

# PEABODY SQUARE

## blackfriars road



Peabody Trust is a philanthropic housing association in London. 55,000 homes spread across 29 London boroughs, with over 2,000 homes in Essex, Sussex, Hampshire and Kent. A number of the older estates are now Grade II listed buildings, because of their significance in the history of working-class housing.

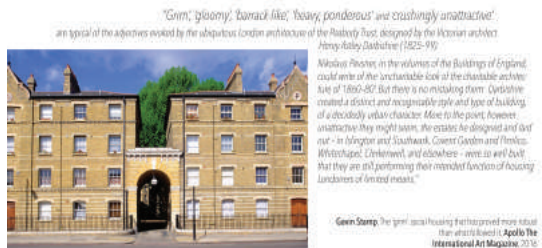
There are four phases of Peabody's housing history. The first phase is "The Early Years", during which period Peabody Square was built (1871) by Henry Darbishire. The general standards of the Early Years;

- Cleanliness & Safety**
- Separated blocks for good ventilation
- Central space providing a safe playing ground for children
- A resident superintendent (applications for rooms, collecting rents, implementing Peabody's rules.)
- Several porters
- Records of infectious diseases
- Typical residents' occupations: labourers, porters, coachman, printers, bookbinders, messengers, hatters and tanners.
- Peabody limited to build **eight miles** radius from the Royal Exchange in the City of London.



Peabody Square has some new design approaches according to the previous Peabody Housing;

- Architect abandoned long corridors.
- Grouped the flat round staircases.
- Four or five flats per floor in each block.
- Rubbish could be put into chutes.
- Shared laundries and bathhouses.
- Coal stores and pramsheeds were provided.



"Grim, gloomy, barrack-like, heavy, ponderous and crushingly unattractive" are typical of the adjectives evoked by the ubiquitous London architecture of the Peabody Trust, designed by the Victorian architect Henry Babley Darbishire (1825-99).

Wendy Plotkin, in the volumes of the Buildings of England, could write of the uncharacteristic look of the charitable architect's late 1860s-80s. But there is no mistaking them. Darbishire created a distinct and recognizable style and type of building, of a decidedly urban character. Move to the coast. However unattractive they might seem, the estates he designed and built out - in Islington and Southwark, Covent Garden and Finsley, Whitechapel, Chelmsford, and elsewhere - were so well built that they are still performing their intended function of housing Londoners of limited means."

Geen Stamp: The great social housing that proved more radical than what it looked like. Apollo: The International Art Magazine, 2010.