

ANNEX A

EAST PECKHAM CHARACTER AREA APPRAISAL SPD – RESPONSE TO CONSULTATION

Respondent	Representation	Response
Margaret Lawrence	Pleased that there is appreciation of the importance of brick walls throughout the document as they so often retain historic features.	Noted.
	Area A1 – Pound Road (p16) The school wall illustrated on p16 is of 1870. The original wall of 1867 can be seen behind the poor quality gates.	Page 16 – Revise first caption to read: <i>“...enclosed behind Victorian (1870) brick walls and railings.”</i>
	Area D4 – Crown Acres (p44)- On the corner of Old Road and Crown acres is a small portion of the surviving wall of Hale Place Farm yard.	Map Ref. D4 (p45) ADD notation and the following text: <i>“Small portion of orange/ red brick wall from Hale Place Farm visible in the street scene from the west”.</i>
	Area A3 – Hale Street South (p26) The long red brick wall to the rear of the car sales yard to the South of the Red Fort restaurant is the original estate wall of the now demolished old farm house, later the Walnut Tree and forge: a good example of period bonding.	Page 26 – Revise final sentence of second caption to read: <i>“However tree belts and hedges adjoining Hale Street to the north and along the river to the south soften the</i>

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		<p><i>townscape and the long red brick wall to the rear of the car sales yard to the south of the Red Fort restaurant is the original estate wall of the now demolished old farm house, later the Walnut Tree and forge, and remains a good example of period brick bonding."</i></p>
	<p>Origins and Development (p11) - Do not understand reference to "Goose Street Farm"</p>	<p>Page 11 - DELETE "Goose Street Farm" INSERT "Goose Green Farm" .</p> <p>This is referenced in Peckham Prospect printed in 2002 by the East Peckham Historical Society.</p>
	<p>Origins and Development (p11) - There are five Public Houses, not two remaining in East Peckham: - The Rose and Crown, Merry Boys, The Bush, Blackbird and Thrush, The Man of Kent, The Ball and The Harp.</p>	<p>There are only two Public houses still remaining within the area of study.</p>
	<p>Origins and Development (p11) The Mill burnt down in November 1917 not 1918.</p>	<p>Page 11 – DELETE "1918" INSERT "1917".</p>
	<p>Origins and Development (p11) – Include the new Village Hall in the list of community facilities.</p>	<p>Page 12 - ADD the village hall to the list of facilities.</p>

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	<p>Area A1 – Pound Road (p17) – Top left photo - the “red brick tile hung house” was built about 1760. The weather boarded cottages were converted from an early barn oast belonging to the house.</p>	<p>Page 17 - REVISE first caption to read:</p> <p><i>“On the west side, a listed pair of weather boarded cottages (converted from an early barn oast) and adjoining red brick tile hung house (circa 1870) form an attractive group....”</i></p>
	<p>Area A1 – Pound Road (p17) - Bottom right photo – the old house with a wide white painted front elevation and half hipped roof” was built about 1760.</p>	<p>P 17 - REVISE caption to bottom left photograph to read:</p> <p><i>“...the old house with a wide white painted front elevation and half hipped roof (circa 1760) is a prominent feature...”</i></p>
	<p>Area A1 – Pound Road (p18) – Trombolyn is an early 17th Century timber framed house clad in brick and extended in 1792 by Thomas Martyr.</p>	<p>P 18 - REVISE text for Tombollyn to read:</p> <p><i>“Former 17th Century Farmhouse extended in 1792...”</i></p>
	<p>Area A1 – Pound Road (p18) – Coult's House – was possibly an early barn oast.</p>	<p>As the respondent is not certain and the description is taken from the official listed building description, the text should not be changed in this instance.</p>

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	<p>Area A1 – Pound Road (p19) – Negative features worthy of enhancement:</p> <ul style="list-style-type: none"> • It would add local interest if old names on properties were picked out and enhanced (eg “Bradford House” above the Co-op and other properties in the Freehold). • The dedication plaques on the Methodist Church are in a poor state of repair. 	<p>Page 77 - REVISE “Reinstate or reinforce positive features” section to read:</p> <p><i>“Through the development process there will be opportunities to reinstate or reinforce the positive features which contribute to the character of the area. This could mean reinforcing the verdant landscape character with substantial specimen trees and boundary hedges. It would also add local interest if old names or plaques on properties were picked out and enhanced.”</i></p>
	<p>Area A2 – Old Road (p21) – The “detached villa” is 1850</p>	<p>Page 21 - REVISE first caption to read:</p> <p><i>“The detached villa (1850) is a local landmark...”</i></p>
	<p>Area A2 – Old Road (p23) – No 79 Old Road refers to a “later wing to the rear”. The rear extension is actually the early 16th Century house which faced south with an additional wing facing east added in 1700.</p>	<p>The description is taken from the official listed building record and should not be changed at this stage.</p>
	<p>Area A2 – Old Road (p23) – Strettitt Place – includes no reference to the “old stone wall” referred to on p24 as a</p>	<p>Page 23 - Strettitt Place, Old Road - REVISE TO READ:</p>

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	Positive Feature.	<i>“House with an early 19th century elevation on an older building. The property is of painted brick with plinth and band and wide flat projecting eaves to a plain tiled hipped roof with dormers. The half glazed and paneled door has a projecting ionic columned porch. The curtilage is enhanced by an old stone wall.”</i>
	Area A3 – Hale Street South (p27) – The Rose and Crown is listed as 18 th Century but in fact is a medieval house – details have been sent to English Heritage.	Until and unless English Heritage revises the official description, the text should continue to be based on the official description.
	Area A3 – Hale Street South (p27) – The Red Fort is dated 1820. It needs some landscaping.	P27 - Red Fort Restaurant, Hale Street - REVISE to read: <i>“Early 19th century (1820) 2 storey house of red brick with slate roof.....”</i>
	Area B1 – The Pound Area (pP29) – The Merry Boys PH was built in 1850	Noted. The text already contains this information.
	Area B1 – The Pound Area (pP29) – The original Methodist Church Building was built in 1810 (original entrance and door facing south).	Page 29 - REVISE caption to bottom photograph to read:

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		<p><i>“The original Methodist Church was built in 1810 (original entrance and door facing south). The present building was constructed in 1887 and extended in 1923. It is an orange/ red brick building with yellow brick bands and detailing, a steeply pitched gabled slate roof with ridge tiles and tall gothic windows. It is a local landmark, due to its distinctive Victorian architecture and its wide frontage set close to the road.”</i></p>
	<p>Area E1 – Hale Street North (p48) - Hale Place was built about 1806. Surprised it is not listed.</p>	<p>Page 48 – REVISE caption to photograph to read:</p> <p><i>“Hale Place, built by William Monkton, dates from the early 19th century (circa 1806)...”</i></p> <p>.</p>
	<p>Area E1 – Hale Street North (p49) - Hale Place Cottage – The Hearth Tax Survey recognised a plaster chimney and suggested the building was at least 17th Century.</p>	<p>Until and unless English Heritage revises the official description, the text should continue to be based on the official description.</p>
	<p>Area H1 – Branbridges (p66) – Branbridges House – the Mill House was re-built in 1850 (not 1820) after the original house was destroyed by fire.</p>	<p>Page 66 – DELETE “1820” INSERT “1850”</p>

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David Evans Addlestead Road	Supports the view that the character of the village needs to reflect the hamlets within it and that the centre needs sympathetic design. Agrees that signage in the village centre is unsympathetic.	Noted
	Elements of the design guidance in the Bullen Corner Conservation Area Appraisal could be used as a model for enhancing other areas of the village.	The Character Area Appraisal of the rest of the village includes a similar section providing Design Guidance.