

The Beehive PH ACV – Significance

The grounds that the society made for the Beehive PH to be listed as an Asset of Community Value (ACV) in October 2020 are outlined below and chime extremely strongly with the rationale for policy P42 of the adopted Southwark Plan 2022.

The grounds for its significance (that were set out in the successful ACV application) are:

In terms of its **uses**, the Beehive is extremely important to the life and soul of West Walworth and the wider Walworth area in general combining as it does:

- The Beehive is a focus for community life in West Walworth. People feel safe there and are happy to go there alone; it has a friendly feel with a mix of drink and high-quality food.
- People like the fact that it combines an historic setting with a pleasant atmosphere.
- This sense of coming together is also associated with its location at the crossroads of a number of destinations and routes across West Walworth. Again, its success and value are linked to its capacity to be a central location that people are naturally drawn to in order to meet and socialise.
- It is an important pub and social space in an area that has lost many other pubs in recent years.
- The Beehive is important in an area that is principally residential in nature and has a shortage of focal points for its social and communal life.
- It is a community hub which welcomes people from diverse backgrounds.
- It is a focal point for the local area and animates the public realm in both summer and winter when it is busy and full of people enjoying themselves.
- In essence the Beehive is the community heart of the surrounding area. Although there are other pubs in West Walworth, there are none close to the Beehive and the Beehive is situated amongst extremely dense residential housing which is largely made up of Council Estates.
- It is a place that is sufficiently friendly and relaxed that people can form friendships with other people who go there.
- The pub plays an important role for local organisations. Again, in an area where venues are few on the ground, the Beehive offers an appropriate semi-formal character which is appropriate for organisations to make use of for meetings, other gatherings and social events associated with their businesses.
- The Beehive has a good layout as a building which allows for flexible uses whether people are coming for a drink singly or as a group. This is useful in an area where people do not necessarily have much space where they live as is the case in West Walworth. Newington ward (which the Beehive sits in) has extremely high residential densities (per hectare) that are significantly above the Southwark and London averages.
- There is a significant contrast between the Beehive and other Walworth pubs with the Beehive having a more intimate atmosphere and meeting a local need that no other venue does across the Walworth area.

It is **architecturally and historically significant** owing to:

- The land around the current pub was originally market gardens. Some of Walworth's Gardens were pleasure grounds for local public use and that of visitors from the centre of the city eg Beehive Tea Gardens and Montpelier Tavern and Tea Gardens. The presence of a pub in this area goes back to the late 18th Century.
- The history of cricket owes a significant debt to the area as the Montpelier Cricket Club, one of the strongest clubs in South London in the early 19th Century used the Beehive Grounds until new building encroached to such a degree that the acquisition of these grounds left the Montpelier Club without premises. Land owned by the Duchy of Cornwall at Kennington Oval was then found for the purposes of building a new cricket ground and a cornerstone of English cricket was born in terms of the Oval Cricket ground and the Surrey County Cricket Club.
- The pub remained intact through the almost total redevelopment of the area after the Second World War and the creation of the Penrose Estate from the remnants of Carter Street.