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HOP EXCHANGE HERITAGE STATEMENT



Prepared for the Peer Group

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Executive Summary

This Heritage Statement has been written in support of proposals for roof extensions and infill development to the rear of the Hop Exchange, Southwark Street, London, a Grade II Listed Building and other improvement work.

Areas likely to be impacted are primarily the roof, parts of the basement, rear delivery bays, front and rear elevations. Proposals aim to provide additional new office space and improved access and circulation to the existing site. Proposals will also provide improved level access to the site and aim to reduce the extremes of temperature which the building currently suffers. It also includes restoration of the principal elevation on Southwark Street based on historical and architectural research. The overall works will enhance the significance of the Grade II listed building.

The Hop Exchange was built in 1866 and designed by the Architect RM Moore. Originally the building comprised of 4 “super storeys” – which architecturally appeared as 4 large storeys, but contained 2 storeys each. An extensive fire in 1920 led to the loss of the upper storeys and much of what is now known as the West Wing. Bomb damage is also known to have occurred during WW2.

The original sweep of the lower storeys of the principal south elevation to Southwark Street has been well retained and makes a substantial contribution towards the character of Southwark Street and the Borough Conservation Area. Closer examination of the façades reveals that the 2nd and 3rd floors of the West Wing were reconstructed in the 1980s, having been taken down after WW2. New roof offices were constructed in the 1970s together with a new roof over the central atrium. Additional supports have been provided to strengthen the gallery structure.

This document has assessed the significance of the Hop Exchange against *BS 7913: 2013: Guide to the Conservation of Historic Buildings* and Historic England’s *Principles of Conservation (2008)* and the *National Planning Policy Framework (NPPF 2019)* published by the UK Government Ministry for Housing, Communities and Local Government as well as Southwark Council’s policies. Detailed heritage impact assessments have been developed (see separate document) which have assessed the scheme to overall on balance provide a positive impact towards the heritage values of the site.

1 Introduction

1.1 Generally

This Heritage Statement has been commissioned by The Peer Group and prepared by Professor John Edwards of historic building consultants Edwards Hart Ltd, to support proposals relating to the property referred to as the Hop Exchange. This report assesses the significance of the building. A separate series of heritage impact assessments appraises the impact of these proposals to increase the floor area to the rear of the site including the provision of additional storeys within the new structure and the creation of roof terraces, along with evidence based improvements to the principal elevation.

This Statement should be read in conjunction with Forge Architect's Design and Access Statement along with the Planning Statement produced by the Planning Lab

This Statement aims to identify and summarise levels of significance based on an assessment of heritage values. It is based on the guidelines and policies contained in Historic England's "*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in England*" (Historic England, 2008, pp. 19 -24) and BSI Standards Publication (BS 7913:2013, pp. 6 - 8), to ensure a sound understanding of the heritage significance. This Plan also refers to National Planning Policy Framework (NPPF) published by the UK Government Ministry for Housing, Communities and Local Government (2019) and specifically Chapter 16: Conserving and Enhancing the Historic Environment (pp 54 - 57) and its Glossary of definitions (Annex 2) as well as Southwark Council's Local Plan policies on the historic environment and other documents and policies referenced in section 4

1.2 The Site

The Hop Exchange lies within the London borough of Southwark. It is a substantial site which occupies a triangular plot. It has a basement and lower ground floor which together form 2 storeys of vaulted brick basements supported by cast iron columns which cover approximately an acre¹. It is one of several triangular plots within the area formed by the construction of South Eastern Railway, which began in 1834, and the construction of Southwark Street, which was completed in 1864. The northern boundary is now formed by the railway viaduct and the southern boundary by Southwark Street, and immediately to the East by Stoney Street and Borough Market.

The Hop Exchange was completed in 1867 and is on the site of Elizabethan Cure's College. Constructed by Thomas Cure in 1584. This included a College and Arms Houses. Cure's College was demolished to make way for the South Eastern Railway and then the construction of Southwark Street which was designed to create a grand metropolitan street and was engineered by Sir Joseph Bazalgette.

¹ <https://baldwinhamey.wordpress.com/2013/01/12/hop-exchange/>

The building was constructed in only one year. Designed by RH Moore, an Irish Architect who also designed the Poultry building in London.

Originally 10 storeys with a large cast iron domed atrium, it was extensively damaged by fire in 1920, this led to the gradual lowering for the structure to 2, 4 and 6 storeys from west to east, and then all lowered to 4 storeys by 1961. Two new storeys were constructed after 1961 at the west end, giving a uniform 4 storeys along the whole of the S façade.

1.3 Designations

The Hop Exchange was designated as a Grade II listed building in 1970 and lies within the Borough High Street Conservation Area.

2 Historic Development

The (originally named) Hop and Malt Exchange was built in 1866/7² to provide a single market, or trading floor to the hop dealers. They were primarily based in this area of London due to the close proximity of access to the hop growing areas of Sussex and Kent. Hops were brought into the area by river and rail and stored in warehouses. This Exchange style of building provided a naturally lit trading floor for the merchants. It was a common form of building for its time and other nearby examples (now all lost) included the Baltic Exchange (for Russian goods), Coal, Metal, Wool and Stock Exchanges now all lost to WW2 bombing, redevelopment and modernisation. The flamboyancy and detail of the main entrance portico, tiered balconies, expansive glazed roof structure are a testament to the wealth of the industry during the time it was constructed.

However, the assumption that there was demand for a central exchange for hops was not borne out in practice and the 100 offices were never rented out³. Hop merchant's already had their own premises in the area. Changes within the industry, including the introduction of pellets, meant that the building was not in use as a Hop Exchange for long and it soon became used as more general offices and was for sale within a few years of opening. In 1878 there were two hop factors, 12 hop merchants and 40 hop traders but that was the peak of its use for hop trading. By 1920 the figures had dropped to five. The stalls in the central exchange hall were reputedly only used for 18 months.

The construction of the Hop and Malt Exchange also coincided with the peak of the hop industry. Hop acreage reached its peak in 1878. Changes in brewing technology and the increased popularity of Indian or Pale Ale led to a decline in hop acreage from 77,000 acres in 1878 to only 32,000 in 1909⁴.

Early Images of the Malt and Hop Exchange:



Image 1: London Illustrated News 1867



Image 2: The Builder Magazine 1867

³ <https://baldwinhamey.wordpress.com/2013/01/12/hop-exchange/>

⁴ <https://www.britishhops.org.uk/hops/history/>

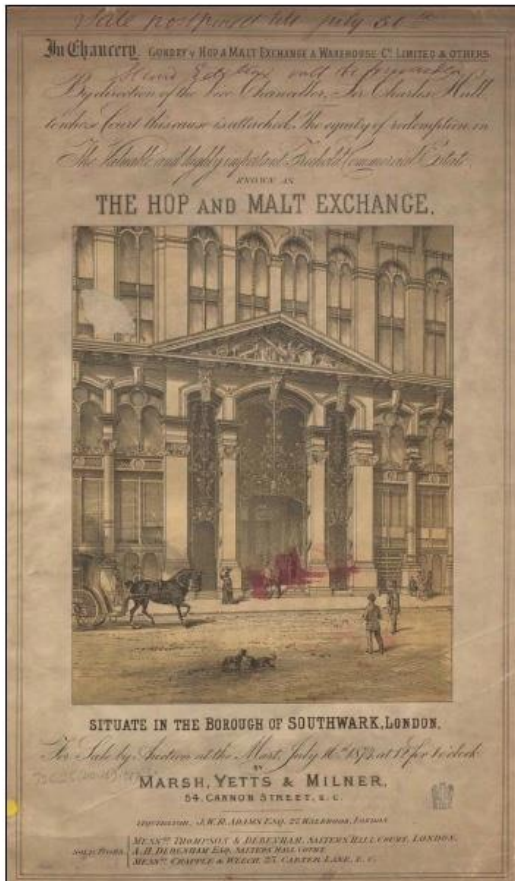


Image 3: Sales Particulars 1874

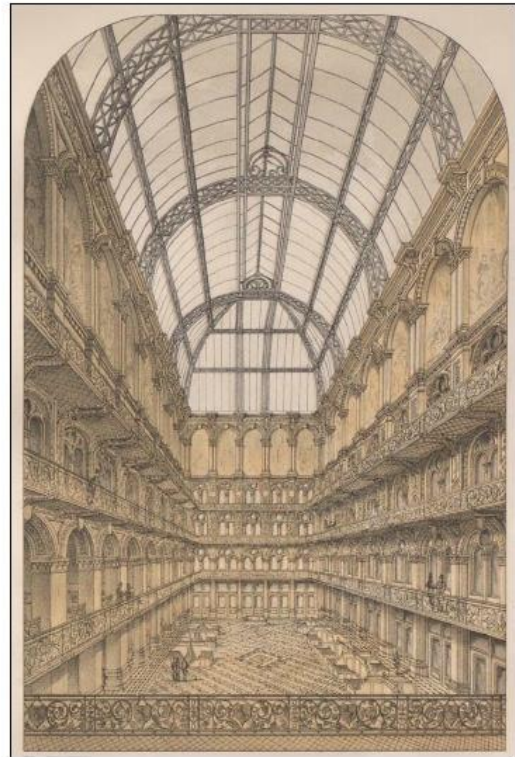


Image 4: Sales Particulars 1874

2.1 Timeline/ Summary of Site

1834	Construction of South Eastern Railway began
1857	Powers to construct Southwark Street to form link between London Bridge Station (completed 1836) and the West End approved by the Covent Garden Approach and Southwark and Westminster Communication Act.
1862	Remaining alms houses and Cure's College cleared on triangular plot where the Hop Exchange would later be constructed. ⁵
1864	Southwark Street constructed crossing South Eastern Railway creating several triangular shaped plots. Southwark Street completed.
1864-75	Large buildings constructed along Southwark Street
31 st August 1866	First stone laid ⁶
October 1867	Building opened ⁷
1874	Building put on market – purchased by Coopers (see Image 9 below)
1903	Lyons & Co moved the Hop and Malt Exchange cellars
20 th October 1920	Fire 20th October 1920
Post 1920	W and N facing sashes inserted following demolition of warehouses after fire
1927-1944	Upper storeys removed with exception of 4th & 5th storeys over atrium to public house
Mid C20	Became known as Central Buildings
8 th April 1922	For Sale (Morning Post)
1939-45	Some bomb damage during the war but “seriously damaged but repairable at cost”
1944	Lyons & Co purchased building (eventually transferred to their subsidiary Auriol Property Company)
1944-1961	Remaining parts of 4th and 5th upper storey to main elevation removed between these dates either as a result of bomb damage or as a result of latent fire damage (or combination of the two)
1972	Lyons moved their stock to Greenford, West London.
17 th September 1973	Campaign in Financial Times to restore the “Central Buildings” by J Lyons & Co. Plans to restore missing storeys of front elevation and the Exchange Hall and its roof.
1985/6	Works following the purchase by the Peer Group included the construction/ reinstatement of two storeys to the west end forming the West Wing, extensive refurbishment of the Atrium Suite and a new atrium floor ⁸ .

⁵ P. 12 Julian Harrap 2016

⁶ <https://baldwinamey.wordpress.com/2013/01/12/hop-exchange/>

⁷ Ibid.

⁸ p. 30 Julian Harrap 2016

2.2 Map Analysis

While the original plates are of interest the various plans which survive over the last 150 years, together with some of the mid-C20 photographs, are more useful in piecing together the history of the building as it survives today and, together with detailed observation of the building, largely inform the chronology plans (Section 2.5 of this report). The site of the building is set across two maps.

Image 5: 1st Edition of Ordnance Survey – surveyed in 1872 and published in 1879

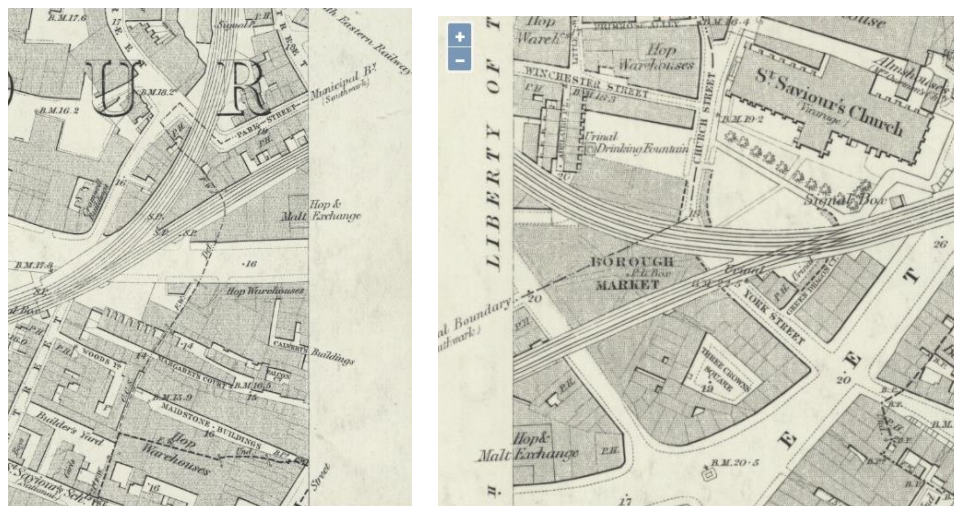
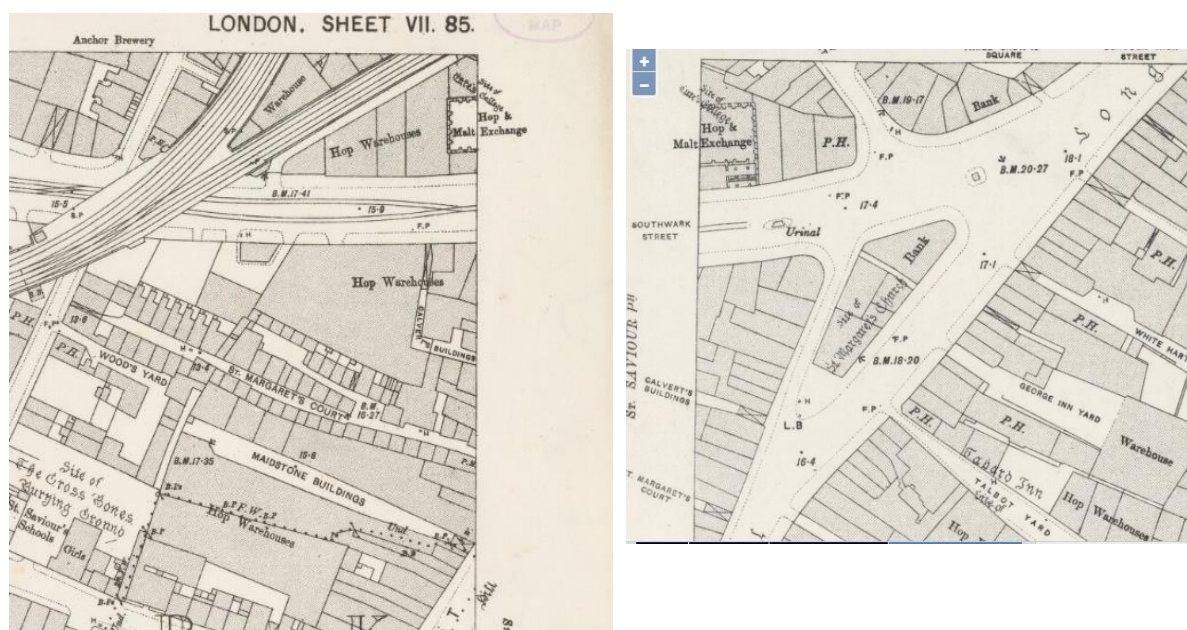


Image 6: Ordnance Survey - published 1895 (1" to 1056")



The 1878 Ordnance Survey plans (Image 5) show the first survey of the site. The later 1895 plan (Image 6) includes more detail, noting the site of the earlier Cure's College and illustrating the outline of the atrium and the entrance portico.

The additional detail shown in the 1895 map helps paint a picture not just of what other activities were going on in the area, but also parts of London that were cleared to make way for the development of Southwark Street, including noting the sites of burial grounds and churches and the earlier St Thomas Hospital site. It records the existence of several other hop warehouses, burial grounds, public houses, stables and public urinals.

Unfortunately, later maps do not illustrate the detail required to discern any areas of demolition or rebuild after the 1920 fire.

2.3 Site Plans

There are several early plans of the site which show the different uses of the various parts of the building and their change over time.

Image 7: Original Ground Floor Plan (source unknown)

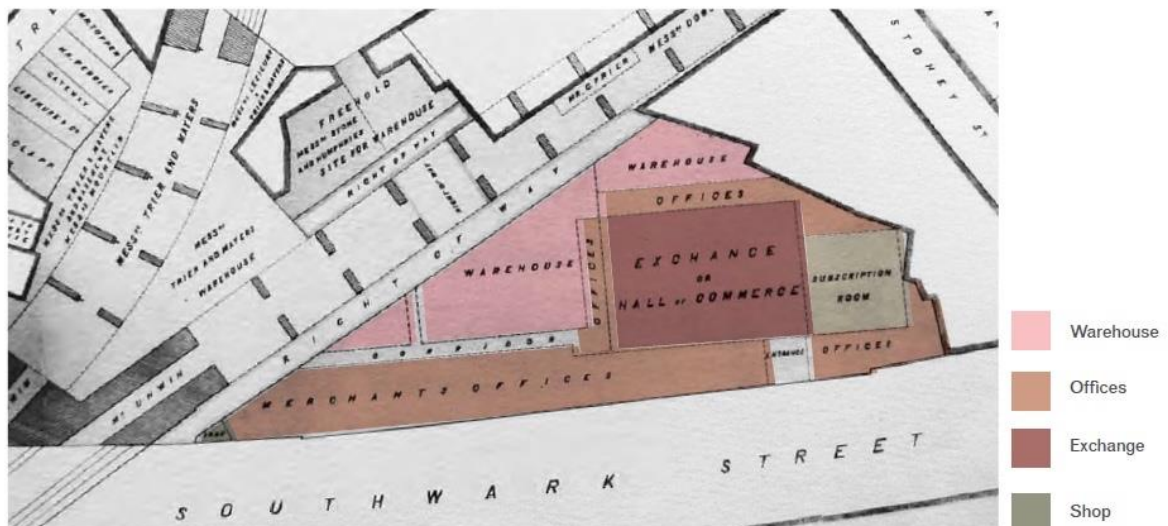
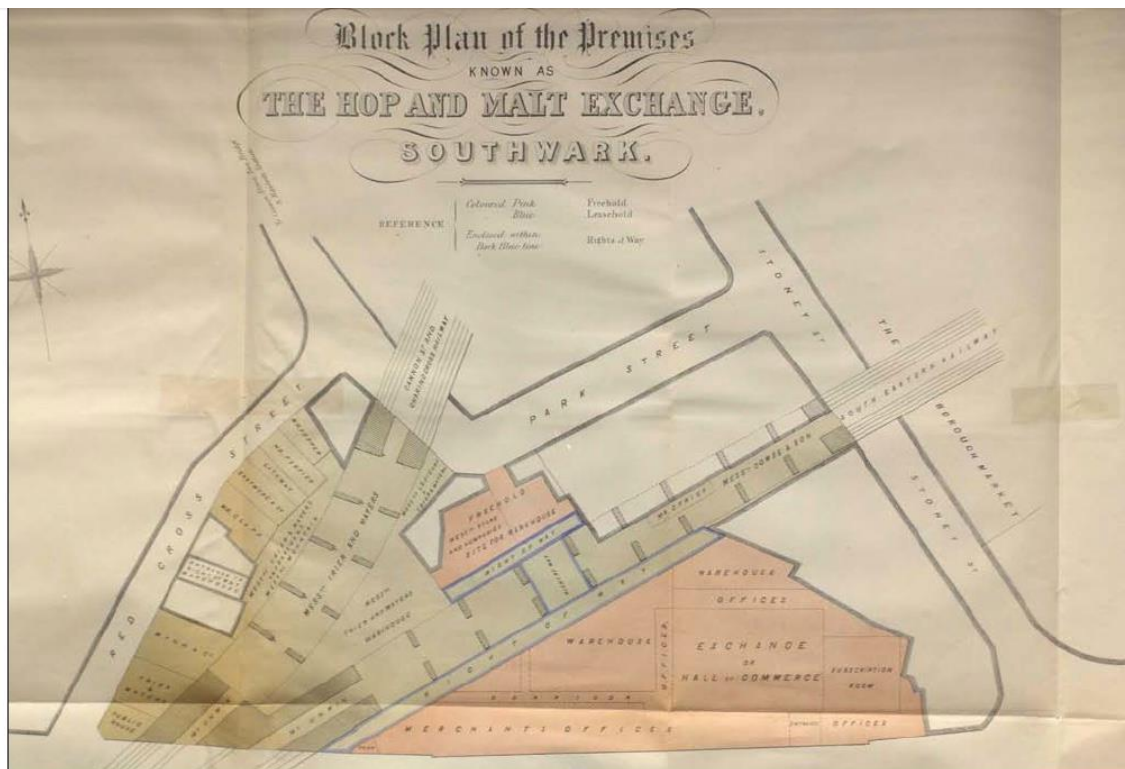
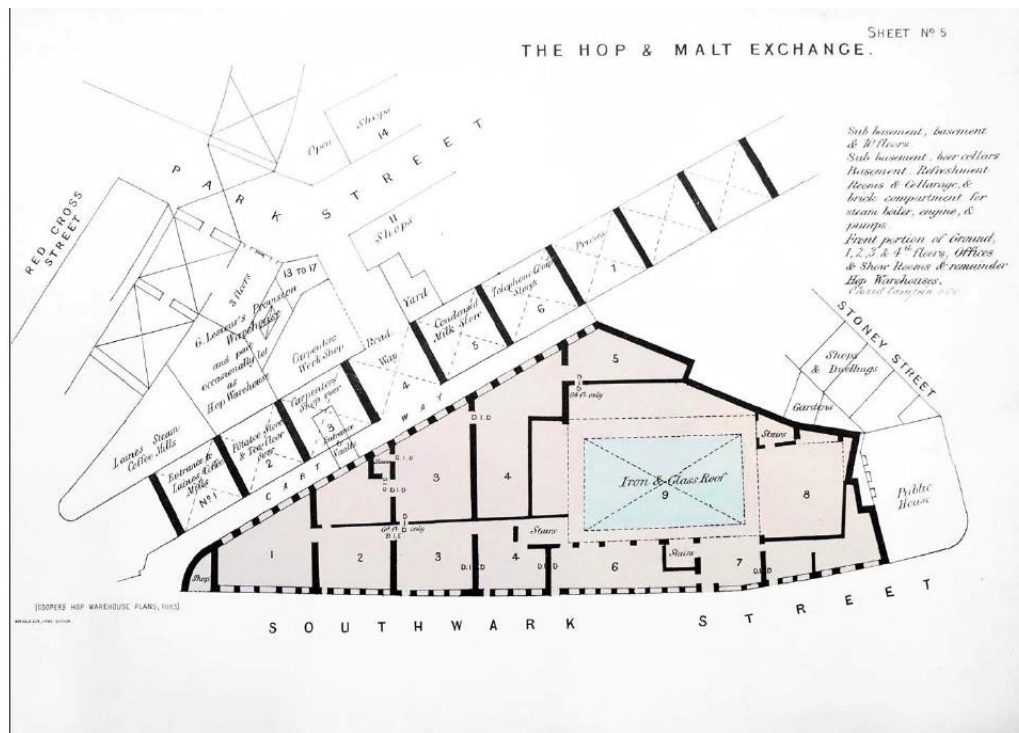


Image 8: Sales Particulars Plan 1874 (below)



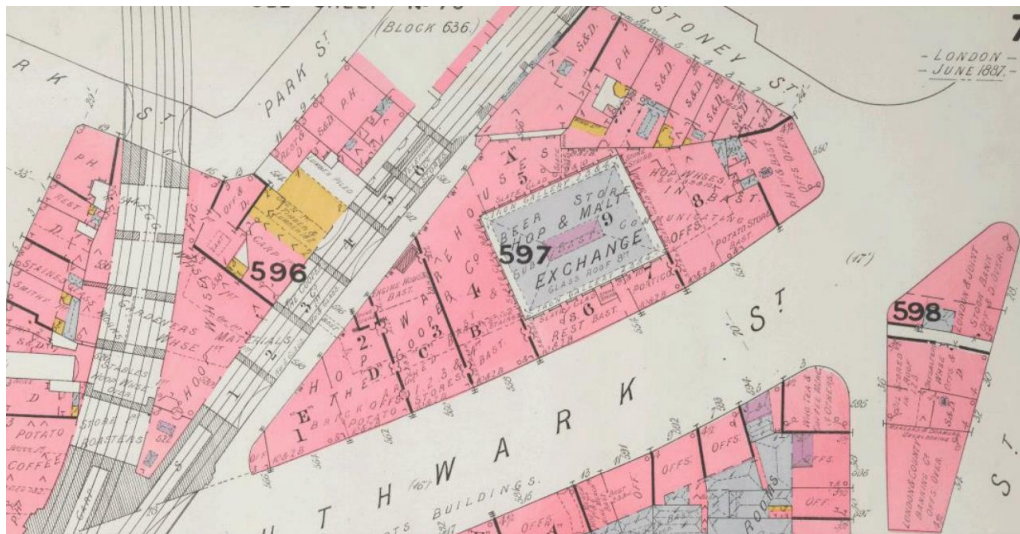
Floor plan as in 1874 taken from the 1874 sale particulars

Image 9: Cooper's Hop Warehouse Plans 1883 (below)



Cooper's Hop Warehouse Plans, 1883

Image 10: Goad's 1887 Insurance Plan of City of London Vol IV sheet 76⁹ (below)



The Goad's plan was resurveyed with a record dating to 1954 (below) but the footprint of the building not altered to reflect the rear area lost in the fire which now forms the courtyard. The revisions can be seen by the paper stuck over the original plan. However, some interesting elements and changes can be noted, these include:

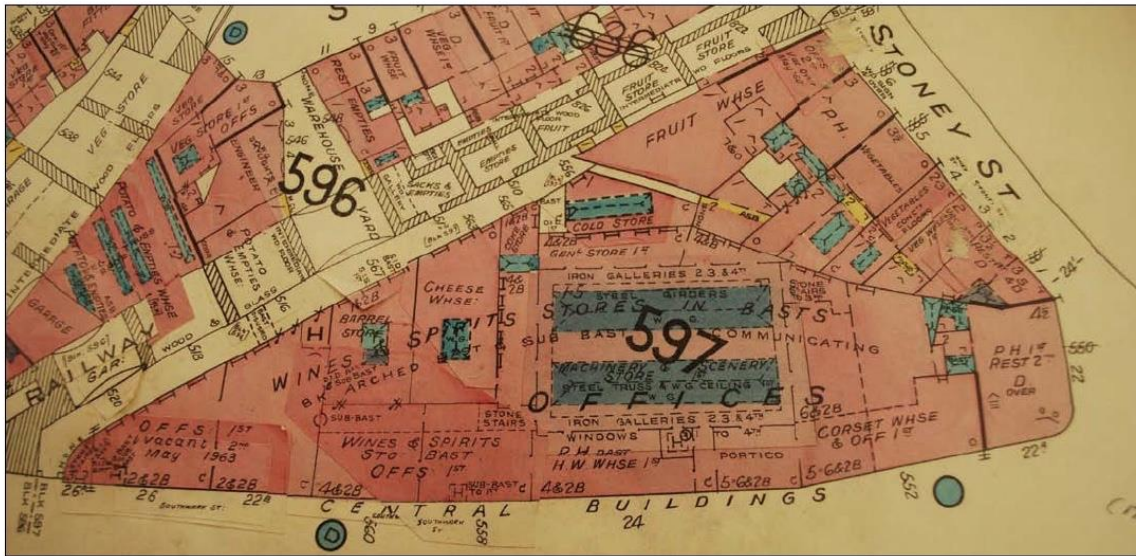
- change of use away from hops with new uses including spirits, wine and cheese stores, with one of the potato stores being replaced by a corset warehouse;
- the replacement of machinery powered living areas to hoists and lifts .
- the mid-C20 reference of the buildings as Central Buildings. The origin of this plan is slightly anomaly with the 1954 date is that there is a reference in the lower corner refers to an office being vacant on the 1st May 1963.
- the glass atriums over the basements below the courtyard area which are also the cellars which have been replaced with the reinforced concrete basements together with the largely remodelled flat roof, kitchen access and fire escapes to the rear of the Sheaf and the Katzenjammers.

It also illustrates the change from the single domed roof to two hipped roofs similar in form to the today's construction

⁹ Goad fire insurance plans are unique primary source materials capturing what is, in many cases, otherwise undocumented information about buildings, land use and urban design. This collection of Goad plans of the British Isles are the very first editions of this mapping, representing all of the major centres of population at the turn of the twentieth century; publication dates range from 1886 to 1930. <http://www.bl.uk/onlinegallery/onlineex/firemaps/fireinsurancemaps.html>

Image 11: Goad's Insurance Plans post 1962

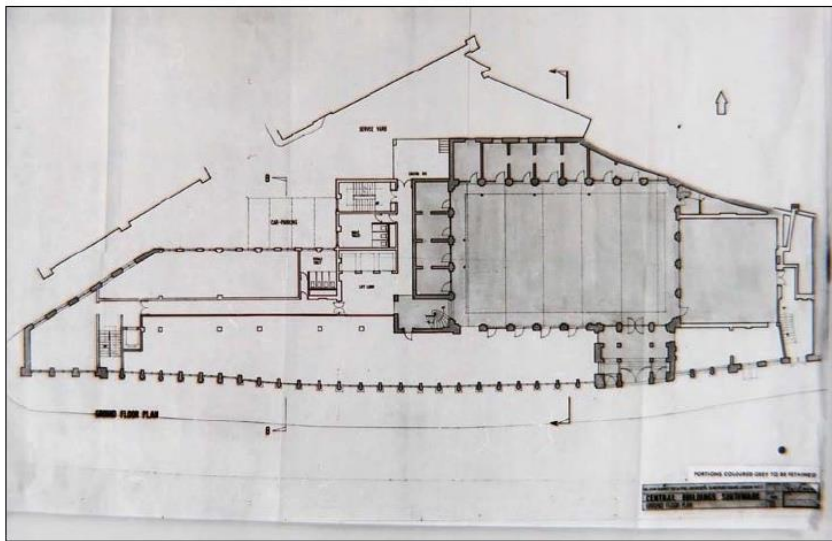
Charles Goad's Insurance Plans of Towns and Cities, resurveyed and reissued April 1954



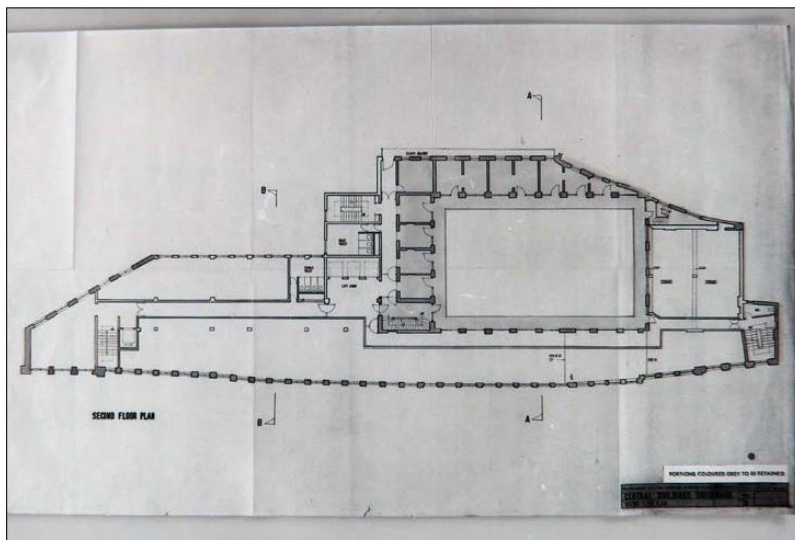
Sir John Burnet Tait & Partners¹⁰

These images from 1973 are the proposals for the restoration of the building which included the reinstatement of the main elevation. The shaded areas are parts to be retained. Areas of demolition are not shown. These are the first new detailed proposals which have the potential to give us a real impression of the building plan post the 1920 fire and before areas of new build and remodelling by the Peer Group. A full set of these plans would be extremely useful to further inform the chronology.

Images 12 & 13: Tait & Partners Proposals



Sir John Burnet, Tait, & Partners(?), ground floor plan, 1973?



Sir John Burnet, Tait, & Partners(?), second floor plan, 1973?

¹⁰ Source: Julian Harrap 2016

2.4 Photographs 1920 onwards:

There are photographs from the east and west of the building after the fire

Image 14: Main elevation from eastern end after the fire



Image 15: Main elevation from western end after the fire



It is understood that the shop on the west end (now the West Wing) was single storey, this explains the thicker end wall which can be seen on the plans.

It is thought that the lower curve of the wall behind the shop front was rebuilt after the fire to join with the original surviving back wall. This vertical joint is evident on the existing elevation with the existence of join in the brick work below the stucco. The window detail can be seen when in these images and much of the original framing appears to survive.

The two images below are the rear elevation immediately after the fire, with the tall warehouse on the left hand side awaiting demolition (this can be seen on a short Pathe Film on YouTube¹¹). By 1937 the west end of the structure had been lowered to two main storeys as can be seen in the lower photograph¹².

Image 16 & 17 below: rear elevation and aerial shot of the building after the fire.



The building was further reduced in height after WW2. It is not known if this was due to continued instability as a result of the fire or due to bomb damage when the building is recorded as “seriously damaged but repairable at cost”¹³.

¹¹ <https://www.youtube.com/watch?v=WxwAScFIGUA>

¹² From Julian Harrap 2016 source unknown

¹³ Bomb Damage Maps, 1939-1945, Laurence Ward, London County Council

It is thought that the rear wall of the West Wing of the building was retained after the fire from photographs of the rear elevation taken in 1937 (Image 17) . Image 17 also shows a new roof over the atrium which seems to be a single pitched hipped roof with a solid cover¹⁴. The West Wing and current courtyard area seem not to have yet been reconstructed and seem to be open to the elements.

Lyons & Co purchased the building in 1944. In the 1970s there was a campaign to restore the building and reinstate the façade to its original height and the details of this are illustrated in the drawings by Tait and Partners (Images 12 & 13). (The current glazed pitched roof also dates from the 1970s.) The restoration was never realised and the building was purchased by the Peer Group from Auriol Property Company (a subsidiary of Lyons & Co) in 1983/4.

¹⁴ HopX v.3 states that the atrium was unroofed until the 1980s. This would be consistent with the floor requiring replacement. Some photographs of the atrium between the 1920s and the 1980s would help inform this gap in knowledge.

2.5 Annotated Plans: Detailed Chronology and Architectural Analysis

The notes below inform the annotated plans which illustrate the chronology of the building.

2.5.1 Plan: Basement (1403_E_101)



Images 18 & 19 (above) Basement Cellar beneath trading floor with cast iron supports. The cells around the edge lie beneath the trading floor offices.



Images 20 & 21 (above): Cellular cellar structures beneath the trading floor offices north and south side



Images 22 & 23 (above): Modern fixtures and services and escape routes within basement



Image 24: Modern cellar structure beneath Atrium Suite

Image 25: Brick cellar beneath archive



Image 26 (above) and Image 27 (right): Original cast iron doors for security and fireproofing within basement

The majority of the original 1866/7 two storey cellars survive together with their original floor with the exception of the area beneath the Atrium Suite which is modern reinforced concrete joists and breeze block walls.

Of notable quality are the units of cellars beneath the offices which surround the trading floor and the more open areas beneath the trading floor itself – these are largely fall within the

Katzenjammers and the Sheaf bars/restaurants. Some of the storage areas have been drylined with carpet and ply. The original cellars extend to the most western point of the building and are generally used for storage. Some of the walls to the north have been tanked. A number of original cast iron doors with wrought iron fittings, hinges, bolts etc survive, modern interventions are generally confined to fire escapes (concrete and steel) and provision of WC's within Katzenjammers.

2.5.2 Plan: Lower Ground Floor (1403_E_102)

The cellar structure within the lower ground floor is harder to interpret with modern offices on the Southwark Street side, the reconstruction of much of the West Wing and the modern fit out of the cafes, restaurants and WCs. The area beneath the trading floor can be seen within the Sheaf bar/restaurant with the areas beneath the offices forming part of the archive area and the service parts of the Sheaf. With both the upper and lower basements the rear portion has had steel fireplaces inserted within it and has been tanked.



Image 28: Archive with original soft floor forms cellar area beneath north south run off trading floor offices



Image 29: Modern area of construction and tanking to north west side of archive and beneath atrium suite

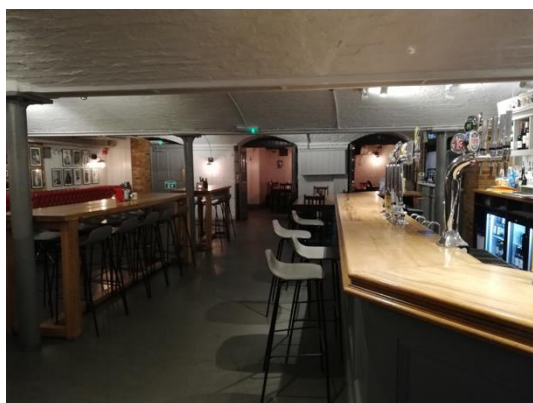


Image 30: The Sheaf restaurant/ bar with cellular parts of cellar to rear of shot



Image 31: Upper floor of Katzenjammers with fire escape to rear



Image 32: Lower Ground floor corridor: modern fit out obscures original structure

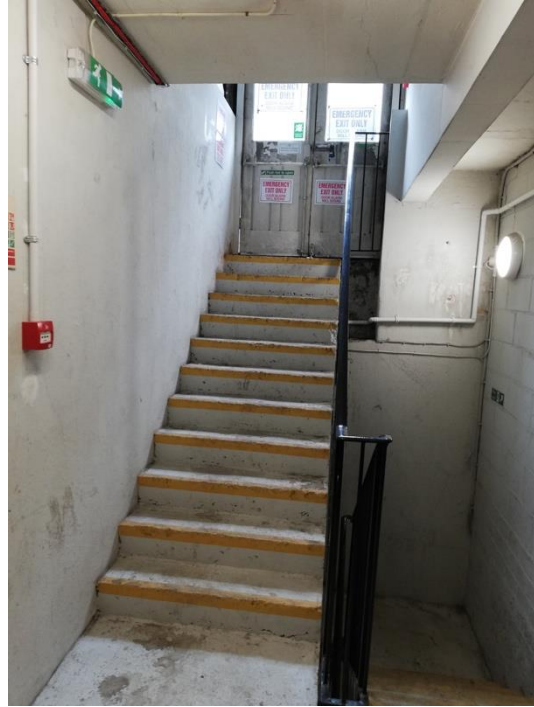


Image 33: Fire escape from lower ground to Southwark Street

2.5.3 Plan: Ground Floor (1403_E_103)

The main elevations of the building are as originally constructed with the exception of the upper two stores of the West Wing, which were reconstructed by the Peer Group after 1984. The main atrium floor was replaced with one to match the original after 1984. While many of the rooms retain original features the overall character of the office spaces are dominated by modern fit out, surviving elements include fireplaces and stairs. The ground floor of the subscription rooms is impressive with the half balcony and substantial cornicing and plaster work



Image 34: Modern trading floor looking west towards Atrium Suite



Image 35: Decorative ceilings and cornice in former subscription rooms



Image 36: Corridor to West Wing with original shape, form and floor but modern ceilings, doors and decoration



Image 37: Transition from trading floor through original offices into modern Atrium Suite



Image 38: Atrium Suite



Image 39: Original Fire place – ground floor, this is typical of many that survive throughout the building



Image 40: Modern office fit out - ground floor

2.5.4 Plan: First Floor (1403_E_104)

General Summary:

- the West Wing has an entirely modern fit out.
- the offices along Southwark Street retain their original basic form and original fireplaces, some original skirting and original doors onto the tiered balcony.
- there is a single fireplace which is different in form and character from others within the building
- the subscription room has an impressive plastered ceiling formed in three sections with a gallery. - - the patina of age can be seen on the two stair wells which have had substantial repairs to the stair treads.
- the windows looking west and north from the offices were inserted when these walls became external walls after the fire.
- the offices to the north and west retain their original form in general with fireplaces, cornicing and skirting.



Image 41: This fireplace on the 1st floor is different to all other surviving pieces



Image 42: Detail of ceiling in former subscription room



Image 43: Surviving cornice and door moulding in 1st floor trading floor office with post fire C20 sash window



Image 44: Detail of original curved door opening onto 1st floor of atrium

2.5.5 Plan: Second Floor (1403_E_105)

General Comments:

- with the exception of the West Wing much of the original fabric of the building and its fit out survive. Of particular interest are:



Image 45 (left): view through into 2nd floor of West Wing, new construction with modern fit out.



Image 46: Illustrates retention of original detailing despite insertion of suspended ceilings



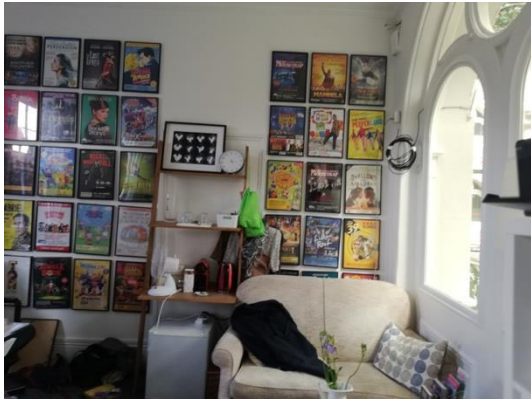
Image 47: Windows shaped above the portico



Image 48: Original surviving fireplace, with detailing to chimney breast and ceiling over



Image 49: Typical door and window opening onto atrium which maximises light from roof into offices.



Images 50 & 51 (above): Typical small offices off atrium with door window and light over maximising light into office before sash window (right) was inserted after the fire

2.5.6 Plan: Third Floor (1403_E_106)

General Comments:

- as with 1st and 2nd floors much of original detailing survives but the heavy nature of the roof trusses detracts from and dominate the character of this space. When these are excluded from the view (right) the character and form of the original building is able to dominate. The additional strengthening and supports to the balconies themselves do not over dominate.
- the base of the pilasters which formed part of the previous 4th and 5th floors survive
- the Peer Group offices have been remodelled to include a stair giving access to the 4th floor offices.



Image 52 (above) & 53 (right): Atrium and modern roof from 3rd floor perspective.



Image 54: 3rd Floor office with modern fit out



Image 55: The use of glass and lightweight ducting allows the form and shape of the original windows to still be appreciated



Image 56: Original window detail



Image 57: Original fireplace



Image 58: View looking down NE stairwell which shows patina and texture formed by wear and tear and careful repairs over 150 years.

2.5.7 Plan: Fourth Floor – Roof (1403_E_107)

The roof is largely modern in construction due to the reduction in the original height of the building after the fire. The exception to this is the projection of the original walls as they project through the new structure and are capped off, or have new chimney pots on them.

The 4th floor office built by the Peer Group (consent granted 1997) is largely un-seen from street level but is a good illustration of the potential to make more use of the roof space for the formation of terraces, planting, commercial and relaxation space.



Image 59: Atrium Roof (1970s)



Image 60: South side of roof with higher walls around atrium/trading floor retained. Chimney pots over former internal walls beyond.



Image 61: Modern Roof over West Wing with structure projecting through roof



Image 62: Chimney pots on new C20 chimney stacks on capped original internal walls

Image 63: Flat roofs over atrium offices with higher walls over atrium, and atrium glazing beyond.

2.5.8 Elevation 1: Southwark Street – west (1403_E_110)



Image 64: Principal Elevation, Southwark Street

The west end of the elevation is one of the most altered parts of the site. Originally the very end of the site over the large glazed window was to the lower cornice level only with a flat roof over. After the fire the elevation was lowered to its current height, and then after WW2 further reduced to the lower cornice level. The building was reconstructed to a uniform 3 storeys in the early 1980s after the purchase by the Peer Group. The new construction is more apparent on the rear elevation due to the change in brickwork, but the newer windows and building line can be seen with careful examination. The image on the next page shows the break in the cornice, and the subtle difference in the window detailing which marks the old from the new. These details together with the modern shop fronts give this western end of the building a slightly lighter and more mechanical character.

Architectural paint research indicates that there have been a number of different schemes of decoration on this principal elevation. Five different phases have been established plus the present modern scheme of today. It should be noted that colours fade and this needs to be born in mind regarding the earlier schemes. The earlier schemes of 1867, 1870 and circa 1874 – 1920 would have all been present when the principal elevation was at a different scale - the building would have been at its full height. That may also be the case for the 1920 – 1940 scheme or at least at its conception, but we can't know for sure.



Image 65: West End with areas of new construction above and to the left of highlighted line

The image above shows on the 2nd and 3rd floors the new construction westwards from the break in the parapet to the change in window detailing together with the horizontal floor divider (highlighted).

2.5.9 Elevation 2: Southwark Street – middle (1403_E_111)



Image 66: Principle Elevation showing subtle changes to windows over 150 years.

This part of the middle elevations shows that the original form and character of the original lower storeys is maintained with the exception of the modern ground and lower basement windows together with alterations to the windows on the 2nd and 3rd floors.

While the windows to the original upper parts of the elevation have had alterations to glazing, including the installation of some secondary glazing, the main elements of the surrounding frames and circular fan lights appear to have survived intact.

2.5.10 Elevation 3: Southwark Street – east (1403_E_112)

Despite the fire and bomb damage and reduction in overall height of the building the main part of the elevation survives remarkably well. The subtle changes in the widths of the window dimensions can be seen on the next page (and originally existed at the west end too).

The portico, while painted loses its original polychromatic effect, is in good condition. The friezes on the tympanum, survive in their original form as do the gates and steps.



Image 67: General Shot from east end.



Image 68 (above): main portico



Images 69 (left) & 70 (right): The original ironwork and column details together with the original door surround to the offices at the eastern end of the building are remarkable survivals and demonstrate the quality of the detailing on the original building.

2.5.11 Elevation 5 & 6: rear north east (1403_E_114)

This elevation is the hardest to capture both from ground level and from the streets to the north. The documentary evidence shows us that the ground floor follows the original form. The undrawn but E elevation of the building between the Hop Exchange together with images from GoogleMaps.



Image 71 (above) : Elevations 5 & 6 - rear elevation (source GoogleMaps)

2.5.12 Elevation 7: rear north east (1403_E_115)

This elevation can be viewed from the roof of the service area to the bars and restaurants. Analysis of the brick work shows how these elevations were originally internal walls, and the sashes inserted after the 1920 fire. There is possible evidence of fire damage at the base of these walls. The lower part of the wall beneath the roof has some original brick openings within it including cellar lights, tall openings with arched heads and access to the archive room.



Image 72: Originally internal walls, these were exposed after demolition of the rear hop warehouse after the 1920 fire, and windows inserted into the original atrium offices.



Image 73: This image of the lower part of this wall shows possible fire damage to brickwork, the location of infilled joist holes and the creation of a new opening.

2.5.13 Elevation 8: rear west (1403_E_116)

The lower part of this elevation is formed from new work which create the delivery area. The upper parts of the wall, like elevation 7, is formed from what was originally the internal wall to the rear of the west atrium offices which were exposed following the demolition after the fire. The sash windows were inserted at this time.



Image 74: Elevation 8 with sash windows inserted into Trading Floor offices after the 1920s fire



Image 75: Early lower part of wall with Atrium Suite over. Door to lower ground floor archive.



Image 76: New Atrium suite forming east boundary for delivery area.

2.5.14 Elevation 9: rear north (1403_E_117)

As with elevations 7 & 8 this wall was originally an internal wall with the vertical and horizontal lines demarking the previous internal walls together with some filled joist holes. There is one original opening in the lower area with an arched head. As with elevation 7 this gives this elevation some evidential interest.



Image 77: Elevation 9

2.5.15 Elevation 10: rear east (1403_E_118)

While the lower parts of this wall are original, the upper parts were constructed after 1984. The lower parts of the loading bays, were originally internal walls and have some early openings in them.



Image 78: Elevation 10 showing original parts of surviving walls at base with new brickwork over

2.5.16 Elevation 11: rear east (1403_E_119)

This elevation is formed from the eastern side of the Atrium Suite already included in 0 above.

2.5.17 Elevation 11: rear west (1403_E_120)



Image 79: Filled basement lights, and altered windows.



Image 80: Repair / new bricks forming vertical line below stucco



Image 81: Modern windows with new build clearly visible on top two floors with remodelled windows.



Image 82: Victorian cobbles

Notes:

- lower part of main wall known to have survived the 1920s fire
- earlier brick repairs in London stock bricks on the east and west end of this elevation were presumably undertaken after the fire.
- there are some iron supports to window heads, possibly after the 1920 fire
- it is known from photographic and documentary sources that the top two floors were rebuilt after the Peer Group purchase in 1984. The change in brick work is clear together with some reorganisation of the windows to allow for the provision of WCs.
- all the windows were renewed at this time together with rainwater goods. Some vertical recesses in the brick work also appear to have been filled
- the large timber pieces, presumably to protect the wall during deliveries, have character
- part of the original cobbles and kerbstones survive here

3 Statement of Significance

3.1 Principle Criteria for Assessment

Guidance was gained from Historic England's Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in England (English Heritage/Historic England, 2008, pp. 19 - 24) and BSI Standards Publication (BS 7913:2013, pp. 6 - 8), key documents for managing change to any historic building in England. Note that we have also referred to National Planning Policy Framework (NPPF) (UK Government Ministry for Housing, Communities and Local Government 2019, pp 56 - 59, 66 - 75).

3.1.1 Historic England's Conservation Principles (April 2008) are listed below:

1. The historic environment is a shared resource
2. Everyone should be able to participate in sustaining the historic environment
3. Understanding the significance of places is vital
4. Significant places should be managed to sustain their values
5. Decisions about change must be reasonable, transparent and consistent
6. Documenting and learning from decisions is essential

3.1.2 BSI Standards Publication (BS7913:2013) states that:

'Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. [...] Understanding the significance of a historic building enables effective decision making about its future.'

3.1.3 National Planning Policy Framework 2019 (NPPF 2019) paragraph 193 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'

3.2 Assessing significance

In order to assess significance four component values from Historic England's *Conservation Principles* and BSI Standards Publication were used as a basis. They are:

- Evidential value
- Historical value
- Aesthetic value and
- Communal value

To ensure that a systematic and consistent process was undertaken, these values were identified and used to assess significance.

In establishing levels of significance, one has to compare and contrast the overall significance or status of the building with other similar buildings. This effects the values placed upon the building in question. The criteria used in determining the overall significance value or status is that published by ICOMOS (International Council for Monuments and Sites) is as follows:

- Exceptional: Or international significance or which contain elements with a significance beyond national boundaries.
- Highly: Significance or which contain elements with a significance beyond national boundaries.
- Significant: Significance, important at regional level either individually or as a group value.
- Some/ Limited: Limited/ local significance
- Low
- Unknown: Significance resulting from a lack of sufficient information on which to base sound analysis of its value.

Note that significance may be due to non-physical aspects of the building, based on communal value, associative historical value and evidence of a documentary kind, even in areas that have little evidential value to inform significance. This also means that there will be a consideration on the communal values related to the use and appreciation of the site today, with particular reference to the Historic England Principles referred to in Section 3.1.1.

3.3 Significance and the Hop Exchange

In comparing and contrasting with other buildings, the Hop Exchange in the context of Section 3.2 does not have 'exceptional' significance or 'high' significance. All features, areas or spaces have been graded at four levels: **Significant, Some, Low and No Significance** (or Detracting) based on assessment of the heritage values in section 6. Whilst this will always be, to a certain extent, a subjective judgement, a criterion has been established for the assessment of each level as detailed below. Here it will be issues such as the comparative status of spaces and areas that may also be a consideration:

- Significant: Most attributes of values remain / it has special group or setting significance
- Some: Only limited attributes of values remain
- Low: Very few if any attributes of values remain and could have attributes than can create a negative effect
- No Significance - possibly detracting

3.4 Heritage Values

3.4.1 Generally

Here we describe the range of interrelated heritage values attached to the site and these are a detailed consideration is assessing the impact on significance (detailed in separate document Heritage Impact Assessments). The grades of significance are described graphically in drawings based on the detailed information provided in this Statement.

3.4.2 Evidential value

3.4.2.1 Historic England defines evidential value as deriving from:

[...] the potential of a place to yield evidence about past human activity [...] Physical remains of past human activity are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them [...]

3.4.2.2 BSI Standards Publication (BS 7913: 2013) states that evidential value is derived from:

‘[...] the potential of a place to yield evidence about the past (i.e. archaeology)’.

3.4.2.3 The National Planning Policy Framework (NPPF 2019) uses the term ‘archaeological interest’ to describe evidential value:

There will be an archaeological interest in a heritage asset if it holds or potentially holds evidence of past human activity worth of expert investigation at some point

Of Evidential Significance:

3.4.2.4 The Curved façade along Southwark Street & Setting

Despite the loss of the upper storeys the building still presents an impressive sweep to Southwark Street. It presents an impressive contrast between the scale of the original Victorian planned metropolitan street with the scale and form of the modern buildings including the Shard.

Architectural paint research undertaken by Hirst Conservation (see separate report) provides evidence of the changes to the decoration of the building through time. It indicates that there are six phases or decorative change, with some uncertainty over the earlier phases

3.4.2.5 The highly decorated portico

The portico spans nearly 4 storeys from the lower ground to the 3rd floor. It is set off centre, presumably to provide easy access from London Bridge Station and Borough Market. The gentle curve to the principal elevation means that this off set is not generally noticed. As well as being impressive in scale it is extensively decorated, and when originally constructed and its original stone construction, of Portland and Irish red and green granites were still exposed, it would have been the height mid-Victorian polychromatic detailing¹⁵.

3.4.2.6 The trading floor, balconies and atrium

3.4.2.7 The principal rooms on E side with highly decorative ceilings

3.4.2.8 The extensive cellars: the two storey nature of the cellars and their open structure, especially beneath the trading floor gives them evidential significance

3.4.2.9 The overall design composition and status hierarchy of the building

3.4.2.10 As an only surviving example of this type of Exchange Building

Of some evidential significance:

3.4.2.11 The principal merchant's and other offices

The principal merchant's offices run from west to east along the main elevation with access directly onto the balconies. Smaller offices are accessed immediately off the balconies on the N, W & E of the trading floor. The E side offices were likely the lowest status, as the windows must have been inserted after parts of the building were demolished following the 1920 fire.

¹⁵ The carvings are said to be by Frampton and Williamson.

While many of the offices have been subject to modern fit out, they have retained much of their original features and detailing, including a number of original fireplaces, skirting, door and window surrounds. These offices have some significance for the hierarchy they present between the different levels of significance.

3.4.2.12 The original side staircases and balustrades

3.4.2.13 Surviving rear cobbled lane between west side of site and new viaduct

Of low evidential significance:

3.4.2.14 Some offices which while retaining their original form and shape have lost much of their original detailing

3.4.2.15 The London Stock brick rear elevations of the building, and the lower floors of the west end of the site retain their original form and shape.

Of No or Negative evidential significance:

3.4.2.16 The modern C20 fit out elements and areas of post 1960 reconstruction.

3.4.2.17 The modern services, fixtures and fittings including vents, flues and rear loading bay.

3.4.2.18 The upper floors of rear elevation to west wing.

3.4.2.19 Much of the atrium suite (with the exception of foyer included in Section 3.4.2.11 above).

3.4.2.20 The roof scape including the 1970s roof extension, atrium glazing, flat roofs, and access to these areas.

Of unknown evidential significance are:

3.4.2.21 The pillars which seem to exit onto the roof of the West Wing could be parts of the original structure

3.4.3 Historic Value

3.3.3.1 Historic England defines historical value as:

..... from the way in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative [...]

3.3.3.2 BSI Standards Publications (BS7913:2013) states that historic value is derived from:

[...]the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figures or events'

3.3.3.3 NPPF (2019) doesn't define historic value, but in defining the historic environment it states:

'all aspects of the environment resulting from the interaction between people peoples and places through time....'

Historic Significance for:

3.4.3.1 The contribution it makes to telling the story of the Hop Industry including wealth demonstrated by ability to fund and construct such a building.

3.4.3.2 The part it plays in the design of the grand metropolitan street by Sir Joseph Bazalgette (1819-1891)

3.4.3.3 The internal spaces provide evidence of the past and past activity, not just as its original use but also as storage for Lyons and their use of the extensive cellars, and purchase of the building in 1944.

3.4.4 Aesthetic Value

3.4.4.1 Historic England defines aesthetic value as deriving:

...' from the ways in which people draw sensory and intellectual stimulation from a place [...]'

3.3.4.2 BSI Standards Publication (BS7913:2013) states that aesthetic value is derived from:

'[...] ways in which people draw sensory and intellectual stimulation from a place'.

3.3.4.3 The National Planning Policy Framework NPPF 2019 does not define aesthetic value

Of aesthetic significance:

- 3.4.4.2 Parts of the cellars due to the open nature of their design together with the form and nature of the cellular shapes around the open areas beneath the atrium offices.
- 3.4.4.3 The scale and form of the decorative and impressive portico with its decorative ironwork, together with its pictorial images which illustrate the hop industry together with the use of the heraldic shield of Kent. Whilst some of the significance of the portico has been lost by the painting of the stone columns, this could be reinstated with the careful removal of paint from the columns which are believed to be a mix of Portland stone and red and green Irish marble.
- 3.4.4.4 The scale and form of the Southwark Street elevation, whilst not in its original form and with large areas having been rebuilt, still provides an overall complete aesthetic form, albeit at a reduced height. Its significance is slightly diminished due to the modern decorative scheme which architectural paint research indicates has no connection with earlier schemes.

Of some aesthetic significance:

- 3.4.4.5 The Atrium

There are many aesthetic attributes remaining, but its reduced height and imposing modern roof structure severely comprises its aesthetic significance today.

Of low aesthetic significance:

- 3.4.4.6 Some offices which while retaining their original form, have lost most of their original aesthetic attributes as well as receiving modern interventions.
- 3.4.4.7 Ground floor windows to Southwark Street with glazing bars which have no significance

Of some no/ negative aesthetic significance:

- 3.4.4.8 Some offices have entirely modern interiors and finishes which therefore provides either no significance or has a negative value in this respect.
- 3.4.4.9 Modern alterations to some windows on the Southwark Street elevation have no significance

3.4.5 Communal Value:

- 3.4.5.1 Historic England defines communal value as deriving from:

‘...the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory [..]

3.3.5.2 BSI Standards Publication (BS 7913:2013) states that communal value is derived from:

‘[...] the meanings of a place for people who relate to it in different ways, associations with social groups and individuals’

3.3.5.3 The National Planning Policy Framework (NPPF 2019) acknowledges the importance of communal values:

‘in determining applications, local planning authorities should take account of: (b) the positive contribution that the conservation of heritage assets can make to sustaining communities’.

Of some communal significance:

3.4.5.2 Its association with Martin Birrane (1935-2018). An Irish businessman and former racing driver. Born in County Mayo, Birrane became a property developer, his company was the Peer Group.

He was the owner of the Mondello Park racetrack in County Kildare. He competed in the Le Mans 24-hour race 10 times as a driver, winning the GT class in 1985. In 1990 he set the Irish land speed record of 176 mph on the unopened west link – now the M50 in Dublin. He owned Team Ireland, a NASCAR Winston Cup Series car racing team from 1991 to 1992. He was the owner of racing car manufacturer Lola Cars from 1997 until the company was closed down in 2012.

3.4.5.3 The life and fortune of the Hop Industry

3.4.5.4 The scale of this historic building on Southwark Street provides it with a landmark value that has a positive impact on the community that interacts with it in different ways.

3.5 Heritage Grades

3.5.1 The grades of heritage values are based upon the criteria described in the forgoing and are graphically described in the plans prepared by the architects based on the detailed information provided in this Statement.

3.5.4 The grades awarded are generally the highest assessed within the four group heritage values

3.5.2 The design team have determined their proposals with due consideration of these values and worked up their options in order to minimise impact on significance, whilst providing spaces suitable for their intended use.

3.6 Conservation Area

3.6.1 The Hop X lies within the Borough High Street conservation area. The statutory definition of a Conservation Area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Although conservation areas maybe centred on listed buildings, it is the protection of an area that it seeks to protect. The Conservation Area Appraisal prepared by Southwark Council in 2006, provides background information on the Conservation Area, an appraisal of the character and appearance together with an audit of the features and buildings of special interest of the area together with the overall streetscape. We have referred to this is assessing significance.

3.6.2 Specifically the Conservation Area Appraisal highlights that the Hop Exchange is ‘one of the most important frontages in the central area’. It also states that the areas ‘main building elements that contribute to its unique character are very diverse’ In referring to Southwark Street its states that ‘Its grand metropolitan character is set by the long crescent of the Hop Exchange on the northern side (R.H.Moore, 1862). Close to Borough High Street, where key frontages remain on both sides, the intended character of the planned street is evident. It is built to a controlled height of 4 storeys plus an attic storey on each side of the street (the Hop Exchange achieves this in two double-height storeys and originally had two attic storeys until a fire in 1920)’. Nevertheless, the original character of the street, would have had the Hop Exchange dominating the skyline due its much greater height, and this seems to be understated in the Conservation Area Appraisal.

4 Planning Policy:

The proposals have taken account of national and local planning legislation and policies.

4.1 National Legislation and Policy

4.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990:

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation) Areas Act 1990: Sections 16 (2) and 66 (1) of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

4.1.2 National Planning Policy Framework

The current version of the NPPF was adopted in 2019. Section 16, entitled Conserving and Enhancing the Historic Environment, contains guidance on heritage assets, which include listed buildings and conservation areas. Paragraphs 189-200 are relevant to the proposed development:

- Paragraph 189 requires an applicant to give a summary of significance of the building or area affected, proportionate to its importance. This heritage statement provides that information at an appropriate level.
- Paragraph 190 advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.
- Paragraphs 192 and 193 emphasise the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued. Paragraph 195 states: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- Paragraph 194 states that if any harm that will be caused, that this should require clear and convincing justification. Where harm would be caused, paragraphs 195 and 196 apply and sets out how that harm should be weighed in the balance by local authorities when making a decision. These policies are reflected at a local level within Southwark's Local Plan. It has been assessed that these proposals will impose less than substantial harm.
- Paragraph 200 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

- The Planning Practice Guidance on the government’s website which provides practical advice on applying the NPPF to the planning process and guidance on interpreting the language of the NPPF.
- The Good Practice Advice in Planning Note 2 entitled Managing Significance in Decision Taking in the Historic Environment. This is the most relevant of the guidance documents by Historic England.

4.2 Regional policy

The London Plan (2021) is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

The relevant policies from the London Plan are:

Policy HC1

A: London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

C: Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D: Development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

4.3 Southwark’s Development Plan

This is summarised in the ‘Planning Statement’ prepared by the Planning Lab

Emerging New Southwark Plan

Listed Buildings

P18 Listed buildings and structures

It states that development relating to listed buildings and structures will only be permitted if it conserves and enhances the special significance of listed buildings and structures and their settings by conserving and enhancing:

1. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and

2. The contribution of the building to its setting or its place within a group; and
3. Views that contribute positively to the significance of the building or structure or their setting; and
4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
4. Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

Conservation Areas

P19 Conservation Areas

This policy states that development relating to conservation areas will only be granted where:

1. The development conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals and Conservation Area Management Plans.
2. The development conserves and enhances the significance of a conservation area's setting, including views to and from the conservation area.
3. The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not generally be permitted. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.

P20 Conservation of the historic environment and natural heritage development

This details requirements to 'conserve and enhance the significance' of 'heritage assets and their settings'. Also, to enable their viable use that is consistent with their on-going and long term conservation and provide robust justification for any harm to their significance that results from proposed development.

Heritage SPD

This is a supporting document to the Local Plan. Specifically, section 7 on Introduction to Built Heritage Assets. Its content has been taken into account.

5 The Proposals: Hop X

5.1 General Description

The proposals are described in the architect's documents but are generally as follows:

- Proposing ground floor use that increase public access to the building which involves some change of levels to facilitate ease of access.
- Opportunities for increasing public accessibility and enjoyment of the building including a new rear entrance to the atrium and central buildings, new roof terrace and opening of Cart Way which will connect Southwark Street to the front and Park Street to the rear.
- Creating platform access at the new rear entrance avoiding the need to modify the original portico for accessibility reasons.
- Providing a more appropriate glazed roof to the atrium creating greater harmony with the original aesthetics.
- Creating additional office floorspace to the upper floors, which is much more suitable for modern working requirements.
- Refurbishing the existing building fabric and reinstating any lost heritage features that may have been lost over time.
- Bringing the building into good repair and evidenced based restoration of the principle elevation

5.2 Development of Proposals

Edwards Hart have been working with the design team in order for the development of proposals that take full account of heritage values. This is on the basis that any proposal that does have impact is demonstrated by need.

6 Assessment of the Impact of Proposals on Significance

6.1 Generally

This is detailed in a separate document Heritage Impact Assessments, but we detail a summary below.

6.2 Summary

The HIA's conclude a positive impact on the communal heritage value with much greater public access and engagement with this historic building and increasing relevance to the community. We don't believe that there will be any negative impact on the historic value, indeed there should be greater appreciation and promotion of its history. Whilst there may be some relatively minor impact on the evidential value, the scheme is seeking to make a huge positive impact with an authentic evidence-based reintroduction of a colour scheme and other features to the principal Southwark Street elevation. This should also enhance the emotional connection with the community (communal value) and the aesthetic value, which will have a positive impact on the conservation area.

These proposals will therefore have a positive impact, but in order to facilitate that, there will be some impact on aesthetics externally, but the restored appearance of the existing principal elevation overall enhances heritage values. These have been designed in such a way as to keep this to a minimum. Internally we believe that the options proposed provides least harm to significance and indeed, there will be a substantial positive impact on aesthetics with the replacement of the roof to the atrium with a more appropriate design.

7 Appendix

7.1 List Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1385923

Date first listed: 13-Feb-1970

Date of most recent amendment: 17-Sep-1998

Statutory Address: THE HOP EXCHANGE, 24, SOUTHWARK STREET

Location

Statutory Address: THE HOP EXCHANGE, 24, SOUTHWARK STREET

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Southwark (London Borough)

National Grid Reference: TQ 32581 80171

Details: SOUTHWARK

TQ3280SE SOUTHWARK STREET

636-1/17/708 (North side) 13/02/70

No.24 The Hop Exchange (Formerly Listed as: SOUTHWARK STREET (North side) Central Buildings)

Commercial premises built as hop and malt exchange with offices and showrooms. 1866, By RH Moore. Stuccoed with cast-iron columns. EXTERIOR: 6 internal storeys and basement, but 3 giant storeys and basement on front. 39 bays. Extended ground-floor order of modified Corinthian half-columns of cast-iron resting on basement plinths with service doors between. Grand off-centre entrance portico rising through 2 storeys, 3 segmental-arched openings with masks on keys, the central opening wider. Keys support cornice and pediment which has eagle at apex and relief scene of brewing trade in tympanum. Elaborate iron gates with decoration of hop plants in entrance openings. 1st-floor segment-arched windows have plate tracery, architraves resting on cornices of lower Corinthian order and keystones which support cornice. 2nd floor has round-arched windows with plate tracery between pilasters with impost capitals. Parapet above has recessed corbelled section above each arch. INTERIOR: has galleried court of 4 levels under skylight. Cast-iron balconies to upper 3 floors with balustrades elaborately decorated with hop plant decoration and monograms. Top storey rebuilt at a reduced height, and original glass and iron roof to exchange hall replaced after fire of 1920.

7.2 Web References

<http://www.victorianweb.org/art/architecture/commercial/20.html>

<http://archiseek.com/2009/1870-business-premises-the-poultry-london/>

<https://www.lookandlearn.com/history-images/M351853/The-Hop-and-Malt-Exchange-Building-Southwark-Street-Borough-Mr-R-H-Moore-Architect>

<https://baldwinhamey.wordpress.com/2013/01/12/hop-exchange/>

<https://www.kzwp.com/lyons2/hop.cellars.htm>

7.3 Contemporary Description from the Builder Magazine 1867?

'This building, the first stone of which was laid August 31st, 1866, is now about being opened for business. The want of a building of this description has long been felt by the general public, there being no exchange or proper place for carrying on the hop, malt, and seed trades. To supply this want a limited liability company was formed, who, upon the advice of their architect, purchased a freehold site of above half an acre, or 26,000 superficial feet, in New Southwark-street, London Bridge. The company have by subsequent arrangement obtained additional land to the extent of 21,000 superficial feet, making in the aggregate 47,000 feet, or one acre and a tenth, and having a frontage in the new street of 340 ft., and in Red Cross-street of about 75 ft. The works have been pushed on without intermission since the commencement, and six-sevenths of the entire area are now covered and carried to full height. The façade in Southwark-street has an elevation of about 100 ft. above the level of the pavement, and consists of twelve stories with a double basement of brick arches carried on iron hollow columns and girders. Of this we have already given some account.

The building consists of an exchange-room, 80 ft. long by 50 ft. wide, and 75 ft. high to crowning member of cornice, from which springs an iron roof of 25 ft. radius, with a lantern-light surmounting it, and in which is provided ample ventilation. From the ridge of this lantern to the floor the height is 115 ft. The roof is formed of 3 in. by 3 in. by 3/8 in. angle-iron in the shape of lattice-girders, each rib being at the springing 3 ft. deep, and diminishing at the top to 18 in. The foot of each rib is securely bolted to strong cast-iron corbels built in the walls to receive them. The ribs are also in pairs (24 in. apart), connected with each other by lattice or trellis tiers of 3 in. by 3/8 in. metal. The bays between each pair of ribs are 14 ft. wide. The purlins are also of trellis form, and these carry sash-bars, which are bent to the curve of roof, and are placed about 2 ft. 10 in. apart. The roof is glazed with stout 32 oz. bent sheet-glass. Around the Exchange are four stories of offices and show-rooms. The three upper floors are approached from ornamental cast-iron galleries running all around. The stone staircases at the opposite angles of the Exchange, and one at the principal entrance, lead up to these galleries, giving easy access to each office. The floors of the galleries are of diamond-shaped pattern, and glazed with small squares of plate-glass, and are carried on ornamental cast-iron brackets of appropriate design, as well as the balcony railing, in both of which the hop leaf and seed have been introduced.

A refreshment-room of first and second class is provided and also a subscription- room 40 ft. by 35 ft., and 24 ft. high, having a rich ceiling, and supplied with six glass star-lights. An ornamental self-supporting fireproof gallery is carried along one end of this room, affording access to a set of offices fronting the street.

The principal entrance is placed at the end next to the London bridge side of the street, and nearly opposite the Alliance Bank. There is a fine flight of steps within the porch leading to the Exchange. The vestibule consists of a centre and two side arches. The outer pillars are on Portland stone. The inner arcade consists of segmental-arched and panelled ceilings, supported by four elaborately wrought Irish red marble columns, and twelve green marble pilasters, all of which were supplied by a Dublin manufacturer. The whole of the caps to the marble columns are carved in Conflans stone, principally in natural foliage.

In consequence of several difficulties the company had to contend with, it was found more to their advantage that the works should be carried on without the assistance of a builder. The company's architect, Mr. R.H. Moore, of Walbrook, City, who, it appears, is a large shareholder, has taken more than ordinary pains to carry out and complete the works.

Great difficulties were encountered in the excavating for the foundations; the whole ground, from 12 ft. below the level of the street paving, was found to be running sand and water, which had to be taken out to a depth of about 23 ft., in order to obtain a proper foundation. From this more than sufficient sand has been procured for the whole of the buildings, as well as ballast and core sufficient for the concrete in all the foundations, basement-floors, &c.

The whole of the main walls (which are one brick in basement, and half a brick throughout, more than the thickness required by the Building Act) are laid on concrete foundations, 8 ft. wide by 5 ft. deep. The concrete is composed of gravel, ballast, and brick core, mixed with hydraulic lime in the proportion of 6 to 1. The whole of the bricks used in the building are hard well-burned stocks. All

the basement walls are laid in Portland cement as well as the two tiers of arched cellars, with the entire front, and all walls and piers of a less area on plan than 10 ft. super., the best lias lime being used for all the other portions of the brickwork.

In the front, Portland stone pedestals, about 4 ft. 6 in. high, forming the base of cast-iron ornamental columns, extend along the entire length of front, excepting at the ends and principal entrance to the exchange. The latter is flanked with pillars of Portland stone, in all about 27 ft. high. The caps and entablature are executed in Conflans stone, which harmonizes well with, and is become as hard as, the Portland stone. From this line to the top of the building, the whole is executed in bricks and Portland cement, excepting the keystones and corbels to all the windows, which are of stone. There is a bold cornice carried on trusses, 3 ft. 6 in. high, surmounting and running the entire length of the front.

A large portion of the building being designed to be used as warehouses, a certain portion fireproof floor is carried on wrought-iron girders throughout the building, so far as the offices extend, making a party separation between them and the warehouses.

The wrought-iron girders are built into the front and on to the walls at the rear, forming a perfect tie to the whole of the front and outer walls; in every other story of the building, from the ground-story to roof, strong iron ties, 7 ft. apart, are built, tying the front and back walls. The floors of all the corridors and passages, as well as the Exchange (80 ft. by 50 ft.), are laid with encaustic tiles.

The area of the warehouse-room for the storage of hop and other produce exceeds 220,000 superficial feet; the area of brick-arched cellars, to which ample access is provided, to compartments over room, each 80 ft. by 50 ft., the size of Exchange, and two 40 ft. by 35 ft. each; and in all exceeding an area of 63,000 ft.

Machinery is being fixed for the purpose of loading and unloading from the warehouses, seven cranes, or jibs, standing about 100 ft. high from where the wagons will stand, worked by a fixed steam-engine of 8-horsepower in the first basement. There is a Cornish boiler and upright shafts, which run from the engine to the roof of the building, with about 70 ft. of horizontal shafting, with all proper drums, gearing, &c., to work the jibs. When complete, there will be 240 ft. of horizontal shafting running the entire height of the back of the building, to which will work the seven cranes. The engine now fixed is also designed to pump water on to the roof of the building. Troughs of wrought iron are now being fixed for the purpose, which will hold several thousand gallons of water. This water, which will be pumped from a deep well in the sand, the company purpose using for the supply to the building, the architect having, amongst his other requirements for economy to the company, providing filters for the purpose of preparing it for use before it comes into the offices. The large supply which can be obtained by means of the engine being daily at work, hydraults will be fixed for safety from fire at work, as the cistern at their elevation will be of immense value, and before their contents can be exhausted, a fresh supply can be obtained in case of fire: this will be of a great advantage, as well as an enormous saving to the company by way of water rent. The small remaining portion of the building, part of which is up about half its elevation, will be built to its full height in elevation in about three months, and will consist of warehouses and offices in the front the height of four stories. There will be in all above 100 offices, fifty showrooms, sixty stands, besides basement offices for wine-merchants and others, with warehouse room for 50,000 bales of hops and other produce, and cellarge for about 3,000 barrels of ale or other goods. The cost of the entire building up to the present is 40,000l., and it is estimated the part unfinished will cost about 10,000l. It is anticipated that the rents will be not less than 3,000l. Per annum: this may be inferred from the fact that the ground and first-floor offices, which are all now let, realize nearly double the estimate for return on an outlay in all of 120,000l., the first capital of the company. The interior, as may be seen from our view, presents a striking appearance. The panels under the roof are not yet painted.'

7.4 Description from the London Illustrated News

'The carvers are Frampton and Williamson.' And that 'By the erection of this exchange, the hop growers, merchants, dealers, and buyers will have all the advantages of a complete and well-attended market close to the termini of all the railways which pass through the hop-growing districts of Kent, Surrey, and Sussex, and will thus be enabled to avoid the trouble, expense, and loss of time incurred in visiting hop merchants' counting-houses in various parts of the Borough.'

The caption for the image opposite reads: 'Near the Borough Market, at the east end of Southwark Street, is the large block of buildings containing the Hop Exchange. This was built thirty years ago, from designs by Mr. Moore, and is admirably adapted to its purpose. The Hall is approached by a short flight of steps and a vestibule with large iron gates. The business of the Exchange is transacted on the ground floor, while all round and in the three galleries are the offices of merchants and others. The gallery railings are emblematic in design and light is admitted through the glass roof. The Exchange is situated in the heart of what may be called the Hop Quarter, and the district abounds in storage accommodation for the fruit.'

7.5 Un attributed description c. 1896

'Near the Borough Market, at the east end of Southwark Street, is the large block of buildings containing the Hop Exchange. This was built thirty years ago, from designs by Mr. Moore, and is admirably adapted to its purpose. The Hall is approached by a short flight of steps and a vestibule with large iron gates. The business of the Exchange is transacted on the ground floor, while all round and in the three galleries are the offices of merchants and others. The gallery railings are emblematic in design and light is admitted through the glass roof. The Exchange is situated in the heart of what may be called the Hop Quarter, and the district abounds in storage accommodation for the fruit.'



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