer Upson's, which originated in Woolwich in 1863 and had its first branch on Rye Lane by 1888. The company was also active developers, most notably on Powis Street in the 1890s, but also on Rye Lane (see page 36).²¹⁵

Yet despite the similarities there have always been notable differences between the centres. This was partly a consequence of differing social circumstances; Lewisham, for example, was a notably middle-class area while Peckham was predominantly working class. Local factors such as estate management have also played a significant role in shaping differences. In Woolwich, Powis Street underwent full-scale redevelopment at the end of the 19th century because of a reversion of leases to the local landowner and therefore has no surviving buildings that predate the 1890s. Development along Brixton Road was affected by restrictions imposed by an 1806 Act of Parliament and much new building took place on a section of the thoroughfare after a road-widening scheme of the 1930s. In Brixton mansion blocks were a significant feature of late-19th-century development and retail provision was able to spread along the railway viaducts and back from Brixton Road. Lewisham started as two distinct centres that joined and has had a higher level of post-war redevelopment.

Central Peckham as a major suburban shopping centre

The point at which central Peckham developed beyond local provision into a shopping district serving a wider population seems to have been at the end of the 19th century, probably around the same time as (or soon after) Brixton. In the 1890s it was noted as 'a great shopping centre', with one focus of attention being the Jones and Higgins store, which 'crowds buzz round ... all day'.²¹⁶ According to Besant, by 1912 the area was supplying the needs of a large district.²¹⁷ Two decades later the *Official Guide to Camberwell* noted that Rye Lane was serving the population within a five mile radius and 'housewives come to its magnificent stores not only from South London but also from north of the Thames'.²¹⁸ In the inter-war years Jones and Higgins publicised itself as 'Greater London's Greatest Store' and when Selfridges opened the rebuilt section of Holdron's in 1936 the manager observed that the new building 'for its size and per square yard, is the busiest trading centre in Great Britain, excluding Oxford-st'.²¹⁹

Despite difficult post-war conditions, the area retained its importance, identified in the Greater London Development Plan of 1976 as one of four 'strategic' centres in inner south London, along with Lewisham, Brixton, and Clapham.²²⁰ In the early 21st century it still remains an important shopping centre and its recent development into a marketplace for bargain and ethnic retailing (in common with other inner-city areas like Brixton and Deptford) is but the latest phase in its continuing evolution (figs. 96, 97 & 98).



Figures 96 (top left) Entrance to Rye Lane Market, 48 Rye Lane in 2009 (DP075473); 97 (bottom left) View of the shopping arcade, 135 Rye Lane (DP075511); and 98 (right) opportunistic shop, created between the railway viaduct and an adjoining building, 115a Rye Lane

The architectural legacy of over 150 years of commercial development is a rich one. Retail premises occupy railway arches, market stalls, converted houses and a multitude of purpose-built facilities. Some of the buildings are architecturally ambitious – including nice examples of late-Victorian and Edwardian commercial design, inter-war Moderne and contemporary architecture – although many are functional in appearance. The modernising of premises, poor maintenance and the changing nature of retailing have taken a toll on Peckham's shops. But they remain, nonetheless, an impressive collection, insufficiently understood or appreciated.

The impact of regeneration initiatives

Efforts to renew and regenerate central Peckham have a considerable planning history. In the 1960s and 1970s the approach favoured by all tiers of government to the problems of the inner city was often driven by concerns over freedom of movement. This often led to an emphasis on traffic systems, car parking, road building and the separation of vehicles and pedestrians. Other concerns included increasing office provision, replacing 'obsolescent' buildings, and forging civic identities for the newly created London boroughs. The London Borough of Southwark's approach to modernising Peckham was articulated in a sequence of planning documents, beginning with the Rye Lane Draft Town Centre Plan (1969) and the Plan for Action (1972). Some of their proposals would have been

transformational, such as the realignment of Peckham High Street, the pedestrianisation of Rye Lane and the construction of a municipal complex, although the approach of Southwark was not as ambitious as some boroughs. For example, Lambeth proposed the comprehensive redevelopment of the whole of central Brixton. The consequences for central Peckham have been mixed, including a variety of traffic circulation schemes, a significant amount of car parking and, on occasion, urban blight affecting sites acquired for redevelopments that never happened (such as the area around Melon Road).

As the likelihood of extensive redevelopment receded in the 1980s, the impetus shifted to the commercial sector. Most notable was the 'Peckham Pomp', a mixed used scheme of offices, leisure and community facilities proposed in 1988 by Ian Pollard, in collaboration with Buro Happold. Intended for the Melon Road site, on land acquired for the road realignment and council offices, the building had a 'high tech' design that was influenced by the Pompidou Centre in Paris, hence its popular name. This fell victim to the economic recession of the early 1990s. Subsequently the impetus for regeneration has been led by a local government and private sector partnership, launched in 1992.²²¹ One strand has been to encourage new shopping facilities, another has been to improve civic facilities, principally a new library and health centre. With the latter a particular emphasis has been laid on high-quality design, both for the new buildings and the urban landscape.



Figure 99 Peckham Square in 2009 (DP075592)

Peckham Square (fig. 99) and the new public buildings were conceived of as the centrepiece of the revitalisation programme. The high-profile scheme commenced in 1993 with the formation of Peckham Square, requiring the demolition of 79-83 and



Figure 100 Peckham Pulse in 2009 (DP075618)

85-89 Peckham High Street. This new public space was given a steel-and-timber flattened arch with a 35m span, designed by Troughton McAslan and completed in 1994. It was conceived as a 'deliberately modern, highly-visible project' intended to provide 'an animated focus of public activity' and a 'recognised and well-used landmark' as well as acting as a link to a new linear park.²²² The second stage of the scheme was the construction of a health and fitness centre, designed 'in-house' by the Southwark Building Design Service in 1995 and opened in 1998. The *Peckham Pulse* (fig. 100) combined sport and medical facilities in an innovative way, consciously evoking the ideals of the Pioneer Health Centre in the integration of its facilities. Its modern design, with an atrium entrance, projecting ovoid cafe and curving roof, was intended to be both welcoming and uplifting. The third, and boldest, phase was

the commissioning of the new *Peckham Library* from one of Britain's leading architectural practices, Alsop & Störmer in 1998. The original brief from Southwark called for a 'building of architectural merit that will bring prestige to the borough and a welcome psychological boost to the area' requiring 'a thoroughly modern building that is ahead of its time but also one that does not alienate people by giving an appearance of elitism, strangeness or exclusivity'.²²³ Alsop's building, an upended L clad in copper panels, coloured and clear glass and mesh panels completed in 1999, did not disappoint. Awarded the Stirling Prize for architecture when it opened in 2000, the memorable and original building incorporates ovoid 'pods', two of which rise through the roof



Figure 101 A bench on Holly Grove

level which is also adorned with a tongue-shaped bright orange canopy or 'beret' and six-foot-high illuminated letters spelling out the word "library". This acts as a subtle landmark, partially glimpsed above roofs or through gaps in the streetscape.

Peckham Square and *Peckham Library* have been notably successful in transforming the architectural profile of Peckham. They are also indicative of the leading role given by Southwark to creative urban design in the renewal process. As are the improvements to the public realm, which include striking new street lights and public artworks on and around Rye Lane (figs 101 & 102) and, most notably perhaps, the revitalised streetscape of artist-designed bollards, street lights and a pavements on Bellenden Road.²²⁴ This creative emphasis has been a distinguishing feature of Southwark's planning approach since the 1990s and the appointment of Fred Manson as director of regeneration and the environment.²²⁵ One legacy has been the conversion of the former Bankside power station into the Tate Modern art gallery while the formation of a new civic focus in central Peckham is another.



Figure 102 Detail of a lamp standard on Rye Lane

HERITAGE AND CONSERVATION

In 1961 Dyos noted in his epilogue that to walk the streets of Camberwell was to witness a landscape that was 'changing swiftly and radically', where older fabric would soon, in some places, be hard to find.²²⁶ But while some areas have been comprehensively redeveloped, others have survived relatively unchanged. The planning authorities were not always entirely unappreciative of local distinctiveness; in the Rye Lane Draft Town Centre Plan (1969) Southwark stated it was 'most anxious to retain and enhance the intimate character of Rye Lane which [we] know has a special appeal to many thousands of people'.²²⁷ This document also acknowledged the degree to which the historic origins of central Peckham were still evident in its present townscape, of how 'the slight bends bringing changing views and the comfortable human scale of the 3-4 storey buildingsall combine to make up its distinct personality'.²²⁸ In the Greater London Development Plan (1976) the town centre was described as badly laid out with a high percentage of pre-1916 buildings, many of them obsolete. But the plan also conceded that finding new uses for old buildings could be difficult and that redevelopment schemes were eroding historic character, so notice was given of 'a more vigorous and comprehensive policy for the conservation of the features that give London its distinctive character'.

Efforts to promote and preserve the historic environment of the area were given a significant boost by the formation of the Peckham Society in 1975. In this atmosphere of heightened appreciation, a number of buildings and one discrete area were given

increased protection through designation. Listing initially focussed on houses and places of worship, and the only building designated on Rye Lane was the Baptist Chapel, listed at grade II in 1972. That same year 1972 98-108 Peckham Hill Street were listed. In 1973 a conservation area around Holly Grove was created; this was extended in 1984, 1990 and 2008. Noted as an example of a 19th-century planned suburban development with a strong landscape element, the designated area now ranges from Highshore Road to Choumert Road. Although acknowledging the importance of George Choumert in the area's early growth, the conservation area boundaries do not extend as far his developments on Rye Lane.²²⁹ The area does, however, include Peckham Rye railway station, which was also listed at grade II in 2008. A group of early houses at 56-62 Peckham High Street is currently under consideration for listing (fig. 103).



Figure 103 A group of surviving Georgian houses, 54-60 Peckham High Street, photographed in 1942. (©City of London, London Metropolitan Archives)

After several years of deliberation and consultation on future changes and improvements, a draft Area Action Plan was issued by the London Borough of Southwark in September 2008. In this document a number of issues relating to the built heritage are highlighted. These include the quality of new development, the loss of historic buildings and the value attached to views of local landmarks. In response several options have

been proposed including the creation of a conservation area in central Peckham or the addition of a significant number of buildings to the (non-statutory) local list. The question is also raised of whether new development should be required to respect the prevailing height and scale of existing buildings or to permit taller buildings on specific sites. Other options include protecting local views and extending the archaeological priority zone (the area in which consideration has to be given to archaeological remains during the planning process).

As the action plan indicates, conservation in central Peckham is a matter of considerable public concern. The danger remains of a further diminution of historic character through inappropriate development. There continues to be a gradual



Figure 104 Detail of a historic shopfront: - the entrance of 32 Peckham High Street, removed in 2008

loss of earlier fabric through piecemeal change, such as the replacement of what was perhaps the oldest surviving shopfront at 32 *Peckham High Street* in 2008 (fig. 104). A degree of densification has been occurring, including rear extensions over the full length of the plot and upper storey additions, often to the detriment of the building's appearance (figs 105 & 106). And, although Peckham has a significant number of well-designed new buildings that make a positive contribution to its character, this can not be said of all of its recent additions.

The designation of central Peckham as a conservation area would not be without precedent. A number of areas of a similar character have already been afforded this status. The most comparable, perhaps, is central Brixton. This was designated as a conservation area in 1980 (and extended in 1982, 1995 and 1999). Brixton town centre contains a similar mixture of retail, commercial and residential premises to Peckham, although it differs in having a town hall. The areas also share vibrant character, eclectic built heritage and varied mixes of cultures and communities. Concerns over poorly designed shopfronts and security shutters are common to both. Another equivalent area is Camden Town, where a conservation area was designated in 1986 and extended 1997. Like Peckham, this is a busy commercial and retail centre with a strongly urban character. It too has suffered from modern developments that have paid inadequate attention to the character of the surrounding buildings.

In neighbouring Lewisham some of the conservation areas have elements in common with central Peckham. St Mary's Conservation Area (designated 1976 and extended in 2006) encompasses the historic settlement, which here includes the parish church and Edwardian civic buildings, as well as some commercial premises on Lewisham High Street. Hatcham Conservation Area (designated in 1990 and extended in 2006] primarily covers an area of 19th century estate development by the Haberdashers' Company, but also includes a section of New Cross Road containing banks, public houses and other commercial premises. Deptford High Street (designated in 1976 and currently under



Figures 105 & 106 An example of insensitive enlargement: 106 Peckham High Street before and after the addition of an upper storey ((top) RCHME Investigators photograph AP 314 (bottom), DP 075631)

review) has a significant number of surviving smaller 18th century houses and is presently characterised by a lively street market and a variety of independent food shops.

CONCLUDING REMARKS

The future development of Peckham is the subject of current debate. Some form of enhanced recognition of its historic environment is a likely outcome, whether it is in the form of a conservation area, additions to the local list or the designation of individual sites.

Knowledge is crucial to the management of change and to retaining or enhancing what is valued about a particular place. Peckham is fortunate in possessing an active amenity society and a considerable body of literature covering many aspects of its local history. The character of its 18th-century buildings and aspects of its 19th-century suburban development are relatively well understood thanks to the pioneering work of H J Dyos



Figure 107 View of central Peckham, looking northwards along Rye Lane (aerial photograph 26250_047)

and Peter Guillery. In attempting to define the overall development and defining character of central Peckham, this area assessment has relied upon the essential sources but it has by no means exhausted the available information.²³⁰ The investigation of such documentary sources would no doubt yield much useful context and detail.

Therefore, the area has considerable research potential. The identities of many of its early developers are still obscure, and even when they are known, for example George Choumert and the Shard family, information is scant.²³¹ Much remains to be discovered about the leading businesses of the area and the premises they built or occupied, notably the Bussey factory and Peckham's two department stores. The phenomenon of major suburban shopping centres is another area for possible research and the role it has played in shaping the development of the town centres of Peckham, Brixton, Woolwich and elsewhere in London.

Particular aspects of the built environment could also benefit from greater knowledge; it might be helpful to undertake an audit of shop fronts, noting the surviving fragments of earlier fronts such as consoles, fascias, pilasters and awnings, as well as street furniture and surfaces.

As the assessment has suggested, the built environment of Peckham is the product of complex forces. As is inevitable in a changing landscape 'much of this history must remain inscrutable', as Dyos put it, because the evidence has already been lost.²³² However,

the urban landscape of central Peckham retains much that should be valued, properly understood, and, where appropriate, protected.



Figure 108 Collage of shop front details from (reading clockwise from top left) 183 Rye Lane, 99 Peckham High Street, 177 Rye Lane/2-4 Atwell Road, 119 Peckham High Street, 164 Rye Lane, 105 Peckham High Street, 193 Rye Lane and 14 Peckham High Street

BIBLIOGRAPHY

Web sources

The Peckham and Nunhead Area Action Plan at <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/PeckhamAreaActionPlan.html>

The Peckham Society at <http://www.peckhamsociety.org.uk/>

Southwark Local Studies Library at: <http://www.southwark.gov.uk/DiscoverSouthwark/heritageandhistory/LocalHistoryLibrary/>

Surrey History Centre at <http://www.surreycc.gov.uk/surreyhistorycentre>

Unpublished sources

Guillery, Peter 1999 'Nos 58-62 and 98-104 Peckham High Street, Peckham, Southwark, London SE15'. Unpublished report for the Royal Commission on the Historical Monuments of England

Hahn, W J n.d., 'A short history of Peckham'. Unpublished and undated manuscript,

Harwood, Elaine 2003, 'Co-Operative House, 260-267 Rye Lane'. Unpublished report, English Heritage Historians File SO 229.

Marshall, William n.d., 'Brief History of the Peckham Theatre'. Unpublished and undated typescript

Marshall, William 1999, 'Peckham from the 16th to the 18th Centuries'. Unpublished text of a lecture given on 3 July 1999

Marshall, William 1993 'Peckham Town'. Unpublished and undated typescript [1993]

Marshall, William nd 'Map of the development Rye Lane (west side)'. Unpublished hand-drawn map

Marshall William (ed) 1994 'The Peckham Development Handbook'. Peckham: Peckham Trading Association and The Southwark Challenge Partnership Management Board

Marshall, William 1988 'Which is Peckham's Oldest Building?' Peckham Society News

The Peckham Society 1977-8, The Rye Lane/Peckham High Street Plan – a background report, Newsletter No 12

Robb, Steven n.d. 'The Hanover Chapel 1714-1914'. Unpublished report

URBED 1988 'Revitalising the Heart of Peckham'. Unpublished report for the Peckham Trading Association and the North Peckham Task Force

Published sources

Allport, Douglas 1841 *Collections, Illustrative of the Geology, History, Antiquities, and Associations of Camberwell and Neighbourhood*. Camberwell: Douglas Allport

Barfoot, P & Wilkes J (comp) 1798 *The Universal British Directory of Trade, Commerce, and Manufacture* vol v. London: 234-235

Barton, Nicholas 1962 (rev 1992) *The Lost Rivers of London*. London: Historical Publications

Beasley, John 1995 *Peckham and Nunhead*. Stroud: Chalford Publishing Company

Beasley, John 1995 *Peckham and Nunhead Churches*. London: South Riding Press

Beasley, John 1999 *The Story of Peckham and Nunhead*. (1st edn 1976). London: London Borough of Southwark, Southwark Local Studies Library

Besant, Walter 1912, *London South of the Thames*. London: Adam and Charles Black

Blanch, William Harnett 1875, *The Parish of Camberwell* (rep 1976). London: Stephen Marks

Blackmore, Howard L 1977 'The Museum of Firearms' *The Journal of the Arms and Armour Society* xv, no 6, 351-61

Brandon, Peter and Short, Brian 1990 *The Southeast from AD 1000*. London: Longman

Brayley, Edward Wedlake 1850 *A Topographical History of Surrey*. London: G. Willis

Brodie, Antonia (et al.) 2001 *Dictionary of British Architects 1834-1914*, 2 vols. London, New York: Continuum, RIBA

Burton, Neil 1985 'Robert Lutyens and Marks and Spencer' *The Thirties Society Journal* no. 51. 8-17

Burton, Neil (ed) 1996 *Georgian Vernacular. Papers given at a Georgian Group Symposium 28 October 1995*. London: Georgian Group

Burton, Neil and Guillery, P 2006 *Behind the Façade. London House Plans 1660-1840*. Reading: Spire Books in association with the Architectural History Practice

Carruthers W I 1960 'Social and economic groupings as indicated by a study of service centres and areas' *Royal Commission on Local Government in Greater London 1957-60 Report* London: HMSO

Camberwell, Metropolitan Borough 1932 *The Metropolitan Borough of Camberwell Official Guide*. London: Camberwell Metropolitan Borough

Camberwell, Metropolitan Borough n.d. *Official Guide to the Metropolitan Borough of Camberwell*. [undated, c.1920s]

Chapman, Tony 2006 *The Stirling Prize*. London: Merrell/RIBA Trust

Charlesworth, Tim 1988 *The Architecture of Peckham* London: Chener Books

Darling, Elizabeth 2007 *Re-forming Britain* London: Routledge

Defoe, Daniel 1724-6 *A Tour through the Whole Island of Great Britain* (ed Pat Rogers, edn 1971). Harmondsworth: Penguin

Dyos, H J 1954 'The Growth of a Pre-Victorian Suburb: South London, 1580-1836', *Town Planning Review*, vol. xxv, no. 1. 59-78

Dyos, H 1966 *Victorian Suburb. A Study of the Growth of Camberwell*. Leicester: Leicester University Press

Edwards, P J 1898 *History of London Street Improvements 1855-1897* London: London County Council

Evelyn, John 2006 *The Diary of John Evelyn*. (ed by E S De Beer) London: Everyman's Library

The Gentleman's Magazine, Or Monthly Intelligencer, September 1731

Guillery, Peter 2004 *The Small House in Eighteenth-Century London*. New Haven and London: Yale University Press, English Heritage

Hopton, W J 1920 *Peckham – America: Souvenir of a tour of the United States and Canada by the Managing Director of Holdrons, Limited April – July, 1920*. London: The South London Press

Humphrey, Stephen 1996 *Britain in Old Photographs: Camberwell, Dulwich & Peckham*. Stroud: Sutton Publishing

Ind, Rosemary 1983 *Emberton*. London: Scholar Press.

Johnson, B H 1952 *Berkeley Square to Bond Street. The Early History of the Neighbourhood*. London: John Murray, 1952

McKernan, Luke 2007 'Diverting Time: London's Cinemas and Their Audiences, 1906-1914' *The London Journal*, vol 32, no. 2

Lewis, Samuel 1848 'Peckforton – Pembury', *A Topographical Dictionary of England* (1848)

London County Council 1955 *Names of Streets and Places in the Administrative Country of London*, 4th edn. London: London Country Council

London School of Economics 1933 *The New Survey of London Life & Labour vol v London Industries ii*. London: P S King & Sons Ltd

London School of Economics 1934 *The New Survey of London Life and Labour, vol vi, Survey of Social Conditions (2) The Western Area*. London: P S King & Son Ltd.

London Topographical Society 2005 *LCC Bomb Damage Maps 1939-1945*. London: London Topographical Society

Lysons, Daniel 1792 *The Environs of London, vol. I: County of Surrey* London

Musson, Jeremy 2001 'Bollards of Peckham Rye' *Country Life*, 195 (44). 95-6

Miele, Chris 1999 'From Aristocratic Ideal to Middle-Class Idyll: 1690-1840' in Saint, Andrew (et al.), *London Suburbs*. London: Merrell Holberton, English Heritage

Mills, A. D 2001 *Oxford Dictionary of London Place Names*. Oxford: Oxford University Press

Morrison, Kathryn 2003 *English Shops and Shopping. An Architectural History*. New Haven and London: Yale University Press

Phillips, G W 1841 *The History and Antiquities of the Parish of Bermondsey*. London: J. Unwin

RCHM(E) 1930 *London V: East London*. London: HMSO

Smailes, A E and Hartley, G 1961 'Shopping Centres in the Greater London Area' *Transactions and Papers (Institute of British Geographers)* no 29. 210-213

Steele, Jess (ed) 1997 *The Streets of London: The Booth Notebooks South East London*. London: Deptford Forum Press Ltd

Tames, Richard 1997 *Dulwich and Camberwell Past with Peckham*. London: Historical Publications

Victoria Country History 1967 *The Victoria County History of the Counties of England: Surrey vol. IV*. London: University of London, IHR, Dawsons of Pall Mall

Walford, Edward 1878 'Peckham and Dulwich', *Old and New London: volume 6*. London

Warhurst, R J 1985 *A view of Dulwich, Peckham and Camberwell around 1300*. London: R

Warhurst

Weinreb, Ben (et al.) 2008, *The London Encyclopedia* 3rd edn. London: Macmillan

White, Jerry 2002 *London in the Twentieth Century*. London: Penguin Books

White, Jerry 2008 *London in the Nineteenth Century*. London: Vintage

Notes

- 1 The northern end of Hill Street is built on top of silt and sandy and silty clay. Geological Map of the British Islands, 5th edition 1959.
- 2 London Borough of Southwark, 2008, Peckham Area Action Plan Section 3: The overall vision for Peckham. 11
- 3 Forthcoming English Heritage Understanding Historic Areas guidance document, Adam Menuge & Simon Taylor 2003; Methodological Appendix in 'Anfield and Breckfield, Liverpool. A Rapid Area Assessment of the Built Environment.'. Unpublished English Heritage report
- 4 The Old Kent Road was both a Roman road (part of Watling Street) and a medieval pilgrim road. Roman finds in Peckham High Street, including several glass vessels, have prompted the unproven theory that the High Street was part of an alternative Roman road from Vauxhall to New Cross. Beasley 1999, 6; VCH Surrey iv, 366. In 1841 Allport quoted theories that Rye Lane followed the course of a Roman road. Allport 1841, 58.
- 5 Among several theories advanced for the name, this is the most commonly accepted explanation. Mills 2001, 175
- 6 VCH, vol I, 303; Beasley 1999, 6
- 7 Holinshed Chronicles, vol. ii, p. 22, as paraphrased in Blanch 1875, 4-5
- 8 Tames 1997, 10
- 9 Brayley 1850, 213; Warhurst 1984, 9, 16
- 10 Blanch 1875, 44
- 11 In 1629 he sent to the Secretary of State, Lord Viscount Dorchester, eight melons, 12 figs and 22 pears as well as cherries. In the same year, he received from King Charles I "a fat venison in melon time" and returned the favour by sending four melons Blanch 1875, 44
- 12 A copy of a photograph in Southwark Local History Library (SLSL), PI5182, shows Basing Manor House on 5 November 1883, apparently a few days before its demolition. But two watercolours in the Guildhall Library Print Room, p5370977 & p5370859, by John Crowther of the house are dated 1884. VCH Surrey iv, 25. SLSL, W.W. Marshall, Peckham from the 16th to the 18th Centuries, text of a lecture given on 3 July 1999 in St George the Martyr Church
- 13 The VCH conflates the Manor of Camberwell and Peckham with the Manor of Camberwell Buckingham, named after estates held by the Buckingham family in the fourteenth to sixteenth centuries. VCH Surrey iv, 28. On a list of deeds at SLSL, the later

estates of the Shard family, which included the Peckham Manor House, are listed as the Manor of Bridenhurst (or Bredinghurst). SLSL, 'Deeds of the Manor of Bridenhurst and other properties in Camberwell, 1693-1831'

14 1956 *The Metropolitan Borough of Camberwell Official Guide* 9th edn. London: Camberwell Borough Council, 79

15 VCH vol. iv, 31. The date '1672' seems to have been on the weathervane of the house. Allport 1841, 66. According to Edward Walford, the house was still standing in 1809, when Priscilla Wakefield wrote her "Perambulations of London". Walford 1878, 286-303

16 Evelyn 2006, 561 639

17 As quoted by Blanch, 1876, 31

18 The confiscation followed an 1690 concerning his estates his properties at Peckham and Camberwell comprised the manor of Bridenhurst [Bretinghurst], the mansion house in Peckham, 10 other houses and 1000 acres of land. This common ownership of the two manors is probably the reason for the listing of the later estates of the Shard family, which included the Peckham Manor House, as part of the manor of Bridenhurst (or Bredinghurst). SLSL, 'Deeds of the Manor of Bridenhurst and other properties in Camberwell, 1693-1831'

19 Johnson 1952, 121, 127-9, 222 and fn.17. Sir Thomas Trevor, later Lord Trevor, seems to have continued the interest in gardening, as the Gentlemen's Magazine of September 1731 reports: "An Aloe is in bloom at the Lord Trevor's Garden at Peckham". *The Gentleman's Magazine, Or Monthly Intelligencer*, September 1731, vol. I, 401.

20 Mrs Hill's name is erroneously spelled "Mrs Mill" on the Rocque map. Sir Isaac Shard is described as being "of St Olav's Southwark" in a lease and release of the manor of Tatsfield, dating from 6 and 7 January 1713. Surrey History Centre (SHC), 2186/15/22. Blanch 1875, 59

21 Surrey History Centre, 2186/15/28, attested copy of lease and release, 3 and 4 December 1735. Blanch 1875, 59

22 Isaac Pacatus Shard is often erroneously described as Mrs Hill's 'nephew'. SLSL, 'Deeds of the Manor of Bridenhurst and other properties in Camberwell, 1693-1831'.

23 In about 1715 the manors of Caterham and Salmons passed to Sir Isaac Shard and in 1717 the manor of Tatsfield was sold in trust for him. His children were still holding the manorial court in 1775. SHC, Collections Catalogue 662, Manors of Caterham and Salmons and Lands; Recovery, 1712; ref 2186, Estate of the Leveson Gower Family of Titsey: Records, 1308-1925

24 Blanch 1875, 5; Warhurst 1985, 26

- 25 Blanch 1875, 6, 33
- 26 Blanch 1875, 6
- 27 Blanch 1875, 6, 148-9
- 28 Guillery, Peter 1999, Nos 58-62 and 98-104 Peckham High Street, Peckham, Southwark, London SE15. Unpublished report for the Royal Commission on the Historical Monuments of England, 4; Blanch 1875, 78, 148-9
- 29 SLSL W.W Marshall, Peckham Town, unpublished typescript, n.d. [1993]
- 30 Blanch 1875, 371. The Kentish Drovers pub on the High Street was rebuilt in the 1950s as a shop but may retain some nineteenth-century fabric.
- 31 Blanch 1875, 371
- 32 Brandon and Short 1990,183; Tames 1997,16
- 33 Tames 1997, 16
- 34 Defoe 1724-6, 176
- 35 Blanch 1875, 314
- 36 Goldsmith worked at a local school in the 1750s. Guillery 2004, 257
- 37 No charter has been found to corroborate the founding of the fair. Samuel Lewis wrote in 1848 that the Fair had been held on the Rye. Lewis 1848, 542-5; Allport 1841, 87-9; Blanch 1875, 314
- 38 Ann Wakelin was the mother of the theatre manageress Sarah Baker. Guillery 1999, 18
- 39 Guillery 1999, 18-19
- 40 Southwark Local History Library holds a copy of rubbings of the tokens inscribed "WILL ERBERY AT THE" with a greyhound running on the obverse and "GRAYHOUND IN PECKHAM" and the initials W.M.E. on the reverse. SLSL, 725.72 GREY
- 41 Before the erection of the meeting house Revd John Maynard had preached in his own house. Blanch 1875, 230
- 42 . The name of the chapel is generally thought to honour the members of the royal families who attended the reopening in 1817. However, it may also be the case that the chapel already bore the name a century earlier, around the time of the Hanoverian

succession which was generally welcomed by nonconformist communities. *VCH Surrey* iv, p. 35; Brayley 1850, 266

- 43 Dyos 1966, 32
- 44 Blanch 1875, 81
- 45 Dyos 1966, 38
- 46 Dyos 1966, 50
- 47 Dyos 1966, 193
- 48 Dyos 1966, 40-41 and fn 2
- 49 Dyos 1966, 33
- 50 Blanch 1875, 313-4. The Camberwell Fair continued until 1855.
- 51 Beasley 1999, 39
- 52 Ibid. 46
- 53 Miele in Saint 1999, 40
- 54 Dyos 1966, 39
- 55 Blanch mentions that the estate was bought by several people including Daniel Cronin, Esq, "a wealthy freeholder of the parish". Blanch 1874, 59
- 56 Dyos 1966, 39
- 57 Dyos 1966, 66
- 58 Tames 1997, 34; Beasley 1999, 34
- 59 Dyos 1966, 67
- 60 White 2008, 94
- 61 Dyos 1966, 50
- 62 Dyos 1966, 53
- 63 Dyos 1966, 85-6
- 64 Dyos 1996, 55

- 65 Dyos 1996, 55
- 66 Dyos 1996, 40
- 67 The peak years were 1868-9, 1878-80, 1898 while the slumps were in 1871-2 and 1891. Dyos 1996, 81
- 68 Dyos 1996, 124
- 69 Dyos 1996, 67
- 70 Dyos 1996, 74-5
- 71 Edwards 1898. 77
- 72 Dyos 1966, 62; Steele 1997, 164
- 73 Blackmore 1997. 351-61
- 74 *The Builder* 24th June 1876, 606
- 75 Steele 1997, 210
- 76 Dyos 1966, 62
- 77 Dyos 1966, 98, 161-2
- 78 Beasley 2004, 52; SLSL, Souvenir Programme of the Opening Ceremony of New Mission Hall and School, 31st January 1906
- 79 Dyos 1966, 156
- 80 *The Builder* June 24th 1876, 606; OS map 1913-14
- 81 London Metropolitan Archives (LMA), CKC/AR/BR/07/0252
- 82 The theatre was designed by Ernest Runtz. The building was converted into the Peckham Hippodrome cinema in 1912 and rebuilt in 1932. This was demolished in the early 21st century, replaced by a block of flats. 1977 *Scenes from the Past: Facsimiles of prints in the Southwark Collection* Series 3. No 11. London: London Borough of Southwark
- 83 The intention to produce further volumes was mentioned on the flyleaf of the second edition (1966) of Dyos's book
- 84 LSE 1934, 443
- 85 Ibid

- 86 Darling 2007, 56, 67-69
- 87 Steele 1997, 164; Besant 1912, 179-89; LSE 1934, 443
- 88 Besant 1912, 185; Charlesworth 1988, 63
- 89 Besant 1912, 180
- 90 LSE 1934, 443
- 91 Ibid, 44
- 92 'The south-east London Cinema: some recollections mainly from the 1930s'
Cinema Theatre Association Bulletin vol 9 No 1 January-February 1975
- 93 White 2002, 316
- 94 Edwards 1898, 77
- 95 LCC Minutes of Proceedings, vol 1, Jan-March 1913, 11-13, 100; vol 3, July-October 1913, 507
- 96 Jerry White identified these photographs as depictions of a 'Monkey Parade'.
Jerry White 2002, 308-9
- 97 The Peckham Society, Newsletter 12
- 98 White 2002, 144, 154
- 99 White 2002, 76
- 100 *South London Press* 14th July 1961, 13.
- 101 The Peckham Society, Newsletter 12
- 102 Ibid
- 103 Marshall 1994, 3-5
- 104 URBED 1988, unpublished report
- 105 Weinreb 2008, 738]
- 106 SLSL, pamphlet PC 711.324, 'Regenerating Peckham – The Background
- 107 The name Peckham Rye was first recorded in 1512. Mills 2001, 75. During the Middle Ages, the hamlet at the south end of Rye Lane was called Worth, an Anglo-

Saxon settlement name, while a hamlet called Peckham Rye was found near the manor of Camberwell Buckingham. Rosemary Warhurst suggest that the name Peckham Rye migrated in succeeding centuries. Warhurst 1985, 9

108 Taken from Defoe's description of Peckham. Defoe 1724-6, 176

109 By the 18th century most of the common fields had been enclosed as pasture or arable land, with the exception of the medieval Northfield to the north of Peckham, which contained 1240 acres of common pasture and arable land. Warhurst 1985, 10; Dyos 1966, 32

110 The section of the River Peck nearest the Old Kent Road remained open until 1831. Barton 1962, 54

111 Blanch 1875, 311; Guillery 2004, 259

112 SLSL, photographic collection: cottages in Rye Lane, 1810, PC 729; Gilbert's Cottage [sic], Rye Lane, 810, PC1525; Copy of watercolour of Rye Lane by J.B. Cuming, c.1815, P5046

113 Blenheim House was demolished between 1951 and 1962. Guillery 1999, 5; SLSL, copy of a watercolour of Blenheim House by J C Buckler, 1823, P10766

114 SLSL, copy of a watercolour of Hanover House, PAM 942.16422 MAR; Marshall 1999 typescript

115 Allport 1841, 96. Guildhall Library Print Room, a pencil annotation on a depiction of c1805 describes the building as 'Observatory at Peckham', p537001x, and a later depiction of c1828 shows a large cross in the place of the weathervane, p5370374

116 Defoe 1724-6, 176

117 A terrace of timber houses was put up on Commercial Way soon after 1800. Guillery 2004, 259.

118 Guillery, 204, 259

119 Dyos, 105

120 Dyos, 172

121 Miele in Saint, 1999, 49-50

122 Bellenden Road was laid out by 1861. Greenwood, map, 1830; Weller, Suburbs of London, map, c1861

123 Beasley, Peckham and Nunhead 1995, 31

- 124 By 1861 the building housed the Peckham National Schools and Savings Bank, and from 1869, Miss Rye's Emigration Home for Destitute Girls. Weller, *Suburbs of London*, map, c1861; Blanch 1875, 275-6
- 125 Research by W.W. Marshall, quoted in Charlesworth 1988, 18
- 126 Dyos 1966, 42-3, 84
- 127 LMA, MBO/PLANS/137
- 128 OS 1868-71; SLSL, cuttings relating to Jones and Higgins Store PC 658. 87
- 129 SLSL, cuttings relating to Jones and Higgins Store PC 658. 87
- 130 Dyos 1966, 169-70
- 131 Wilkie Collins quoted in Dyos 1966, 52.
- 132 OS map, 1868-71; Dyos 1966, 98.
- 133 LCC 1955, 653; POD 1868, 1872
- 134 POD, 1868, 1888
- 135 SLSL, photographs 5644c, 5645c
- 136 Hanover Nursery, to the north of the railway lines, probably went around 1870. Blenheim Nursery, apparently owned by Richard Childs, went between 1892 and 1896. POD 1892, 1896
- 137 The suburban street directories only begin in the 1860s and little research appears to have been undertaken on the subject. Dyos 1966, 149
- 138 SLSL, photograph of watercolour, PC 667
- 139 The front of the building appears to have been built further back than was originally intended. See LMA, MBO PLANS 137; SLSL photograph P9015
- 140 Guillery 1999
- 141 This was apparently exacerbated by regular military and, on occasion, ceremonial traffic travelling to Woolwich. Edwards 1898, 77
- 142 40 and 41 Vict. Cap. 235. *Builder* 14th August 1880, 202
- 143 Metropolitan Board of Works (MBW) minutes, 1882, i, 910
- 144 Edwards 1898, 77

- 145 Ibid
- 146 *The Builder* 28th July 1883, 134
- 147 *The Builder* August 12th 1882, 219; 21st July 1883, 95
- 148 *The Kentish Mercury* October 2nd 1925, 8
- 149 Jarvis was employed by Jones and Higgins from at least 1890 so another District Surveyor had to be appointed to authorise the work. LMA GLC/AR/BR/22/1673
- 150 LSE, Booth notebook B114, 42-49
- 151 Hopton 1920, 45
- 152 LMA GLC/AR/BR/26/CA/0732/135/BA
- 153 Morrison 2003, 193
- 154 *Peckham, Dulwich & Walworth Comet* 24th November 1989
- 155 SLSL, cuttings file on Kennedy's
- 156 SLSL, 1866 Sales Particular; OS 1868-71
- 157 MBW minutes, 1886, I, 93, 531, 861
- 158 The terrace does not appear in the 1881 Census but is present in the 1888 Post Office Directory
- 159 The latter has an interesting arrangement whereby the front doors of the dwellings are accessed across the roofs of the shops. London Borough of Southwark (LBS), drainage plan; POD
- 160 Marshall 1994, 12
- 161 McKernan 2007, 132
- 162 LMA, GLC/AR/BR/07/0545
- 163 Lorna Poole, *Bon Marché Chronicle*, 3rd June 1972
- 164 According to a 1937 sales particular for 88 Rye Lane 'Rye Lane was one of the best known cash shopping thoroughfares throughout the suburbs'. LMA, 0/462/045
- 165 Hopton 1920; *South London Observer* 23rd February 1961

- 166 Ind 1983, 16-18 and plate 14
- 167 Harwood 2003, English Heritage Historians File SO 229.
- 168 *The Kentish Mercury* October 2nd 1925, 8
- 169 *The Times* 29th January 1927, 20; 27th September 1930, 16; 2nd October 1934, 20
- 170 *The Builder* 15th February 1935, 327
- 171 SLSL, cuttings file on Holdron's, *South London Press*
- 172 Information supplied by the Boots Archive; LBS, drainage plans
- 173 Museum of London Docklands, Sainsbury Archive, Peckham folder
- 174 Morrison 2003, 243
- 175 Morrison 2003, 234; Burton 1985, 11
- 176 Morrison 2003, 196-97
- 177 C&A archive, commemorative brochure, 31
- 178 *The Builder* 1st January 1932, 12
- 179 *The South London Press* 16th September 1930, 5
- 180 LSE 1933, 144, 164
- 181 POD; OS map revisions 1933-39
- 182 POD 1924, 1927
- 183 London Topographical Society 2005, 103
- 184 'Romance and History of Rye Lane' *South London Observer* 23rd February 1961. 6
- 185 C&A archive, commemorative pamphlet
- 186 LMA, GLC/AR/BR/26/CA/0732/51/BA
- 187 National Monuments Record, Woolworths collection; SLSL, cuttings file
- 188 LBS, drainage plans
- 189 LBS, drainage plans

- 190 Museum of London Docklands, Sainsbury Archive, Peckham file, draft press release; *J S Journal* January 1983; *South London Press* 30th September 1994
- 191 Charlesworth 1988, 63
- 192 Designed by Wallis Gilbert & Partners in association with Thomas Billbow, Chief Architect of the London Transport Executive and opened in 1952. *Concrete* September 1952. 271-75.
- 193 *South London Press* 1st November 1949
- 194 *South London Press* 7th August 1984
- 195 The building is not shown on the 1893-4 OS map and the front building, 133 Rye Lane, was rebuilt in c1908
- 196 www.peckhamvision.org
- 197 Besant 1912, 185
- 198 LCC 1955
- 199 Besant, 180
- 200 SLSL, photographs taken by GEC in c1936.
- 201 Peter Guillery 1999
- 202 Morrison 2003, 137
- 203 Smailes and Hartley 1961, 210-213; Carruthers 1960, 295-305
- 204 Ibid. Smailes and Hartley rank Peckham in a higher category than Bromley
- 205 Carruthers 1960, 299, 300
- 206 Carruthers 1960, 297
- 207 Morrison 2003, 193
- 208 Smailes and Hartley 1961, 205
- 209 Ibid
- 210 Carruthers 1960, 299
- 211 'Romance and History of Rye Lane' *South London Observer* 23rd February 1961. 6.

- 212 Morrison 2003, note 43, 316
- 213 The consortium also acquired another Brixton store, Quin and Axtens as well as Pratts of Streatham in 1911. Lambeth Archives Department, administrative history of Bon March.
- 214 Morrison 2003, 197; *South London Press* 25th July 1930
- 215 *Survey of London*, forthcoming volume on Woolwich
- 216 Interview between Ernest Aves and PC Dolby, probably in 1895 or 1899. LSE Booth notebook B373, 150-51
- 217 Besant 1912, 180
- 218 Camberwell 1932, 49-50
- 219 SLSL, cuttings file for Holdrons
- 220 Peckham Society, newsletter 12
- 221 SLSL, cuttings file PC 711.324, information sheet on Peckham Square
- 222 Ibid
- 223 Chapman 2006. 108
- 224 Jeremy Musson 'Bollards of Peckham Rye' *Country Life* 195 (44) November 1st 2001, 95-6
- 225 Manson held this post from 1994 until 2001 and is credited with successful combination of cultural promotion and urban renewal. 'The Regeneration Game' *Museums Journal* vol 101, no 10, October 2001, 21-22.
- 226 Dyos 1966, 193
- 227 Peckham Society Newsletter 12
- 228 Ibid.
- 229 LBS, Holly Grove Conservation Area Appraisal, 5
- 230 This was due in part to time constraints and the limited availability of primary archive due to the temporary relocation of the local history library. It was not possible to consult local planning records or to take advantage of such archive sources as the Inland Revenue taxation records at the National Archives (commonly known as IR58 records)

231 It may be that the research papers of the late Peckham Town Manager William Marshall, held at SLSL, will be useful in filling some of the gaps

232 Dyos 1966, 194

APPENDICES

APPENDIX I

GAZETTEER OF BUILDINGS IN THE CENTRAL PECKHAM STUDY AREA

The sources consulted are given at the end of each entry; some are given in full but a number of abbreviations have been used. These are as follows.

EH	English Heritage
LBS	London Borough of Southwark
LMA	London Metropolitan Archives
MBW	Metropolitan Board of Works
NMR	National Monuments Record
OS	Ordnance Survey
POD	Post Office Directory
RIBA	Royal Institute of British Architects
SLSL	Southwark Local Studies Library

Bellenden Road/Collyer Place

Former Government Offices Former Labour Exchange built in 1932 for the Ministry of Labour and presumably designed by the Architects Division of the Office of Works. It partly occupies the site of Collyer Hall, a school building of 1862 named after an eminent local religious leader William Bengo Collyer, and apparently incorporates some of its fabric. In 1993-4 the building was extensively refurbished and extended, almost doubling it in size, for the Benefits and Contribution Agencies.

Sources William Marshall (ed) 1994 *The Peckham Development Handbook*. Peckham Trading Association and The Southwark Challenge Partnership Management Board. 20.

Mission Place

Orchard Mission Hall and School Modest two-storey brick building with a stone plaque, bearing the inscription 'Orchard Mission Founded 1887' and the initials RSU, on its front elevation (fig. 11). In 1887 a mission was started (housed in a small cottage, later moving to a house known as Batchelor's Hall) to provide religious and education instruction for the poor of the overcrowded district around Blue Anchor Lane known as the Orchard. An appeal was started in 1895 to raise funds for a new hall and sunday school to be built on Blue Anchor Lane (later Mission Place) on a site paid for by the

Ragged School Union. The building opened in 1906 and was designed by C E Clarke.

Sources SLSL, souvenir pamphlet for the opening ceremony

Peckham High Street (north side)

31-39 A development of five shop-and-dwellings, built after the road-widening of 1880-2 and present by 1888. 31-37 have identical frontages but 39 is differently treated although it shares the same bracketed cornice. The terrace originally abutted Winchester House.

Sources POD 1888

41-43 Development with a wide frontage to the High Street and a large hall at the rear. The front has two shops flanking a narrower bay, currently occupied on the ground floor by an entrance to a night club. The front part appears to have been built soon after the road widening of 1880-2 but the rear hall was probably added in 1894, (with an entrance in 43). According to John Beasley it was built as the Central Hall of the People's League (a christian socialist organisation), designed by Robert P Whellock. By 1896 it was known as the Peckham Tabernacle and, when visited by a representative of Charles Booth in 1900, it was described as 'not imposing from without', with access via 'big doors on the street' which led, in turn, to a vestibule, broad passage and the hall. Its pastor, F M Smith, not make a favourable impression, his manner was described as making 'you wish to wash the moment you leave him'. In 1908 the hall was acquired by Reverend Ernest Thorn for his Church of the Strangers. Thorn, who preached dressed in a suit of armour, applied for a Music and Cinematograph Licence in 1910, letting the hall to the New Biograph Trading Co who may have briefly renamed it the Central Hall Picture Palace. In 1932 Thorn sold the site to Express Dairy Limited who turned the entrance at 43 into a shop and the upper and lower halls into restaurants (conversion by Aubrey G Taylor, the work including a new floor to the hall). Since the 1970s the hall has been used as a social club and a latterly a night club.

Sources POD, 1888, 1972; John Beasley 2004 *Southwark Revisited* 52; LSE, Booth notebook B310, p2, 175; LMA, GLC/AR/BR/07/0644 (plans)

45 Formerly the Britannia public house, rebuilt in 1881 to the designs of the well-known pub architect George Treacher after the road widening (fig. 76). According to Mark Girouard this was amongst the first pubs to be designed with a saloon bar. It was still a functioning pub in c.2002 but has since been converted to a shop. The building has a handsome façade, a drawing of which is illustrated in Girouard's book, with a central pediment on the first floor that has a cartouche with the date 1881 and initials JCR (possibly for J C Riddal who acquired the site in that year). The shop front is recent and the only surviving remnants of the pub front are tiled pilasters.

Sources MBW minutes 1881 i, 255; Mark Girouard 1984 *Victorian Pubs* New Haven and London: Yale UP. 131; Ron Woollacott 2002 *Nunhead & Peckham Pubs Past and Present*. 12, 16

47-51 Peckham High Street Substantial block, with a return on Melon Road, of three shops and dwellings built following the road widening in 1880-82. The larger corner property (51) is canted and steps up from three storeys (with attics) to four (with attics). The business premises were occupied by Henry Thomas Telling, pawnbroker and clothier (possibly from the outset; the plots may have been developed for Telling). The firm was here until at least 1927, the business was then taken over by Symmons & Co. Ltd and the corner premises are still occupied by a firm of pawnbrokers. The building has a prominent projecting pawnbrokers sign on its upper façade that has been there since at least the early 20th century.

Sources POD, 1888, 1927; SHLH photograph PI0218

59-63 The remaining three shops and dwellings of a larger development of six or seven properties (53-63), built following the road widening in 1880-82. 53-57 were destroyed by a fire in c1973 and although various schemes were submitted for rebuilding, the site remains clear (53 was occupied in 1888 by J Collier & Son; the firm had spread into 55-57 by 1914 and the house furnishing business was still here in the 1960s). The first Peckham branch of the RACS opened in 61 in 1907.

Sources POD, 1888, 1967; LMA, GLC/AR/BR/34/2400 (scheme for rebuilding 55-57); SLSL, pamphlet 'Announcing the opening of Co-operative House' 1932

65-67 Tall single-storey bank, built for the Westminster Bank Ltd between 1924 and 1927 on the site of a 1880s building. The frontage of the adjoining premises, 69, comprised no more than a narrow entrance to a rear building. This property, occupied by the Imperial Bank Ltd (later Midland Bank), was constructed after the street widening in 1880-2 and demolished in the late-20th century.

Sources POD 1888, 1924, 1926; SLSL, photograph P21838; drawing by R Woollacott PI0027

71 In 1882 this plot contained a set-back building over a carriage entrance, leading to the premises of Thomas Tilling (as job master and later road haulage contractor). This building appears to have gone by 1933, replaced by a one-storey office building that has, since at least 1946, been occupied by various firms of dentists.

Sources POD 1888, 1946; OS map 1893-4

73-77 Former shop and bank, now public house, built for the London and South-Western Banking Company in 1883 after their existing premises were demolished for the road widening scheme. Originally the front part of the property was sublet as two shops and the banking hall was located at the rear. This was reflected in the two-part façade, with a classically detailed four-bay section to the west and a more exuberantly detailed recessed end bay, which contained the entrance to the bank. The building was designed by James and J W Edmeston and the contractor was Mr Shepherd. The Italianate exterior, of render with stone dressings, was described as having a 'very ornamental character' while the ground-floor banking hall at the rear was likewise 'very richly decorated'. The upper floors contained the managers' residence and servants'

apartments. The ground floor is now occupied by the most recent incarnation of the Kentish Drovers public house.

Sources *The Builder* August 12th 1882 219; 21 July 1883 95

Shard's Terrace, 91-107/126-130 Peckham Hill Street A terrace of twelve three-storey stock brick buildings that turns the corner of Peckham High Street with Peckham Hill Street (fig. 73). It is named after the Shard family who bought the lands of the former Peckham Manor House, on the site of which the west side of Peckham Hill Street was built. The name of the terrace first appears on maps from 1830 onwards and the cornice of 128 Peckham Hill Street bears an inscribed plaque with the name of the terrace. According to map evidence, the terrace appears to have evolved from the early years of the nineteenth century, starting at the western end, at 91. Nos. 103-107 Peckham High Street and 126-130 Peckham Hill Street seem to have been built after 1833 (they are not shown on the sewer map of that date). The freehold of the buildings were apparently acquired for the Metropolitan Board of Works road widening scheme of 1880-2 and then leased to George and Henry Brown, with the exception of 95 which was leased to Thomas Binstead (who subsequently occupied the building). Alterations and additions were then carried out to the entire group in 1883; the architect was Benjamin Elson (Walter Davis for 95).

Six houses still have wooden pilasters and consoles, presumably dating from the 1883 refurbishment. However, most shop fronts and interiors have been completely altered since then. No. 99 has remains of a 1950s or 1960s shop front and signage for 'Spencer's Fashion Shoes' (which occupied the shop from c.1946 until the 1980s) (fig. 108). 97 has a 1960s canted metal-and-glass shop front. No. 105 has been an eel and pie shop since at least 1914 and part of the Manze's chain since 1927 (fig. 108). Part of the original shop front seems to survive, including the large wooden sash windows. The interior was restored after a fire in the 1980s, and the fascia has been replaced with a modern replica of the shop sign. Other surviving internal features in the group of buildings are generally quite plain.

Sources LMA, SKCS/107 (sewer map; MBW minutes, 1882, i, 918; *The Builder* 28th July 1883 133-4; POD, 1927, 1946, 1972

109 The Greyhound public house, a tall three-storey building with a return on Peckham Hill Street. Projecting above the parapet of the canted corner is pedimented plaque containing a painted relief of a greyhound. There has been a pub called The Greyhound in Peckham since the 17th century and one located on this site since at least the 18th century. Alterations were carried out in 1876, but the present building appears to date from 1889, when a new lease was granted to Mary Ann Green 'in consideration of the expense of rebuilding the public house'.

Sources SLSL, documents in file 725.72 Grey; Ron Woollacott 2002 *Nunhead & Peckham Pubs Past and Present* 16

III A three-storey house whose rendered façade appears to date from the mid-to-late 19th century but a gambrel roof to the rear hints at earlier origins. The

adjoining buildings, 113-115, were two small two-storey houses with gambrel roofs of 18th century appearance (with later fronts) until the site was redeveloped in the late 20th century. This section of Peckham High Street escaped redevelopment in the 1880s after the road widening and, until the recent rebuilding, seemingly contained some of the oldest surviving buildings on the north side of the road.

Sources SLSL, photograph P21710; LMA, photograph F999

119 Peckham High Street Converted public house, formerly The Crown. A public house was present on this site by 1830. This was rebuilt c.1867 for Henry Hobbs; the architects were Messrs Finch Hill & Paraire and the builders were Shapley & Webster. In 1891 The Crown public house (no street name given but presumably this building) was rebuilt to the designs of Messrs Wilson, Son & Aldwinckle. In the early 21st century the pub was converted into a shop, retaining the pub front of marble pilasters and Corinthian columns flanking the entrance, and flats above. In a related development the rear part of the building was demolished and a block of 'mews flats', designed by the architects Kennedy Twaddle, were built in 2008.

Sources SLSL, 1830 Greenwood map. *The Builder* 6th April 1867, 252; *The Builder* 18th July 1891, 56. www.kennedytwaddle.com/project-text.php?id=1004

121a-b A two-storey building that may once have been associated with an adjoining Post Office (see 121-125) (fig. 46). The building was standing by 1894, extending back along Blue Anchor Lane (now Mission Place). In 1909 it was converted from a billiard hall to a cinematographic theatre for George Washington Grant and was known as the Biograph Theatre, later the Gem Cinema. This was the second of Grant's cinemas in Peckham (see 133 Rye Lane). The cinema closed in 1916 and an unsuccessful attempt was made to reopen it as a cinema/dance hall in 1919. Instead it resumed its earlier use as a billiard hall with, from 1924, a shop in the front part. The complex numbering of this and the adjacent building is a consequence of the various changes of use and subdivision.

Sources LMA, GLC/AR/BR/07/0509 (plans of cinema); Spencer Hobbs 'The case against the Peckham Electric Theatre Picture House' 21 2006, 81-2; POD 1924; OS 1893-4

121-125 There was a Post Office on the corner of Peckham High Street and Blue Anchor Lane (now Mission Place) by 1868, apparently rebuilt in 1875 and possibly rebuilt again as a consequence of the widening of Peckham High Street in 1880-2. The single-storey brick building was demolished as part of a larger redevelopment of 121-125 Peckham High Street in the 1950s on what was partly a bomb-damage site. A branch of the Post Office still occupies the western end of the post-war building.

Sources *The Builder* 1st May 1875, 389; MBW mins, 1881, i, 440; NMR, PSA photographic collection, G/6053

Peckham High Street (south side)

14 The former Adam and Eve public house, later called Kellies Free House, currently disused. There was apparently a public house on the site by 1651 although

the present building would appear to date from the mid 19th century. Alterations and additions were carried out by Edmund Strevens in 1894-5, for Edwin Coles and there are drawings from 1924, when an application for a music licence was made. The handsome pub front, with Ionic pilasters, would appear to date from after 1924 (fig. 108). The interior of the public house was modernised in the 1980s by the then owner John Brendan Kelly.

Sources SLSL, cuttings file; RIBA drawings collection PA1190/2(1-7) (drawing by Strevens); LMA, GLC/AR/BR/13/188705 (1924 drawings); EH historians file SO 201; Ron Woollacott 2002 *Nunhead & Peckham Pubs Past and Present* 16-17

16-18 A semi-detached pair of shops and dwellings, originally built as houses, that appear to date from the 18th century (fig. 89). This is suggested by their relatively low height, gambrel roofs (rebuilt to 16) and tall chimney stacks. From at least 1868 until c1960 16 was nearly constantly used as a bakery. This function is remembered in the name of the 'Bakehouse' (16a), a domestic conversion of what was originally a late 19C rear outbuilding.

Sources EH historians files SO 201; POD 1868

28-34 A single of development of two large semi-detached brick pairs flanking Collyer Place, dating from the first half of the nineteenth-century (fig. 26 & 104). Although they have had ground-floor shops from at least by the 1860s all of the shop fronts are modern. Until November 2008 the shop front at 32, A.E. Wilson Cycles, included late Victorian/Edwardian lettered fasciae and stallrisers, and a recessed lobby with mosaic floor. This had been perhaps the oldest surviving shop front in central Peckham. The new shop front retained only the fasciae and mosaic floor. Two enamelled advertising boards for Hercules cycles flank the upper windows. Wilson Cycles appears to have originated in the firm of Henry Wilson & Son, cycle maker, who had premises at 116 Peckham Hill Street from c.1896 to c.1900, and at 118 from c.1905 to c.1907. Arthur Edwin Wilson (perhaps the son of Henry), cycle maker, opened a shop at 32 Peckham High Street around 1900. The company can claim to be Peckham's oldest established firm.

Sources PODs, 1900, 1905, 1907

38-38 Late-19th century pair of shops and dwellings with eclectically styled facades of brick with stone dressings.

46-52 A fast-food restaurant with a distinctive curving copper-clad roof, designed by Clay Architecture Ltd, a firm based in Gravesend, Kent.

Source Benedict O'Looney personal comment

58-62 Three houses that once formed part of a group of six houses, two tall pairs (56-58 and 64-66) flanking a lower central pair (60-62) (fig. 103). The two earliest buildings, 60-62, are timber-framed and appear to have their origins in a single two-storey, double-fronted house. This building was raised and divided in about 1805 and

extended in c.1840. By 1850 the two houses had shops, perhaps housed in front shop extensions.

58 is the last survivor of two, apparently identical, pairs built in c.1730 as a single development. Their height, classical proportion and internal decoration must have given the group a more urbane character than the more rural pair at 60-62. These houses seem to have been one room deep, probably with lean-to rear outshuts, and of an unusual plan form combining back-wall stacks beside twin-newel staircases and closets. The shop extension to 58 was in existence by 1871. Nos. 58 and 60 now form a single property and are internally connected. Of the other buildings in the development, 64 and 66 had been demolished by 1946, perhaps after bomb damage, and 56 was demolished and rebuilt in c.1958 (a scheme for rebuilding was submitted in 1957).

Sources P Guillery 1999 'Nos 58-62 and 98-104 Peckham High Street Southwark London SE15' Unpublished RCHME Survey Report; NMR, buildings files 97395, 97396 and red box collection; SLSL photographic collection; LMA photograph F997

68-72 Peckham High Street (see 1 Rye Lane)

74 Shop with offices over dating from the 1950s. This occupies the site of the Kentish Drovers public house, which had been located on this site since the late 17th century (fig. 5). Sources variously describe the demolition of the old pub building or its alteration in the 1950s. Although no early fabric is visible, the front retains the same fenestration pattern of four windows on the second floor and the brickwork of the rear has a 19th century character and incorporates patches of older brickwork. This would suggest that the shell of the older building was reused rather than rebuilt.

Sources SLSL, photographs PI3586, PI7498; Ron Woollacott 2002 *Nunhead & Peckham Pubs Past and Present*. London: Nunhead Local History Publication 13-4

88, 90-92, 94 Group of 19th century houses, separately built. 88 and 90-92 appear to date from the early 19th century, the latter apparently a single building with two ground-floor shops (hence the numbering). The elevation of 94 has a mid-to-late 19th century character. The shop fronts are all modern but retain the consoles and pilasters of older shop front extensions.

96 The present building, the Bun House public house, dates from 1898 according to a plaque on the front of the building. The name commemorates the use of the preceding building as a bakery and confectionery from c.1892 to c.1896, which is depicted in a photograph.

Sources LMA, photograph 56/0367 Ron Woollacott 2002 *Nunhead & Peckham Pubs Past and Present*. London: Nunhead Local History Publication 16

98 Two-bay, two-storey and attic house of brick with a modern ground-floor shop front, an incised-stucco upper storey and a gambrel roof. The earliest parts of this building may date to c.1700. An open passage to the east side of the property used to lead to a large building behind 100 (see below). The house was probably built alongside

this passage and, probably in the 1860s, extended across it.

Sources P Guillery 1999 'Nos 58-62 and 98-104 Peckham High Street Southwark London SE15' Unpublished RCHME Survey Report; SLSL photographs P22228-9

100 A flat-roofed, two-storey building with a ground floor shop and storage or office above. This appears to be a post-war replacement of a small house of 18th century or early origins. At the rear is a much-altered large, single-storey brick building that may incorporate the remains of an earlier structure. From about the 1770s a building at the rear of 100 was occupied by the Peckham Theatre which, from 1822 to 1884, was used as a school by the British and Foreign Schools Society.

Sources P Guillery 1999 'Nos 58-62 and 98-104 Peckham High Street Southwark London SE15' Unpublished RCHME Survey Report; SLSL photographs P22228-9; LMA, photograph F998

102-104 A pair of houses from c.1700, with later ground floor shops (fig. 105 & 106). While the overall shape of an early building survives, the two houses have been much rebuilt and altered, and very little early fabric is visible.

Sources P Guillery 1999 'Nos 58-62 and 98-104 Peckham High Street Southwark London SE15' Unpublished RCHME Survey Report; LMA, photograph F2554

116 A former public house called the Red Bull. There was a pub of this name in Peckham by the 17th century. The present building probably dates from the 1880s, perhaps rebuilt as a consequence of the road widening of 1880-82, replacing an earlier hostelry that, until the late 19th century, had an extensive yard at the rear (known as Red Bull Yard). A panel of coloured tiles by W B Simpson and Sons, depicting the trial of Queen Katharine (from Shakespeare's Henry vii, Act ii, Scene iv), adorned the bar wall from the 1880s. This was retained during the refurbishment of the building in 2008.

Sources Ron Woollacott 2002 *Nunhead & Peckham Pubs Past and Present*. 14; OS 1868-71

118-122 The remains of a single development of seven shops and dwellings built as a consequence of the 1880-82 road widening (fig. 34). The developer may have been Earle Bird, who acquired the lease of seven plots in 1883. Three buildings survive. 118-120 contained a mantle warehouse until it became a Lloyds Bank between 1922 and 1924. A new bank front was installed in 1968-9 for the bank, although the premises are not longer in this use. The majority of the terrace (122-130) was destroyed by bombing in the Second World War. Between 1918 and 1922 a branch of Bon Marché opened in 124-128 (later expanding into 130).

Sources LMA, GLC/AR/BR/34/1906; POD 1918, 1922; MBW mins 1883 ii, 1030

Peckham Hill St (west side)

78-88, 98-114 A group of early 19th century brick houses, comprising seven semi-

detached pairs and one detached house on the west side of the street (figs 68, 69 & 70). The original layout was of six pairs, two terraces of four houses, and four detached houses. The site had formerly been the gardens of Peckham Manor House (demolished c.1797), previously owned by the Shard family, the development of which commenced in c.1809. According to stylistic and map evidence, the surviving houses appear to date from the 1820s. 124 (demolished), which seems to have been a more substantial mansion than the rest of the street, appears to have been built before 1815 and was probably one of the first buildings on the street. Four other houses (100, 104, 112, 120) were insured in the 1830s.

Nos. 92, 94 and 124 were demolished between 1939 and the early 1950s, possibly because of bomb damage. 90 and 96 were demolished in the 1970s and 118, 120 and 122 between 1954 and 1969. No. 116 seems to have been demolished between 1995 and 1997. The buildings surviving today were mostly empty and derelict in the 1970s and were converted to flats by London Borough of Southwark in the 1980s. The surviving buildings have slightly varied elevations of three-storeys with basement, with ground-floor windows set in round- or segmental-arched recesses, stucco cill-bands, some with stucco springing-bands to the arches. 86 and 88 featured originally a variation of the standard or 'Summerson' plan, i.e. a front and a back room with a staircase alongside. Here access was via an external vestibule or a door in the side wall instead of a passage. No. 114 is smaller in scale, with only two storeys and one bay in width. 98-108 were listed grade II in 1972.

Sources Guildhall Library, Sun Fire Insurance Records, MS 11936/466/904962, 1815; 11936/519/1103574, 1830 (100); MS 11936/532/1130812, 1831 (104); MS 11936/558/1271780, 1838 (112); MS 11936/547/1226706, 1836 (120); [N Burton & P Guillery 2006 *Behind the Facade. London House Plans 1660-1840* Reading: Spire Books/AHP. 15; LMA, photographs 71/5458-74, 80/1773-4; SLSL photograph, 1979

126-130 Peckham Hill Street (see 91-107 Peckham High Street)

Peckham Square and the area to the west

This area, the principal focus of late-20th-century redevelopment in central Peckham, runs behind Peckham High Street and Hill Street and contains a mixture of 'landmark buildings', high-quality urban design and grassy areas (fig. 71). At the eastern end are Peckham Library and a health and fitness centre, Peckham Pulse, as well as an area of hard landscaping with an arched canopy, Peckham Square. These developments were intended to kick-start the urban regeneration process in central Peckham. The new town square acts as a link between the main shopping area and a linear park on the site of the former Surrey Canal, which runs north to Burgess Park. The western section, bisected by Melon Road and Sumner Road, is an open area accessed from two cleared sections of the High Street.

The former Canal Head area was once part of the Shard estate, acquired in 1809 for the Peckham arm of the Grand Surrey Canal (built 1826). Industrial development followed to either side of the canal (replaced by council housing on the western side after the Second World War, subsequently rebuilt in the late 20th century). The canal was closed

in 1971, filled in and redeveloped as a 'linear park' from 1995, although a few former wharf buildings remain (notably Eagle Wharf) at the rear of Peckham Hill Street. In 1993 Southwark began a major regeneration programme in central Peckham with the formation of the 'town square', requiring the demolition of 79-83 and 85-89 Peckham High Street. This was followed by the construction of the health centre and library. A further phase, a proposed cinema, housing and comedy club complex to the north of the Library, was planned but has yet to be realised.

The western area was developed during the second half of the 19th century with small factories and poor quality housing. Land was acquired in the 1970s by the GLC and the London Borough of Southwark for a proposed realignment of the High Street and new municipal offices (both schemes unrealised). In 1988 the former GLC sites were sold by the London Residuary Body to Flaxyard (Peckham) Ltd for an ambitious project devised by the designer and developer Ian Pollard, in collaboration with Buro Happold. This mixed-use scheme – for offices, light industry, leisure and community facilities – had a 'high tech' design influenced by the Pompidou Centre and the Architecture School at Lyon (hence its nickname: the Peckham Pomp). This fell victim to the economic recession of the early 1990s. Instead the land was simply cleared of buildings and grassed over. It was the subject of an architectural competition in 2000 – for a scheme that encompassed 'new patterns of contemporary living' – but the area is currently undeveloped.

Sources SLSL, cuttings file, LBS project synopsis; William Marshall (ed) 1994 *The Peckham Development Handbook*. Peckham Trading Association and The Southwark Challenge Partnership Management Board. 3-5; *Building Design* 1st June 2001; *Urban Environment Today* 7th June 2001; *Building*, 2 June 1989, 9; *Building Design* 27 April 1990, 7; *The Architects' Journal*, 5th October 2000. 6-7.

Peckham Pulse Health and leisure centre designed 'in-house' by the Southwark Building Design Service for Southwark Education & Leisure Services and Lambeth, Southwark & Lewisham Health Authority in 1995 (fig. 100). The building cost just under £10m and opened in 1998. The building was inspired by the ideals of the Pioneer Health Centre in its combination of facilities. The building is planned around two pools, surrounded by treatment rooms, play facilities, gyms etc. The most distinctive elements of the building are the corner ovoid-shaped cafe, lube and purple cladding panels and an up curved roof; the intention being to design a building that was dynamic and welcoming.

Source *RIBA Journal* October 1998 54-8

Peckham Library Library and council offices, built in 1998-9 and opened in May 2000 (figs 4 & 99). The brief by Southwark Education & Leisure Services was for 'a building of architectural merit that will bring prestige to the borough and a welcome psychological boost to the area'. Designed by Will Alsop, of Alsop & Störmer Architects, the building won the Sterling Prize for architecture and a Civic Trust Award in the year of its opening. It displays many of the stylistic tics of late 20th century architecture, harking back to Modernism but contemporary in scale, finish and sophistication. It was this project, along with the North Greenwich underground station of 1999, that 'turned Alsop into a London architect with completed buildings'. Taking the form of an inverted

L, the building has a five-storey block containing a community advice centre as well as library accommodation with the main lending library contained in a projecting horizontal section. The exterior is clad in a mixture of copper panels, clear and brightly coloured glazing and a stainless steel mesh. Perhaps the most distinctive elements are the 'pods', bulbous containers on concrete legs that erupt through the roof of the library. The highly coloured exterior, and distinctive roofline, which has a projecting orange canopy and illuminated six-foot letters spelling out the word library, make the building a local landmark.

Sources *Architecture Today*, 104, January 2000, 44; *the architects' journal* vol 211 no 12, 30th March 2000, 22-27; *Master Architect series iii: Alsop & Störmer* 1999 Australia: The Images Publishing Group. 174; *Architecture (New York)* vol 89 no 9, September 2000. 138-140; Kenneth Powell 2002 *Will Alsop 1990-2000* London: Lawrence King Pub Ltd; Tony Chapman 2006 *The Stirling Prize* London: Merrell/RIBA Trust. 108-110

Peckham Square A new open space comprised of a raised paved area beneath an arched canopy, intended as a market place and arena for public events, and a lower paved plaza that links through to the Surrey Canal Walk (fig. 99). The development, conceived of as 'a 'magnetic force', rather than a formal space between facades', was partly funded by the Government's Urban Partnership Fund and executed between November 1993 and September 1994. The arch was the work of Troughton McAslan while the hard landscaping was designed by Southwark Building Design Services and incorporates artwork by Duncan Hooson.

Sources *Architecture Today*, 110, July 2000. 81-82; SLSL, cuttings file PC 711.324

Rye Lane (east side)

1 (including 68-72 Peckham High Street) This building, one of the surviving sections of the Jones and Higgins department store, was probably designed by Henry Jarvis and built around 1894. The eclectically styled edifice, which is largely faced in stone, occupies the most prominent site in central Peckham and its (truncated) tower is a local landmark (figs 36, 37, 38 & 39).

The firm of Jones and Higgins started in 1867 with a small drapers shop at 1 Coborn Terrace (subsequently 3 Rye Lane). The founders were Edwin Jones (1839-1916) and George Randell Higgins (1845 –1920), who dissolved the partnership in 1890 on the retirement of Jones. In 1896 the business was converted into a limited liability company and Edwin Jones returned as company chairman, remaining until his death in 1916. Higgins died in 1920 and a subsequent chairman was Charles Higgins (who was presumably a relative). As well as the drapery business on Rye Lane, Jones was associated with the Bon Marché store 'which since he took control has developed into the most extensive trading concern in Brixton'. He stood unsuccessfully as the Liberal candidate for Peckham in 1892. Higgins was also a director of Bon Marché Limited and Brimbley, Hughes and Co Ltd.

The first premises were in a small shop at the north end of Colborn Terrace (a development of c.1847). The business flourished and by 1876 the firm was occupying

3-13 Rye Lane. That same year the premises were remodelled. By 1888 they occupied 3-21 and in 1890 23 was rebuilt in a taller form for the firm, giving the long terrace a central accent. At the same time 17, 19 and 21 Rye Lane were altered at the rear. The architect of these works was Henry Jarvis (who was also the district surveyor for the area) and the builders were Holloway Brothers. Around 1894 a significant expansion occurred when both ends of the terrace were given impressive new blocks. That to the north, 1 Rye Lane/68-72 High Street, was a 'handsome block of buildings of which the tower is a landmark for miles around'. While to the south was a group of seven shop and dwellings, 37-49 Rye Lane, with corner towers. The architect for these additions was probably Henry Jarvis, who was employed by Higgins to design a stables and cottage on Hanover Park in 1894. By the mid 1890s the firm had extensive premises that included workshops, packing rooms, and a van department (accessed from Hanover Park). In 1900 a rear extension to the shop, with a frontage on Hanover Park, was designed by Jarvis. This finally swept away Peckham Lodge (a large detached house at the rear of 25-29). Although built for Jones and Higgins some of the premises (25-35) were sublet until c.1920 to another firm of drapers, Thomas Ely. Rear showrooms were added in 1913 and 1921, designed by the Brixton-based architect H Payne Wyatt. By 1925 all but 43 and 47-49 were occupied by Jones and Higgins and the premises extended over three acres, with a frontage of over 400ft. This included 'an arcade, entirely unique in character, extending to a length almost equal to the whole shop front, providing a window frontage for the display of goods of something over a quarter of a mile', built in 1924 by Hadrons, of Walthamstow. By this date the business was promoting itself as 'Greater London's Greatest Store'.

At its largest extent the company occupied purpose-built accommodation at 1-41 & 45 Rye Lane, 68-72 Peckham High Street and premises on Hanover Park. In the 1895 about 350 staff were employed in the premises, a significant number of whom 'lived in' (the women in the main building, the men in four houses on Hanover Park). Many of the assistants came from outside of London, and in the Booth notebooks it was noted that in the mid 1870s the firm had been 'almost a Welsh house'. The site suffered premises suffered bomb damage in 1943. In 1953 a lift and stair was formed behind the corner block and it seems likely that the tower was reworked and given its present form at this date. In 1955 the company was bought by Great Universal Stores, who modernised the shop front in the 1970s. In 1980 the building was refurbished and reopened as The Houndsditch, with part of the premises sublet for a Presto supermarket. This closed in 1984, and was sold to Argyll Stores, who redeveloped the majority of the site as the Aylesham Centre.

Sources LMA, MBO/Plans/137; SLSL, photographs of bomb damage, photographs and cuttings file on Jones and Higgins including a promotional booklet of c.1894; LMA, GLC/AR/BR/17/36049 (plans), GLC/AR/BR/22/1673; LSE, Booth Notebooks B114, 20, 43-49; *The Kentish Mercury* October 2nd 1925, 8; *The Times* 7th June 1916, 7; *The Times* 11th December 1920, 13; *The Builder* 23 August 1890, 157; POD, 1920; *South London Press* 7th August 1984; John Beasley 1999 *The Story of Peckham and Nunhead* London: Southwark Council, 23

Aylesham Centre, 3-41 Shopping centre designed by the Seymour Harris Partnership for Argyll Stores (fig. 65). The department store building that previously

stood on the site had been acquired by Argyll Stores in 1984 with the intention of redeveloping its site as an 'open mall centre' (having leased part of the premises for a Presto supermarket from 1980). A scheme was submitted in 1985 and the centre opened in 1987. A sub-Crystal Palace arched entrance forms the central accent of the Rye Street elevation, echoing, consciously or unconsciously, the mid-terrace building of 1890 built for Jones and Higgins. The centre has a central mall containing an art work of inlaid metal squares designed by Camberwell College of Art. A large supermarket (initially occupied by Safeways, now Morrisons) to the rear of the centre was built in the mid 1990s following the demolition of a 1950s bus garage.

Sources Tim Charlesworth 1988 *The Architecture of Peckham* London: Chener Books, 63; *Estate Times* 10th August 1984; William Marshall (ed) 1994 *Peckham Development Handbook*. Unpublished booklet by the Peckham Trading Association and Southwark Challenge Partnership Board. 6

43-49 Rye Lane A group of four handsome shops and dwellings with good townscape value. They were built in c.1894 as part of a larger symmetrical terrace and were probably designed by Henry Jarvis for G. Randell Higgins (of Jones and Higgins), who owned the site. The development was built on the site of two large houses with substantial gardens. Originally a terrace of eight properties was planned but it was built as seven; these were of three storeys rising at either end to four storeys, all with attics. The red-brick and stone elevations are exuberantly detailed, most notably the corner minarets or tourelles to the taller end building (49). Jones and Higgins occupied some of the shop units but the corner site seems always to have been sublet, occupied initially by the London and Midland Bank. Its frontage was replaced with a more robustly classical elevation (probably in the early-to-mid- 20th century) and the premises is now branch of the HSBC bank.

Sources LMA, GLC/AR/BR/17/36049 ; SLSL, cuttings file on Jones and Higgins including a promotional booklet of c.1894; POD 1896

51-57 British Home Stores, which had been launched in Brixton in 1928, opened their Peckham branch at 51-57 in 1930 (this was reputedly their sixth store) (fig. 63). The building suffered some wartime bomb damage and in 1956 a scheme was submitted for a complete rebuilding, designed by George Coles. This was approved in a modified form in 1960.

Sources LMA, GLC/AR/BR/26/CA/0732/51/BA (plans); *South London Press* 25th July 1930; *The Times* 3rd Nov 1930, 24; K Morrison 2003 *English Shops and Shopping* London and New Haven: Yale University Press. 197

Rye Lane Baptist Chapel Chapel built c.1863 in its current location to the designs of S.K. Bland (fig. 63). The site of the preceding chapel, located further south on the west side of Rye Lane, had been required for the construction of the railway. The building was damaged during the Second World War and the school at the rear was rebuilt in c.1957 to the designs of E. Joseph Wood. The building was listed grade II in 1972.

61-63 Shop with storage and office accommodation above (figs 53 & 54). In 1930 61-65 (part of a row of 13 shops and dwellings known as Cornwall Terrace) was put up for sale. 61-63 were acquired by the food retailer J. Sainsbury, who then built a new branch here, which opened in 1931. This had a neo-Georgian frontage and the, by this date, well-established layout of a 'tunnel-shaped' shop with counters to either side, and furnishings including mosaic floors, Minton tiles, wooden fittings and office screen. The branch may have been designed by G Hamblin Fox and Harold Baily, who produced a number of stores for Sainsbury's in 1931, although the company also had an in-house architects department by this date. Sainsbury's also provided hostel accommodation for staff (possible 3 Cerise Road which had been included in the sale) and the building had offices and preparation areas on the first floor. Sainsbury's continued to operate a counter service in the shop until it closed in November 1982; its interior had remained relatively unaltered although the mosaic floor had been replaced in late 1970s. The closure was marked in the national press and recorded for Sainsbury on video, as it had had been the last of the service branches in operation. Some elements of the office screen, a characteristic feature of Sainsbury's branches from the 1890s until the 1940s, were rescued by the Museum of London. The building was superseded by the Sainsbury supermaket, now multiplex cinema, to the south. Little of the interior now survives, but the much of the original shopfront remains, including an area of mosaic in front of the stall risers.

Sources Museum of London Docklands, Sainsbury Archive, Peckham folder, including press release 25th November 1982; *J S Journal*, 1977, 13-15, January 1983, 24; *The Times* 3rd Nov 1930, 24; SLSL, photograph P22429 (taken c.1910)

85 Shop and dwelling, which, for most of the 20th century, was occupied by the south London multiple Kennedy's. The firm was established at 140 (originally 104) Rye Lane in 1877 by John Kennedy for the sale of poultry, game and home-made pies. By 1900 the firm, run by John's eldest sons, was also occupying 85. In 1904 the firm began making sausages, the product with which they were most associated. Although production moved to a factory at 86 Peckham Road in the 1930s the firm had outlets across South London, including the branches on Rye Lane. The firm had left 85 by 1980 and finally went out of business in 2007. The shop has subsequently been subdivided into two small units with modern fascias behind which remnants of the green tiled Kennedy's shop front survives.

Sources SLSL, cuttings file on Kennedy's Sausages PC65887; POD, 1900, 1980; Eva Branscombe 'The High Art of the High Street' *C20 The Magazine of the Twentieth Century Society* Spring 2008, 7-8; *The Metropolitan Borough of Camberwell Official Guide*, 9th edition 1956, 345

87-95 Woolworths opened a branch at 91-93 between 1910 and 1914. The freehold of the site seems to have been acquired in 1930 and a larger shop, at 91-95, was constructed in the early 1930s. In the 1970s the adjoining premises, 87-89, were cleared and an enlarged Woolworths store was constructed over the entire site, apparently built between 1980 and 1984. This replaced a neo-Georgian style building with a minimal brick

facade of subtly recessed window bays and upper panels (fig. 42). The front elevation gives the impression that the building is of three storeys high but part of the upper storey was never built – leaving in effect a high parapet wall supported by large timber props. The store closed between December 2008 and January 2009 when the company went out of business.

Sources NMR, Woolworths collection, photographs of 1930s stores; POD 1910, 1914, 1980; *South London Press* 17th April 1984

The Peckham Multiplex Multi-screen cinema and multi-storey car park set back from Rye Lane on Moncrieff Place (formerly the western end of Moncrieff Street) (fig. 64). In 1973 a section of terraced housing on Moncrieff Street was bought by Southwark Council for redevelopment. The initial intention was for a new civic centre but this was amended to a car park and supermarket. Sainsbury's applied for planning permission in 1977. Following a bitter campaign against the development, construction of the superstore and 700-space multi-storey car park began in March 1981 and it opened in November 1982. The entire complex was designed by the Sainsbury Architects & Engineers Department (Head of Department Roy Linfield; Company Architect Michael Dunkley) with a partly exposed concrete frame, brick infill and curvy detailing. The general contractor was Willett Ltd. After Sainsbury's opened another supermarket at Dog Kennel Hill the Peckham branch became increasingly superfluous and was closed. In 1994 the Film Network Limited converted the superstore into a six-screen multiplex, the Peckham Premier, now Multiplex.

Sources Museum of London Docklands, Sainsbury archive, Peckham file, *J S Journal* January 1983; Sainsbury Archive, draft press release, photographs, elevation; R Cowan 'Moncrieff Street: time for a public inquiry' *Town and Country Planning* vol 46, no 2, February 1978, 60-3; *South London Press*, 9th January 1981, 30th September 1994

117-125 Island block with ground-floor shops and a church and religious college on the upper floors (fig. 62). From the 1870s or early 1880s the site, which lies between two railway viaducts, was occupied by a single-storey shop building. It was here that H T Holdron opened his first premises in Peckham in 1882, continuing to occupy what was known as the Branch Establishment until c.1935. The present building appears to date from the 1940s, although the style of the stone-faced elevation, which has raised bands, long strips of metal-framed windows and narrow vertical openings, is more characteristic of the inter-war years. The building was occupied by C & A (Modes) from c1949 until January 1987. In 1998 a pentecostal church, The South London Temple, opened on the upper floors.

Sources SLSL photograph P6112; C & A Archives; commemorative brochure; Ben Weinreb et al 2008 *London Encyclopedia*, 3rd edn. London: Macmillan. 630

133 Four-storey commercial building that occupies the site of the Museum of Firearms which George Bussey opened in c.1867. As well as a museum containing 'a Permanent Exhibition of everything connected with Gunnery' the premises also contained a leather goods manufactory known as the Museum Works. The present building dates from 1908, when the ground floor was occupied by a cinematograph

with a billiards hall above. The Electric Theatre, which opened on the 31st August 1908, was owned by George Washington Grant, the proprietor of Biograph Theatres Ltd. This seated 450 and had a 60ft long auditorium and was an adaptation of a speculative development rather than a purpose-built cinema. The cinema closed in 1915 and in 1921 part of the ground floor was converted into a Lyons Tea Room. The former billiards hall is now occupied by the Redeemed Christian Centre.

Sources Spencer Hobbs 'The case against the Peckham Electric Theatre' *Picture House* 21 2006, 81-2; Howard Blackmore 'The Museum of Firearms' *The Journal of the Arms and Armour Society*, xv no. 6, September 1997. 351-361; www.peckhamvision.org

Bussey Building or CIP House (rear of 133) A long but narrow factory building that adjoins the railway line (fig. 66), built on the site of a 150ft rifle range erected by George Bussey in the 1860s. By 1887 an imposing factory building occupied part of the site of the rifle range, known as the Museum Works. Here, George, and his son William, apparently manufactured both guns and sporting equipment. A catalogue from the 1880s contained a diverse range of football equipment ranging from balls, boots and shirts to football ear guards, although the firm was also associated with manufacture of cricket bats and had a timber mill at Elmswell, Suffolk. By 1898 the building was known as The Sports Manufactory, Peckham. The present building, a long range of four storeys, stepping down to three storeys at the east end, would appear to date from the early 20th century (it is not shown on the 1893-4 OS map), and may have a reinforced concrete frame. At some date the building and adjoining premises were leased by the department store Holdron's; their successors, Selfridges Provincial Stores Ltd and John Lewis, also occupied the premises in the 1930s and 1940s. Latterly known as the Bussey Building or CIP House (it, along with a group of garages and light industrial buildings to the south, now comprise what is known as the Copeland Industrial Park), the building is presently subdivided and let to a variety of small businesses and artistic enterprises.

Sources SLSL, 'The Bat of the Victorian Era', pamphlet by George Bussey & Co. Ltd, 1898; *South London Press*, 23rd July 1887, 4; Howard Blackmore 'The Museum of Firearms' *The Journal of the Arms and Armour Society*, xv no. 6, September 1997. 351-361; Hunter Davies 'The Fan' *New Statemen* 13th April 2009, 60; www.peckhamvision.org

135 A large shop with a ground-floor arcade at its southern end that originally formed part of Holdron's department store. The present building dates from 1935 and was intended to be the first phase of a larger redevelopment; this was the only section to be completed (figs 51, 52 & 97). Its substantial site was still occupied in 1894 by a plant nursery and a detached house. The property was acquired by Henry Holdron in the 1890s and a large shop and arcade were erected between 1894 and 1900, apparently after he had rebuilt 137-139 to the south. In 1926 Holdron's was bought by Selfridge Provincial Stores Ltd. Within the decade Selfridge proposed the phased rebuilding of the entire store; T. P. Bennett and Son produced four elevations in different styles and the public were invited to vote for their preferred scheme. The winner was a Moderne design with a buff terracotta clad exterior; the first phase replaced the shop and arcade at 135 (Bennett went on to redesign the John Barnes store at Swiss Cottage for Selfridge Provincial Stores in 1936). The steel-framed building housed two floors of showrooms, incorporating an extensive area of display cases and an arcade on the ground floor, with

an upper storey counting house. An impressive curved glass and concrete roof covered a rear escalator. The ground-floor arcade occupied the same location as its predecessor and a small section of patterned terrazzo floor from the earlier structure has survived at its eastern end. When new the 'ultra-modern' design was described as 'exhilarating to look at in its clean, modernistic beauty' and 'designed throughout as to have an almost irresistible appeal'. Its layout was arranged to move shoppers into the premises; 'travelling up a delightful staircase right into the very heart of the building'. At the time of opening the general manager claimed that the new building 'for its size and per square yard, is the busiest trading centre in Great Britain, excluding Oxford-street'. After the store closed in 1949 the building was subdivided for multiple occupation. The ground floor was initially taken by Times Furnishing Co Ltd, who remained there until at least the 1980s. The first floor and back range were later converted to factories (that to the rear known as 135B) and in 1964 the Cooperative Insurance Society Ltd adapted part of the first floor for its Dulwich district office. Externally the upper floors of the building are largely unchanged but nothing survives of Holdron's original shop front.

Sources LMA, GLC/AR/BR/06/35481, GLC/AR/BR/26/CA/0732/135/BA (plans); SLSL, photographs of c.1927, pamphlet *Peckham-America* 1920, 45, cuttings file; *The Times* 2nd October 1935, 20; *The Architect's Journal* 2nd April 1936, 519-21, 530; *The Builder* 15th February 1935, 304, 307, 327; *Bon Marche Chronicle* 3rd June 1972

143-147 Rye Lane (including 1-15 Bournemouth Road) A row of three shops that once formed part of Holdron's department store. Their brick and stone facades, designed in an eclectic style that includes ogee-shaped pediments with floral decoration, were of a similar design to 137-139 (demolished c.2003). The row was probably built contemporaneously with, or soon after 137-139, which dated from c.1894. At the rear of 147 is a large block, 1-15 Bournemouth Road, that probably dates from the 1910s or 1920s (fig. 83). This also formed part of Holdron's extensive premises.

Henry Holdron (1854/5-1930) opened his first store on Rye Lane in 1882 in 'unpretentious premises' at 117-125. Like Jones and Higgins at the north end of Rye Lane, Holdron's rapidly evolved from a drapery store into a 'universal provider' selling a wide range of goods. The firm established by Holdron later claimed to have done much 'to popularise Rye Lane as a market for drapery and other trades in this busy district of South London'. Holdron was an effective businessman, not only developing extensive premises in Peckham but also acquiring Barretts in Clapham and becoming chairman of Bon Marché in Brixton. The success of his Peckham concern was later attributed to only trading for cash, thereby avoiding bad debts. In 1920 the managing director, W J Hopton, took part in a tour of the US and Canada in 1920 to investigate their retailing methods. In 1926 Holdron's, Barretts and Bon Marché were bought by H. Gordon Selfridge in 1926 for his new company Selfridge Provincial Stores Ltd. The business was sold to the John Lewis partnership in 1940, who in turn sold it in 1949 after which the store closed and the extensive premises that Holdron's had occupied were subdivided.

Like many department stores Holdron's growth was incremental, expanding over time into adjoining premises, some of which were then redeveloped. His initial shop at 117-125 was constrained by railway viaducts but by 1892 Holdron had acquired the site of 137-139. He then rebuilt the semi-detached pair of houses as three shops, probably to designs

by Allan Stuart; these were initially sublet to George Carter & Sons. In the late 1890s he also acquired and redeveloped the site at 135. By 1905 Holdron occupied 135-139, already an impressive complex with two large buildings separated by a prominent off-centre arcade. Soon after the store expanded into 141, a row of three shops (141a-141b) with a central carriageway to rear tenements, built on the site of a detached house to the designs of J. R. Manning in c.1894. 143-147, which mirrored 137-139, were presumably built for Holdron but 145-147 were initially sublet to other businesses. By 1924 the store had quadrupled in size, occupied almost the entire block (every building except 133 and 149) and probably encompassed the range on Bournemouth Street and other miscellaneous buildings at the rear of the site. Following the closure of the store in 1949 Littlewoods took over 137-141a and, in 1960 137-139a was adapted as a Fine Fare supermarket. In 2003 137-141 were destroyed by fire and rebuilt as a mixed development of shops and flats.

Sources LMA GLC/AR/BR/26/CA/0732/135/BA (plans); SLSL, photographs of c.1927, pamphlet *Peckham-America* 1920, 45, cuttings file; POD, 1888, 1892, 1896, 1900, 1905, 1907, 1910, 1922, 1924; www.peckhamvision.org

151 Shop, formerly The Reindeer public house, that probably dating from the early 1860s (it was present by 1868). It originally formed part of a development of six buildings known as Bournemouth Terrace (fig. 29).

Source POD 1868

153-159 A row of five shops and dwellings of the 1860s that was initially known as Bournemouth Terrace. It was one of three blocks on Rye Lane built to the same design as part of the development of the Bowyer Smijth estate. The other sections - 143-149, 151-161, 163-175 – have all been rebuilt. All had modest polychromy detailing (with two colours of brick to the window heads) and a distinctive high parapet with diamond-shaped openings (fig. 29).

Source LMA, photographs 5645c, 5644c

179-183 A row of modest three late-19th-century shops and dwellings. 183 has been occupied by a firm of opticians, R. Woodfall since the 1940s. The firm started in 1922 and first moved to Choumert Road before establishing itself on Rye Lane. In the 1960s the interior was modernised with an attractive Festival of Britain style stair and a new shopfront was inserted which incorporated a display case with a mosaic surround; both features still survive (fig. 108). The pavement in front of the shop retains chequerboard tiling.

Source Information from shop owner

185-187 An attractive pair of shops with flat above, probably built between 1900 and 1905. The commercial premises were initially occupied by Richard Frederick Marvin, a beer and wine retailer.

Source POD, 1900, 1905

189-193 Rye Lane A group of three plain three-storey shops and dwellings that probably date from the initial development of this section of Rye Lane between the 1860s and the 1880s. 193 retains an attractive shop fascia, with the legend 'Regen's for Baby Linen', that probably dates from the 1950s (the firm took over the shop between 1951 and 1959) (fig. 108).

Source POD, 1951, 1959

199-201 A purpose-built Post Office, constructed between 1951 and 1953, probably designed by the Architects Division of the Ministry of Works (fig. 85). The red brick facade has stylised classical detailing in stone and retains its original frontage of dark wooden joinery over a stone base.

Sources NMR, PSA photographic collection, G/04543/1-4; POD 1951

207-209 A pair of shops and dwellings that possibly date to the late eighteenth or early nineteenth century. The site seems to have been developed by 1800 and the buildings may be remnants of a larger group of similar houses, probably including the neighbouring property 211 (today a one-storey infill building). Both buildings have pitched roofs behind low parapets, rendered facades and plastic-framed windows leaving no external datable features. Only the proportion of wall to window hints at the possibility of earlier origins. According to the 1871 OS map, 207 once had bow windows at the front and the back. By 1895, the ground floor of both houses had been remodelled as shop fronts.

Sources Map by Thomas Milne, 1800; OS 1868-71

213 A relatively large shop with an attractive classical facade of red brick and stone dressings that appears to date from the early 20th century (fig. 84). From 1900 until the 1950s the building was occupied successively by two firms of china dealers, Thomas Laughlin and Williamson Ltd. From the 1960s until at least the 1980s the building contained a Tesco supermarket.

Source POD, 1900, 1951, 1959m 1967, 1980

213a A nondescript two-storey shop with accommodation above that probably dates from the late-19th-century. In c.1906 the ground floor shop was converted into a cinematograph by Arthur Burgoyne, accommodating 28 seated persons, known as Burgoyne's Biograph (fig. 47). This was probably the first cinema to open on Rye Lane. From 1912 to 1915, when it closed, it was known as the Cosy Cinema.

Source LMA GLC/AR/BR/07/0545 (plan)

Rye Lane (west side)

Central Buildings A three-storey block of shops that occupies the site of the Hanover Chapel. This is commemorated by a stone plaque at the north end of the block. The classically styled brick building with stone dressings reproduces the distinctively

shaped footprint of the chapel, with a canted end towards Peckham High Street, and may incorporate some fabric from the earlier building in its rear wall. The chapel, erected in 1716 or 1717 and rebuilt a century later, had been converted into a cinematograph hall in 1911 by Frank Verity. Known as the Peckham Picture Playhouse, it had only a short existence, operating until 1915. By 1918 the site had been reconfigured as Central Buildings. Two of its bays were partially reworked (in the 1930s or 1950s) but have since been rebuilt in a style slightly more in keeping with the rest of the buildings.

Sources LMA GLC/AR.BR/07/1482 (file relating to the conversion of the chapel to a cinema)

12-16 A pair of large brick houses that date from the 1820s, if not earlier (12 was insured with the Sun Fire Insurance in 1829), with later side and front extensions that relate to their conversion to shops (fig. 91). The original semi-detached buildings (12-14) share a pediment with stucco dressings and a chimneystack; built on a gracious scale, they are presumably part of the original development of this section of Rye Lane. In 1880, an application was made by Murphy and Putley on behalf of Mr B Barton for the erection of a one-storey shop on the forecourt of 14. By 1889 the southern side extension (16) had been built and by 1895 the whole building had acquired front extensions with shop fronts. The northern side extension was originally raised over a passageway leading to a rear yard.

Sources Guildhall Library, Sun Fire Insurance Records, MS 11936/522/1090177; 1830 Greenwood map; MBW Minutes 1880, ii, 820, 906; POD, 1889; OS map, 2nd edition 1893-4

18a-b A group of three shops and dwellings dating from 1904-5, the upper floors designed in a Queen Anne style. They occupy a wide plot that previously contained a detached house (hence the curious street numbering). Access to the maisonettes was via a side passage and rear first-floor balcony.

Source LBS, drainage plan

20 Shop, probably speculatively built between 1905 and 1907, that has always been, and continues to be, occupied by the multiple chemist Boots. In 1930 a lending library was opened at the rear of the building and in 1933 alterations were carried out (to the designs of company architect Percy Bartlett). The shop premises occupied the entire site of what had been a house and garden; originally this included a single-storey back wing, replaced with a three-storey range in the M20C. The building was damaged during the Second World War and had to be repaired in 1947.

Sources LBS, drainage plans; email from Adele Picken, Boots Archive and Record Centre

22-24 Group of three turn-of-century shops and dwellings (fig. 81). This was a redevelopment of a wide plot occupied by a large house known in the 1860s as Gerrhardt Lodge. The three brick and stone maisonettes are accessed via stairs off Rye Lane and over the roofs of the ground floor shops, an interesting (and possibly uncommon) arrangement.

Source LMA, street renumbering plan, microfilm X91/4

26, 26a, 28 Rye Lane A pair of three-storey brick houses dating from the 1820s, with a recessed central bay, which gives them the appearance of a large, detached villa (fig. 92). Around 1900 rear and front extensions were built during the conversion of the ground floors into shop premises. The pair of buildings appears on Greenwood's map of 1830 and may be part of a group of seven houses built from 1823 by John Wooley on the west side of Rye Lane. Thus, the houses seem to have been built before (or in anticipation of) Hanover Park, which was laid out (between 1830 and 1842) and whose vista they terminate.

The elevation has first- and second-floor windows set in giant segmental-arched recesses. Below the stuccoed cill band to the second floor, there are nicely detailed stucco 'capitals' featuring an urn and palmettes. The recessed centre bay would have originally contained the raised front doors with steps leading up to them. The buildings have a mirror plan with two rooms per floor and a staircase and passage in the recessed bay: a version of the so-called 'standard' or 'Summerson' plan which was used for town houses in eighteenth- and nineteenth-century London. The conversion of the ground floor into shops included the creation of a third unit, 26A, in front of the recessed bay, and extending over an alleyway to the south of the building for 28. The shop front to 26 retains two fine panels below the consoles, one with a blind cartouche and one with a female face. The building suffered bomb damage during the Second World War and the windows of 26 have been bricked up at least since 1981.

Sources LBS drainage plan, 1954; SLSL photograph P14096; Map by Greenwood, 1830; map by Dewhirst, 1842; Tim Charlesworth 1988 *The Architecture of Peckham* London: Chener Books, 18; Neil Burton & Peter Guillery 2006 *Behind the Facade: London House Plans 166-1840* Reading: Spire Books. 15

30 Shop, rebuilt in c.1954 for William Timpsons Ltd, boot makers. Timpsons previously occupied 26a-28 and rebuilt 30 after war time bomb damage.

Source LBS, drainage plans, 1954

34-36 Four-storey mixed development of shops and offices dating from the late 1960s or early 1970s. This was formerly the site of the Hanover Works, the premises of Milton Syer, colour merchant and builders ironmongers, from at least the 1880s. The present building was designed by Carl Fisher & Partners, architects.

Sources SLSL, photograph P21188, 21070, P21195; LBS, plaque in rear entrance; POD 1888, 1967, 1972

38-44 Three-storey mixed development of shops and offices built between 1959 and 1967. It occupies the site of the Hanover Arms public house, a long established hostelry at the corner of Rye Lane and Highshore Road (formerly Hanover Street), and an inter-war covered market, constructed on a former van and cart builder's yard to the south of the pub between 1924 and 1927 and known as Peckham Arcade.

Sources OS map, 1950 revision; POD 1924, 1927, 1959, 1967

Rye Lane Market, 48 Covered market and arcade, probably dating from the late 1930s (built after 1938) and rebuilt around the turn of the 21st century (figs 61 & 96). Originally known as Rye Lane Bargain Centre, its larger rear section extended from Highshore Road to Elm Grove. The Rye Lane frontage has a tall rendered or concrete façade with simple art deco detailing, including a curved upper canopy and minimal pilasters, and vertical strip glazing; either a restoration or replication of the previous elevation. The present arrangement of the building has a shopping arcade off Rye Lane leading to a more extensive covered market that forms the ground floor of a housing development (William Blake House) on Elm Grove. This redevelopment followed an unsuccessful application in 1990 to replace the market with a shopping complex.

Sources SLSL, cuttings file 658.842 Rye, photographs PI4211, PI4208; POD 1938

50-52 A pair of brick houses, possibly the sole remainders of a longer terrace, dating from c.1820s. Unlike the grander houses on Rye Lane from the same period, these were built right up to the edge of the property, i.e. without a front garden.

Source SLSL, Map of the development Rye Lane (west side), unpublished hand-drawn map by William Marshall

54-58 Former Marks and Spencer shop dating from 1934 (fig. 55). It was built on the site of the Imperial Playhouse, which had been erected in 1911 for the South Eastern Electric Theatre Ltd (initially known as the Electric Theatre). The shop was one of the first wave of a standardised modular design with artificial-stone tile cladding developed by Robert Lutyens for the company. Marks and Spencer opened its first branch in 1913 at 30 Rye Lane, by which time they had over 100 stores. The new building opened in November 1934 and closed on the 25th August 1990.

Sources LMA, GLC/AR/BR/07/0699 (file on cinema); SLSL, letter from Marks and Spencer; *The Architectural Review*, November 1935. 194; Neil Burton 1985 'Robert Lutyens and Marks and Spencer' *The Thirties Society Journal* no 5. 11

64 Three-storey brick-and-stone shop in a 'Tudorbethan' style that probably dates from the late 19th century. From c.1896 until the 1950s it was occupied by a succession of wine and spirit merchants.

Sources POD 1896, 1951

66 Public house, known since the 1950s as The Hope, that probably dates from the late-19th century or early 20th century although there was a beer retailer occupying the site from at least the 1860s.

Source POD 1868, 1896

72-74 Commercial premises that occupies an island block, built in 1930 for C & A Modes Ltd to the designs of North, Robin and Wilsdon (figs 56 & 57). This was the

first suburban C & A shop and a similar design was erected at 190-280 Lewisham High Street (still extant). The building was opened by the Mayor of Camberwell on the 19th September 1930, apparently attracting large crowds from all over south-east London. When new, almost fifty per cent of the ground floor comprised arcades and show windows, with two floors of showrooms above. The exterior is of multi-coloured brick with cast stone detailing although the original shop fronts, comprised of full-height panels of 'flashed opal glass', has been replaced. C & A vacated the store in 1971 and the building is presently occupied by a MacDonalds restaurant..

Sources SLSL, anonymous notes on C & A; *The Builder*, 1st January 1932, 1, 12

Station Arcade, 74a-82 Rye Lane Two-storey commercial development built between 1935-37 that occupies the forecourt of Peckham Rye Station and the space between Holly Grove and Blenheim Grove and the railway viaducts. The various parts are linked by a central arcade and passages that pass beneath the viaducts. The upper storeys of the modest development are rendered and have raised decorative bands at the corners and metal-framed windows although some have been reworked. 80 has a later frontage, probably rebuilt by the shoe retailer British Bata, who occupied the premises from the outset. The arcade entrance is marked by a flat-headed pediment and a later canopy; its top-lit roof is carried on what appear to be tubular steel trusses that suggest a post-war rebuilding. Before the construction of the Station Arcade the station forecourt was occupied by a single-storey block on the forecourt, dating from the turn of the 20th century, that was occupied by Dunn & Co

Sources SLSL photograph P6113, P14218, POD 1935, 1937

84, 84a A two-storey building with a gambrel roof, much rebuilt, that appears to date from the initial development of Rye Lane (fig. 90). This section of the street had been built up by 1826 but the former house may be of an earlier date. In 1866, when the property was sold, it was described as a brick-built dwelling house (with four rooms on the upper floors) and had a large cow house at the rear. By 1868 the premises had a front shop extension, subsequently divided into two units between 1900 and 1905. The exterior of the building has undergone piecemeal change, including the replacement of all the windows and the roof covering, and the shop fronts are modern.

Sources SLSL, *Map of the development Rye Lane (west side)*, unpublished hand-drawn map by William Marshall, photograph of c1930 P6124, sales particular of 1866; OS maps, 1868-71, 1895

86 Shop and dwelling rebuilt in 1912 for the shoe retailer, Upsons & Co. The business had occupied the previous building from at least 1892 and the redevelopment scheme respected the building line of the older houses on this section of Rye Lane and provided a front shop projection.

Source LBS drainage plan, 1912

94-96 A pair of three-storey brick shops and dwellings, possibly the much-reworked remnants of a terrace of four or six houses dating from the 1810s or 1820s

that formed part of 'South Street Terrace'. This may have originated as a development by George Choumert, begun in 1815, but by the mid 19th century the name appears to have been applied to all of the houses between 66 and 192 Rye Lane. On Greenwood's 1830 map the terrace of which 94-96 appear to be remnant was called 'South Street Peckham', as the whole of Rye Lane used to be then called. The shop front extensions were built between 1871 and 1895 but have been modernised.

Sources Tim Charlesworth 1988 *The Architecture of Peckham* London: Chener Books. 18; OS maps 1868-71, 1893-4

98-108 A terrace of five three-storey shops and dwellings that may date originally from the 1810s or 1820s and once formed part of South Street Terrace. Although 98-104 have been refronted, 106-108 retain earlier brickwork and the southernmost bay of each of the three-bay façades is recessed. The shop front extensions were built out between 1871 and 1895. In the late 19th century 102 was occupied by the artists' colourman William Leonard Downton, who was responsible for the development of Peckham Public Hall (see 166).

Source POD 1888; OS maps 1868-71, 18993-4

110-112 Shop and dwelling built for Upsons & Co, 'the great boot providers', between 1910 and 1914 (perhaps 1912, when they were rebuilding 86 Rye Lane). The attractive exterior, of red brick with vaguely Queen Anne style stone detailing, incorporates a carved stone panel with the letters U & Co (fig. 45).

Source POD 1910, 1914

116 A tall but shallow building that incorporates remnants of the façade of the Tower Cinema above a public passageway (fig. 86). The cinema opened on the 19th November 1914, designed by J. Courtenay Constantine for Abraham Davis (and his company, the Central London Buildings Co). This had a striking similarity in planning and appearance to the Angel Cinema, 7 Islington High Street (1911-13) by the same architect and developer. Both sites had a small frontage to the main thoroughfare (with a landmark tower entrance) and a large hall behind (the Tower could accommodate up to 2300, the Angel up to 1938). The buildings also shared the same consulting engineer, W G C Hawtayne. Davis and his brother Ralph were East London builders and developers and their stated intention was to provide 'popular entertainment of a refined and wholesome character' by opening 'attractive Halls in the more congested parts of London' but only the Angel and Tower cinemas were built. Both properties were sold in 1926; the Tower to Provincial Cinematograph Theatres Ltd. The cinema closed temporarily between 1940 and 1942 and suffered some wartime bomb damage, before shutting permanently in 1956. The premises were purchased by Camberwell MB Council in 1962 and the majority of the building was cleared for an unrealised road scheme although the site has subsequently been used as a car park. The surviving lower part of the tower entrance was renovated in 1999 by the Free Form Arts Trust with an arched window designed by Caswallon Evans.

Sources LMA, GLC/AR/BR/07/2344; S Humphrey 1996 *Camberwell, Dulwich and*

Peckham. Alan Sutton. 83; *Survey of London* xlvii Northern Clerkenwell and Pentonville 2008 447, 453-454; William Marshall (ed) 1994 *The Peckham Development Handbook*. Unpublished booklet by the Peckham Trading Association and The Southwark Challenge Partnership Management Board.

130-132 Rye Lane Development of shops and flats built c.1953, to the designs of Edward Farmer. The shop units were designed on two levels, with three floors of accommodation above.

Source LBS drainage plans, 1954

146-150 The northernmost of three pairs of brick-built houses (146-150, 152-154, 156-162) that date to the first phase of development on this stretch of Rye Lane, i.e. before 1826, and formed part of South Street Terrace. All are set well back from Rye Lane and originally had generous front and rear gardens. Curiously the three pairs are not aligned to each other and stand at a slight angle to Rye Lane. The rear gardens of 146-150 were used between 1876 and 1882 for the Choumert Square development while the front gardens were swallowed up by shop extensions, probably in the 1880s. By 1930 150 was occupied by the County of London Electric Supply Co. Ltd. and in 1937 the firm had taken over 146-8 for a showroom and demonstration area (conversion by William and Edward Hunt) and built an electricity sub station at the rear of 150. The shop extensions are now largely open-fronted with roller shutters. However, 146-8 retains some 1960s/70s detailing, such as tiling and rounded window edges.

Sources SLSL, 'Map of the development Rye Lane (west side)', unpublished hand-drawn map by William Marshall, 'The Origins of Choumert Square from deeds, directories etc.', undated and unpublished typescript by William Marshall; LBS drainage plans, 1937

152-154 A large brick pair of houses that probably date from the first phase of development before 1826 and once formed part of South Street Terrace. Shopfront extensions were built over the large front gardens; the enlargement of 154 probably occurred in c.1879, done for G. Skinner and designed by G. Edwards. The shop extension to 152 presumably occurred around the same time and offered display windows to both Choumert Road and Rye Lane. Both premises were occupied from c.1892 until c.1907 by a prominent local firm of upholsterers, Airey & Pearson. In the inter-war years six single-storey shop units were built on the rear gardens of 152-154, officially known as The Market but usually thought of as part of Choumert Road.

Sources SLSL, 'Map of the development Rye Lane (west side)', unpublished hand-drawn map by William Marshall, photograph PC753; LBS drainage plan 1924; OS maps 1868-71, 1893-4; *Builder* 27th Sept 1879, 1093

156-162 A group of four buildings that originated as a pair of houses, like 146-150 and 152-154, dating from the early 19th century. The houses had generous plots that were used for later side and front extensions. Flanking additions were present by 1868 and at least one of the front shop extensions appears to have been built in 1880 for the upholstery firm Airey & Pearson by the architect John Farrer. In 1959-60 the South Eastern Gas Board proposed alterations to the shop front of 156-158 to form a new

showroom. The proposed design featured a glazed shop front with a large entrance lobby, and a showroom.

Sources SLSL, 'Map of the development Rye Lane (west side)', unpublished hand drawn map by William Marshall, LBS drainage plan, 1959-60; *Builder* 25th Sept 1880, 399

164, 168-170 A site with a complex development, presently occupied by a block of dwellings with single-storey projecting front shop units flanking a narrow entrance passage leading to a rear building used as a church (166). The initial development of the site was probably as a pair of houses with front and rear gardens. Permission for one-storey shops in front of 168-170 was granted to William Downton in 1881, designed by Thomas Wilkins. Downton and Wilkins then built a public hall at the rear of 168 in 1883-4 (see 166). The former houses were rebuilt around the turn of the 20th century, replaced by the present three-storey red-brick block of flats with shop projections and a passageway to the hall at the north end of the site. Following the conversion of the hall into a cinema in c.1911 the northern shop projection was enlarged and reworked as an entrance lobby. Following the closure of the cinema in c.1944 the space became have been used as a shop until the 1960s and 1970s when it became the entrance to a bingo hall. The shop surround of 164 has classical detailing, a remnant of the original cinema frontage, and decorative elements such as display boxes, that apparently post-date the period of cinema use.

Sources SLSL, cuttings related to the Tower Annexe cinema, PC 725.824; LMA, GLC/AR/BR/07/0252 (plans); MBW minutes, 1881, i, 475, 585

166 A large brick building on a back plot accessed via a passageway from Rye Lane (fig. 12). It is presently used by the Christ Apostolic Church but was built as Peckham Public Hall in 1883-4 for William Leonard Downton. The architect was Thomas Wilkins, who was commissioned to design a hall 'on the lines of a Mechanics Institute with a large room for Public Meetings'. When built, the ground floor contained smaller rooms, while the upper floor housed a large hall able to seat 1200 persons. The building was of the 'plainest possible description', partly because the lack of a frontage on Rye Lane which meant that 'no external effort' was deemed necessary. Access to the hall was restricted (the cost of acquiring a right of way at the rear was too much for Downton) and, as a consequence, the licensing of the hall as place of public entertainment was contentious, necessitating a number of alterations to be made to the building. By 1905 films were evidently being shown in the building and by 1908 it was being used by the New Bioscope Trading Co for cinematographic performances. In 1910-11 drawings for its conversion to a cinema were submitted by Gilbert and Constanduros, including the erection of one-storey entrance hall in front of 164-66. Known as the Tower Annex, the cinema was in operation until c.1944. In 1954 a scheme was submitted for its conversion into a factory, but instead it seems to have been used as bingo hall in the 1960s and 1970s. The building presently functions as a place of worship.

Sources LMA, GLC/AR/BR/07/0252; SLSL, cuttings file on cinemas; LBS, drainage plan 1954; *The Builder* 29th September 1883, 439; 26th April 1884, 595; 'The south-east London Cinema: some recollections mainly from the 1930s' *Cinema Theatre Association Bulletin* vol 9 No 1 January-February 1975

176-178 Rye Lane Former shop that was purpose-built in 1928 for the Royal Arsenal Co-operative Society to house the gentlemen's outfitting departments (figs 47 & 50). Interestingly, the RACS employed Percy Westwood rather than using their own architect to design the building. This may have been because Westwood specialised in shop design and had, in partnership with Joseph Emberton (between 1922 to 1926), worked on the West End premises of the high-class tailors Austin Reed in 1926. The two-storey building had a projecting shop front, originally containing large display cases, and two floors of retail space served by a staircase and lift whose art deco detailing echoed that of the Austin Reed shop on Regents Street. Externally, the ground-floor shop front had a rendered surround, gently curved with a stepped profile, that recalled an exhibition kiosk designed by Westwood and Emberton for the British Empire Exhibition of 1924-5. The upper part of the elevation had fine-quality brickwork edging the window openings and inset illuminated letters spelling out RACS. When new this would have been one of the most striking and stylish shops on Rye Lane. Although not the first premises to be occupied by the RACS in Peckham, it was the first to be purpose-built and was followed by a larger complex, Co-operative House (1932, designed by the society's architect S.W. Ackroyd, demolished) at 259-267 Rye Lane. The RACS continued to occupy 176-178 until at least the 1980s but in the late 20th century the building was unsympathetically altered and was under demolition in May 2009.

Sources RIBA, photographic collection 5817-5817/3; SLSL, RACS pamphlet 'Announcing the opening of Co-operative House Rye Land Peckham October 12 1932'; Rosemary Ind 1983 *Emberton* London & Berkley: Scolar Press. 14-19, figs 19, 31

180-184 A group of three one-storey shop units that originated as front shop projections for houses that have subsequently been demolished. Until the 1880s this section of Rye Lane contained two pairs of houses, probably built in the late 18th or early 19th century, and their gardens. In 1886 one-storey shop extensions were approved for three of the properties. The applicants were the Dansie Brothers (for 180); W D Crowhurst (for 182); and D Lecky (for 184); all of whom subsequently occupied the premises. By the 1890s the southernmost building, 188, had become a club house used by the Radical Club and had a large rear extension. By the 1980s only one of the former houses was still standing, shown in photographs to have had a gambrel roof and shared party wall chimney stack. The shop units appear to have been rebuilt in the late 20th century.

Sources SLSL, photograph PI4077; POD 1888; OS maps 1868-71, 1893-4; MBW minutes, 1886, i, 93, 531, 861

188 Three-storey building that probably dates from the early 20th century and was initially used by a firm of printers. It replaced a late 18th or early 19th century house, occupied in the 1890s by the Peckham and Dulwich Radical Club. Its rear section, currently used as a pool hall, may incorporate a late-19th-century extension that was used by the club.

Sources POD 1892, 1900, 1905; OS maps 1868-71, 1893-4; *The Official Guide to the Metropolitan Borough of Camberwell* 1915 edn, 91

190-192 A terrace of three shops and dwellings, dated on the front 1900, with a builders yard at the rear. The site they occupy was previously two plots, with houses and gardens. A timber yard was established at the rear of the site in the 1880s or 1890s and subsequently used by builders merchants; a use that has been maintained to the present day although the yard buildings have been rebuilt over time. The block of shops and dwellings is almost certainly a speculative development, externally quite plain except for the window pediments, which on the first floor incorporate cartouches with the date 1900 AD. In addition 190a has an iron balcony front or shop sign surround, although this may not be an original feature.

Source POD 1872, 1886

194-204 A curved terrace of seven shops and dwellings built between 1881 and 1888, presumably as a speculative development (fig. 44). It occupies the site of a large corner plot, the rear section of which was used for a terrace of houses fronting onto Sternhall Lane, perhaps built as part of the same phase of work (the terrace was present by 1892). The elevations of the shops and dwellings were given quite a high level of decoration, designed in an eclectic, even vaguely oriental, style with window bays emphasised by stone window surrounds and tiled flat-headed pediments, enriched by ornamental iron balconettes and finials. Around 1918 the two southernmost shops, 202-204, were taken by the RACS, whose funeral service continues to occupy the buildings today.

Sources Census 1881; POD 1888; OS maps 1868-71, 1893-4; *The Official Guide to Camberwell* n.d. (c1910), 6

APPENDIX 2

Estate Development on Rye Lane

The Choumert Estate

One of the major developers was George Choumert (1746-1831), an association still marked by several street names in the area. Choumert moved to England from his native Lorraine in France and was naturalised in 1796.¹ A tanner by profession, he married into the wealthy Fendall family, who held valuable estates in Bermondsey.² Choumert's Peckham estate, all apparently on the west of Rye Lane, may have extended from Blenheim Grove to Sternhall Lane.³ When the Tithe Map was surveyed in 1837-38, several years after his death, his estate still comprised over 18 acres. In 1815 Choumert began building South Street Terrace, the exact location of which remains unclear, but which lay somewhere between Blenheim Grove and Choumert Road (then Choumert Place).⁴ In March 1817, Choumert insured a number of properties with the Sun Fire Insurance, including four houses in South Street for £2,400, of which three houses were still unfinished.⁵ These properties may have formed part of the Terrace or another development. And in 1816, Choumert built the first houses in George Street (later South Grove, now Holly Grove), the first side street off South Street (Rye Lane) to be laid out.⁶

The de Crespigny Estate

The house and land formerly belonging to Mr Heaton, i.e. the upper half of the lands east of Rye Lane (over 21 acres), were bought in 1808 by the de Crespigny family, who had settled in Camberwell in the eighteenth century.⁷ Their lands - north of today's railway line - were until the 1830s mainly let for agricultural purposes, including the four acre 'Road Piece', the five acre arable 'Folley Piece' [sic], the four acre 'South Piece' and several market gardens.⁸ In 1833 the de Crespignys leased some lands for 89 years at £460 a year with the condition that the lessee should spend £6,000 in building a row of at least eight houses worth £300 each. In 1841 they recovered the estate for £4,000 on the death of the lessee, with only Hanover Park – the first side street on this side of Rye Lane – laid out and three pairs of semi-detached houses on its north side (demolished during the 1980s).⁹ These, together with a residential terrace at the top end of Rye Lane called Coborn Terrace (built in around 1847) constitute the two major new developments on this side of the road until 1860.¹⁰

The Bowyer-Smijth Estate

The Bowyer-Smijth [sic] family owned a triangle of land between Rye Lane and Copeland Road. In 1810, they had inherited about 444 acres of land all over the parish.¹¹ In the Tithe Survey of 1837-38, their Peckham holdings amounted to over eight acres, including the large arable 'Southfield', a paddock and two plots of gardens.¹² In regard to its other estates, the family was generally not able to get the best returns on its land by means of advantageous estate management and the creation of building leases, as the main portion of its estate was soon heavily mortgaged and had to be sold by about 1860.¹³

By 1830 the density of houses south of the later Atwell Road had increased slightly. Two

surviving houses (207-9), brick houses and possibly the survivors of a longer terrace, may date to this gradual building up, or maybe even earlier.¹⁴ The Bowyer-Smijth's Peckham lands started to be developed properly with the cutting of Atwell Road, along a previous field boundary across the middle of the family's lands.¹⁵ It was laid out between 1842 and c1861, on the same line as Choumert Road.¹⁶ However, the full development of the triangle at the bottom of Rye Lane only really got underway in the 1860s.¹⁷

Notes

1 The National Archives, *Will of George Choumert, otherwise Schoumert, Surrey*, 18 April 1831, PROB 11/1784.

2 The Bermondsey estates produced an annual rental of £6,000 by 1831. G.W. Phillips, *The History and Antiquities of the Parish of Bermondsey* (London: J. Unwin, 1841), p. 112. In the records of the Sun Fire Insurance, Choumert is described as "leather dresser and tanner". Guildhall Library, Sun Fire Insurance records, MS 474/929211, 1817.

3 The tithe map shows only five plots of houses with gardens north and south of Choumert Road, but large plots to their rear, described as "Building Ground" hint at the fact that Choumert may have owned at some point all land between Blenheim Grove and McDermott Road/Sternhall Lane. Plots 1488, 1491, 1494, 1503, 1504, 1505, 1516, 1517 and 1518, Plan of the Parish of Camberwell in the County of Surrey, 1842, and Tithe Apportionment Book, SLSL.

4 Research by W.W. Marshall, as quoted by Charlesworth, p. 18. South Street Terrace is marked and labelled on Greenwood's 1830 map directly south of the Baptist Chapel, i.e. south of today's corner of Rye Lane with Blenheim Grove. However, on Dewhirst's map of 1842, a terrace called 'South Street Terrace' can be found north of the chapel, i.e. between Holly Grove and Blenheim Grove, the site of the later railway station.

5 Guildhall Library, Sun Fire Insurance records, MS 474/929211, 1817.

6 Research by W.W. Marshall, as quoted by Charlesworth, p. 18; Greenwood's map, 1830, SLSL. The north side of Holly Grove remains today undeveloped and is known as the 'Holly Grove Shrubbery'. Besant described the site in 1912 as "a sadly neglected open space full of melancholy shrubs and trees". Besant, p. 180.

7 Dyos (1966), p. 47.

8 Plots 1693, 1694, 1695, 1696, 1697, 1699, 1700, 1701 and 1709, Plan of the Parish of Camberwell in the County of Surrey, 1842, and Tithe Apportionment Book, SLSL.

9 Dyos (1966), p. 98; SLSL, Dewhirst map, 1842, OS map, 1981; SLSL, Goad map, 1989.

10 LMA, MBO/PLANS/137, Plan shewing the line of the Houses being erected at the corner of Rye Lane, Peckham, by Mr Smith, 20 September 1847. Behind Coborn

Terrace stood Peckham Lodge, possibly an early nineteenth-century mansion, which was demolished for the extension of Jones & Higgins department store in 1900. Blanch, p.325.

11 Dyos (1966), p. 42.

12 Plots 1683, 1684, 1686a and 1687, Plan of the Parish of Camberwell in the County of Surrey, 1842, and Tithe Apportionment Book SLSL.

13 Dyos (1966), p. 42.

14 This is difficult to assess using map evidence alone, as Greenwood's 1830 Map of London is the first detailed map to include all of Rye Lane.

15 Plots 1683 and 1687, Plan of the Parish of Camberwell in the County of Surrey, 1842, and Tithe Apportionment Book, SLSL.

16 Suburbs of London , sheet 5: Peckham &c, drawn and engraved by Edward Weller, c.1861, SLSL.

17 OS map, 1868-71.

APPENDIX 3

Early cinemas in central Peckham

The first dedicated cinemas opened in London in 1906, spreading rapidly and profusely across the capital in the years before World War One. In 1911, the year after the Cinematograph Act came into operation requiring such venues to be licensed, there were already 274 cinemas in the County of London.¹ At this date Camberwell had 18 cinemas, at least half of which were located in Peckham.² This represents quite a concentration, although suburban districts such as Islington and Lambeth had perhaps a greater density, but Peckham also possessed, in the converted Crown Theatre on Peckham High Street, what was described in 1912 as 'far and away the biggest [picture] theatre on the Surrey side of the River', able to accommodate audiences of over 2000.³

The early cinemas were located in populous districts; initially they served a largely working class audience but soon expanded their reach to include the lower middle classes. The appeal of the new entertainment medium appeal lay in its relative cheapness (tickets generally cost a penny) and accessibility - cinemas were usually located on main roads, interspersed with shops on public transport routes. The cinemas had long opening hours and, for women, were an acceptable alternative to the public house. And in the pre-war period cinemas generally showed short films in continuous programmes, so the public could enter and leave the venue at their own convenience. As a consequence, their spread was rapid and by 1914, 'along major thoroughfares and shopping areas, within walking distance for anyone, cinemas were omnipresent, ever available, unavoidable'.⁴

In central Peckham, films were evidently being shown by 1905 in the Public Hall on Rye Lane (the exhibition of short films as part of broader entertainment programmes having starting in the mid 1890s).⁵ The first dedicated cinema was probably Burgoyne's Biograph, a converted shop at 213a Rye Lane, in operation by 1906 or 1907.⁶ By 1908 there were three, followed by a shortlived cinema at 6 Elm Grove and 121a Peckham High Street by 1909.⁷ By 1912 a writer in *The Cinema* magazine observed that 'within a radius of a quarter of a mile of Rye Lane, Peckham, there are something very near a round dozen cinematograph theatres-and all of them are doing well'.⁸ Their success was attributed to a 'neighbourhood...thickly populated as any lower middle class or artisan district in London' and 'good management, up-to-date methods and enterprise'.⁹

Initially, cinemas utilised a range of converted premises, encompassing 'anything with a roof cover and space for a curtain and a crowd'.¹⁰ This was case in Peckham, where converted premises included a shop (213a Rye Lane), ground-floor retail unit in a new building (133 Rye Lane), public hall (166 Rye Lane) and billiard room (121a High Street). In 1911 the first purpose-built cinema opened, the Imperial Playhouse at 56-58 Rye Lane, followed by the much larger Tower Cinema in 1914. These early venues ranged widely in capacity, from the extremely modest, 28 seats in Burgoyne's Biograph, 213a Rye Lane, to the middling, 450 seats in the Electric Theatre, 133 Rye Lane, through to the vast, 1,900 seats in the Tower Cinema, 116 Rye Lane.¹¹ By 1916 half of the pre-war cinemas had closed, including the former Hanover Chapel (converted in 1911 into the Peckham Picture

Playhouse); some perhaps driven out of business by the arrival of the more luxurious purpose-built premises on Rye Lane.¹² But of the 11 or pre-war cinemas (accounts vary) it is the earlier venues, many of which had only a brief cinematic use, that have survived.

The developers behind the early Peckham cinemas encompassed the usual mixture of flamboyant entrepreneurs and small-scale businessmen. In 1910 Peckham Public Hall was converted into a Cinematograph Theatre for Montague Pyke, who has been described as 'the most notable and notorious early cinema entrepreneur'.¹³ This was one of 11 metropolitan cinemas that he owned, part of what was popularly known as the Pyke circuit.¹⁴ The American-born George Washington Grant began Biograph Theatres Ltd in 1908 with three cinemas, the Pankhurst Theatre, Holloway Road, the Bijou, Kilburn and the Electric Theatre, 133 Rye Lane (Grant had previously been involved with London's first cinema circuit, Electric Theatres (1908) Ltd).¹⁵ Grant then went to open a second cinema in Peckham, the Biograph, at 121a Peckham High Street in 1909.¹⁶ The Tower Cinema was built for Abraham Davis, an East London builder and developer, the second in what was apparently intended as a bigger chain (the first being the Angel, Islington).¹⁷ Men such as Arthur Burgoyne, proprietor of Burgoyne's Picture Palace at 213a Rye Lane, operated on much smaller scale and represented the cheap, unlicensed and more transient end of the market. But not all cinema promoters were businessmen. The East End religious missions were early enthusiasts of the medium, showing films to encourage church attendance. Similarly, Reverent George Ernest Thorn, pastor of the Church of Strangers, applied for a cinematographic license in 1910 for his premises, the Central Hall, 43 Peckham High Street, although he quickly sublet to a commercial concern.¹⁸

Recent research by Luke McKernan has looked at early London cinemas and their audiences.¹⁹ He notes their rapid spread from initially working-class districts to more affluent suburban areas and their association with shopping centres. He also makes the analogy between early cinemas and emerging chain stores such as Boots, W H Smiths and Liptons - both influenced by American marketing ideas - as well as mass-catering establishments such as Lyons Corner Houses, that brought a touch of luxury and escapism to working lives. Therefore, the early appearance, and concentration of, cinemas in the developing suburban shopping centre in Peckham, was perhaps only to be expected. What remains less clear is what role the cinemas may have played in this process.

Notes

1 Luke McKernan 'Diverting Time: London's Cinemas and Their Audiences, 1906-1914' *The London Journal* vol. 32, no. 2. July 2007 132.

2 McKernan, 132.

3 'One of the Biggest Picture Theatres in London' *The Cinema* June 1912, 6.

4 McKernan.

5 'The south-east London Cinema: some recollections mainly from the 1930s' *Cinema Theatre Association Bulletin* vol 9 No 1 January-February 1975.

- 6 LMA, GLC/AR/BR/07/0545.
- 7 Southwark Local History Library, cuttings file, list of Peckham Cinemas by Richard Norman.
- 8 'One of the biggest picture theatres in London' *The Cinema* June 1912, 6.
- 9 Ibid.
- 10 McKernan, 127.
- 11 London Metropolitan Archive, GLC/AR/BR/07/0545; Spencer Hobbs 'The Case against the Peckham Electric Theatre' *Picture House* no 31 2006, 82; GLC/AR/BR/07/2344.
- 12 LMA, GLC/AR/BR/07/1482.
- 13 McKernan, 126.
- 14 McKernan, 125.
- 15 Hobbs (2006), 82.
- 16 LMA, GLC/AR/BR/07/0509.
- 17 *Survey of London* xlvii Northern Clerkenwell and Pentonville, 2008, 453-4.
- 18 LMA, GLC/AR/BR/07/0644.
- 19 See McKernan and the 'London Project', AHRB Centre for British Film and Television Studies, Birkbeck, University of London at <http://londonfilm.bbk.ac.uk>

APPENDIX 4

MULTIPLE RETAILERS IN CENTRAL PECKHAM

National chain stores (in order of arrival)

Upson & Co. Ltd

- 1) 31 Rye Lane (by 1888)
- 2) 86-88 Rye Lane (by 1892); rebuilt c1912 [purpose built]
- 3) 110-112 Rye Lane (1912); this had become a branch of Dolcis Shoe Co by 1935) [purpose built]

John Upson starting selling shoes from a barrow in Woolwich Market in 1863. He opened a chain of stores called Upson 'The Great Boot Provider'. It became a private company in 1914 and owned several trademarks including, most notably, Dolcis. (*The Times* 28th November 1927, 23)

Liptons

- 1) 98 Rye Lane (1891)
- 2) 196 Rye Lane (by 1910)

Singer Manufacturing Co

6 Rye Lane (by 1895)

Dunn & Co

106 Rye Lane (by 1896)

Moved to station forecourt (by 1914)

Moved to 80 Rye Lane (by 1937)

W H Smith & Sons

Bookstall, Peckham Rye Station (by 1900)

Home and Colonial Stores Ltd

- 1) 143 Peckham High Street (by 1892)
- 2) 141, 143 Rye Lane (by 1900); moved to 157 Rye Lane (1910)

Freeman Hardy & Willis Ltd

- 1) 8-10 Rye Lane (1904)

2) 100 Rye Lane (by 1905)

H Samuel

18a-b Rye Lane (by 1907)

Boots Cash Chemists

1) 20 Rye Lane (1907)

2) 194a Rye Lane (by 1924)

J Lyons & Co Ltd

1) 26 Rye Lane (by 1910)

2) 133 Rye Lane (by 1922)

Maypole Dairy Co Ltd

1) 102 Rye Lane (by 1907)

Moved to 142 Rye Lane (by 1927)

2) 84 Peckham High Street (by 1918)

J Sears & Co (True-Form Boot Co Ltd)

1) 102a Rye Lane (by 1907)

2) 87 Rye Lane (by 1914)

Pearks Dairy

1) 153 Rye Lane (by 1910)

2) 174 Peckham High Street (by 1914)

Stead & Simpson Ltd

89 Rye Lane (1911)

F W Woolworths & Co

91-93 Rye Lane (by 1914)

Rebuilt c1932 and c1982 [purpose built]

Royal Arsenal Co-operative Society

1) 61 Peckham High Street (1907)

2) 259-267 Rye Lane (by 1914 renumbered); rebuilt 1932 [purpose built]

3) 202-204 Rye Lane (by 1922)

4) 176-178 Rye Lane (1928) [purpose built]

The RACS opened its first branch at 61 Peckham High Street in 1907 'no doubt influenced by the fact that the London offices of the Amalgamated Society of Engineers was situated there, with staff and members promising support' (RACS 1958 *The Co-operative Way*. 32) In 1928 premises for the shirt, tie and shoe departments were opened at 176-178 Rye Lane. In 1932 a substantial new building, Co-operative House, was opened at the south end of Rye Lane. Designed by Samuel William Ackroyd (the RACS architect from 1924-1958) it contained shops, a café and a large hall. (English Heritage Historians file SO229) This building has been demolished, replaced by a block of flats with ground floor shop units in 2008. The Cooperative Funeral Care still occupy 202-204.

Marks & Spencer

1) 30 Rye Lane (by 1918)

2) 152 Rye Lane (by 1918); moved to 54-58 Rye Lane (1934) [purpose built]

Halfords Cycle Co Ltd

70 Rye Lane (by 1918)

Bon Marché

124-8 Peckham High Street (by 1922) (premises destroyed in WWII)

Frederick Bateman & Co Ltd

60 Rye Lane (by 1924)

Burton Montague Ltd

118-120 Rye Lane (by 1924)

Times Furnishing Co. Ltd

184-186 Rye Lane (by 1924); moved to 135 Rye Lane (by 1951)

Aerated Bread Co

88 Peckham High Street (by 1927)

William Timpson Ltd

26a-28 Rye Lane (by 1930)

W Barratt & Co

130 Rye Lane (by 1933)

British Home Stores Ltd

51-57 Rye Lane (1930) [purpose built?]; rebuilt in c1960 [purpose built]

J Sainsbury Ltd

61-63 Rye Lane (1931) [purpose built]

Dolcis (see Upson)

C&A (Modes) Ltd

1) 72 Rye Lane (1930) [purpose built]

2) 117-125 Rye Lane (c1949) [purpose built]

Lilley & Skinner Ltd

4 Rye Lane (1934)

Bata Shoe Co

76 (later 80) Rye Lane (by 1937)

Present by 1937; possibly the first occupant of the unit in the c1935 development (Station Arcade). The frontage may have been built for Bata.

Regional chain stores

George Carter

90 Rye Lane (by 1888)

131, 137-139 Rye Lane (by 1896)

A firm specialising in hats, hosiery and gentlemen's clothing that started in the Old Kent Road in 1851. The first shop at 217 Old Kent Road was erected in 1867 and the first branch opened in Chatham in 1872. (SLHL, Centenary pamphlet published in 1951) The Rye Lane establishments were described in c1895 as 'the most handsome shops in that neighbourhood devoted to gentlemen's outfitting' in 'two handsome blocks of buildings, one of either side of the road, and directly facing each other'. (*A Descriptive Account of South London Illustrated* c1895. Brighton: W T Pike & Co. 113-4) The shop at 137-139 was devoted to gentlemen's and juvenile's clothing; 90-92 to hats, caps and hosiery and 131 to the firm's best known article – the fur felt hat. (Ibid)

Ghinns Wools

79-81 Rye Lane (1889)

Established by Ernest Ghinn in 1889 in Peckham. Four generations of the family were engaged in the business of selling yarns, with a chain of 14 shops from Eltham to Folkestone. (*Peckham, Dulwich & Walworth Comet* 24th November 1989)

Kennedy's Sausages

1) 5 The Pavement (later 140) Rye Lane (by 1888)

2) 104 (later 128) Rye Lane (1877)

Established at 140 in 1877 by John Kennedy, who lived over the shop until his death in 1895 and was an active member of Camberwell Vestry. (SLSL, Information supplied by Julia Todd) A second branch was opened on Rye Lane. The business divided in two in 1920 – John Kennedy and Alex Kennedy Ltd – and opened a number of shops across South London. John Kennedy went out of business first, followed by Alex Kennedy Ltd, which ceased trading on the 22nd December 2007. (Ibid)

APPENDIX 5

Tenders for shops and shop extensions 1869-1890

1869 Tender for shops and premises. H G Haywood, architect (*Builder* 8th May 1869, 374).

1875 64 (now either 70 or 72) Rye Lane Tender for shop front for J Greenaway; A J Rouse architect (*Builder* 26th June 1875, 586)

1877 106 (now 130?) Rye Lane. Tender for shop for Charles West; Walter Shoobert architect (*Builder* 30th June 1877, 672)

1879 72 (now 90) Rye Lane. Tender for house and shop for Francis Austin. C W Lovett architect (*Builder* 5th, 12th July 1879, 760, 790)

1879 20 (now 154) Rye Lane. Tender for shop on forecourt for G Skinner. Architect G Edwards. (*Builder* 27th Sept 1879, 1093).

1880 14 Rye Lane. One-storey shop erected on forecourt for B Barton. Murphy and Putley builders or architects (MBW minutes 1888, ii, 820, 906).

1880 20 Rye Lane. Tender for new shopfront and back additions for Airey & Pearson. John Farrer, architect. (*Builder* 25th Sept 1880, 399).

1880 148-152 (now 190-194] Rye Lane unsuccessful application for three shop units by W Wilson for Mr W Monks (MBW mins, 1880, i, 356, 427; 1881, i, 905; 1881, ii, 19).

1882 High Street tender for shops and houses (number not specified). E George Wyatt architect. (*Builder* 29th July 1882, 162) Consequence of street widening.

1883 118-130 High Street. Tender for seven houses and shops for Mr Earle Bird. Fowler & Hill, architects (*Builder* 6th Jan 1883, 31) Consequence of street widening.

1883 (possible 123-139) High Street. Tender for eight houses and shops for Earle Bird. J E Saunders, architect (*Builder* 6th Jan 1883, 31). Consequence of street widening.

1883 91-105 Peckham High Street (Shard's Terrace). Alterations and additions carried out. Those at 95 for T Binstead, architect Walter Davis (*Builder* 28th July 1883, 133). The other by Benjamin Elson architect, possibly for George and Henry Brown. (*Builder* 28th July 1883, 134).

1884 Rye Lane. Tender for four shops (either extensions or insertions) for Mr Monks. Architect Mr Harrison (*Builder* 25th August 1883, 272).

1884 102 Rye Lane. Shop front application by A Birt on behalf of Mr Parkin. (MBW mins, 1884, ii, 976-7)

1884 High Street. Tender for three houses with shops for G R Le Pays. C Bernard architect (*Builder* 17th May 1884, 719). Consequence of the street widening

1886 Contract for building three houses and shops for J Barrow. J B Wotton architect. (*Builder* 11th Sept 1886, 401).

1886 One-storey shop extensions at 180-184 were approved in 1886 for Dansie Brothers (180); W D Crowhurst (182); and D Lecky (184) who subsequently occupied the premises. (MBW minutes, 1886, i, 93, 531, 861).

1888 118 Rye Lane. Tender for bringing out shop for Airey & Pearson. Architect John Farrer (*Builder* 24th November 1888, 386)

1890 23 Rye Lane. Tender for rebuildign and alterations at the rear of 17-21 Rye Lane for Jones and Higgins. Henry Jarvis, architect (*Builder* 23 Aug 1890, 157)



ENGLISH HERITAGE RESEARCH DEPARTMENT

English Heritage undertakes and commissions research into the historic environment, and the issues that affect its condition and survival, in order to provide the understanding necessary for informed policy and decision making, for sustainable management, and to promote the widest access, appreciation and enjoyment of our heritage.

The Research Department provides English Heritage with this capacity in the fields of buildings history, archaeology, and landscape history. It brings together seven teams with complementary investigative and analytical skills to provide integrated research expertise across the range of the historic environment. These are:

- * Aerial Survey and Investigation
- * Archaeological Projects (excavation)
- * Archaeological Science
- * Archaeological Survey and Investigation (landscape analysis)
- * Architectural Investigation
- * Imaging, Graphics and Survey (including measured and metric survey, and photography)
- * Survey of London

The Research Department undertakes a wide range of investigative and analytical projects, and provides quality assurance and management support for externally-commissioned research. We aim for innovative work of the highest quality which will set agendas and standards for the historic environment sector. In support of this, and to build capacity and promote best practice in the sector, we also publish guidance and provide advice and training. We support outreach and education activities and build these in to our projects and programmes wherever possible.

We make the results of our work available through the Research Department Report Series, and through journal publications and monographs. Our publication Research News, which appears three times a year, aims to keep our partners within and outside English Heritage up-to-date with our projects and activities. A full list of Research Department Reports, with abstracts and information on how to obtain copies, may be found on www.english-heritage.org.uk/researchreports

For further information visit www.english-heritage.org.uk

