



Executive summary

Application site | This planning statement, prepared on behalf of Peer Freeholds Ltd (supports a planning and listed building consent application for the refurbishment and extension of the former Hop Exchange, a Grade II-listed building in the heart of the London Borough of Southwark (LBS).

Description of development | The proposed development comprises *‘demolition of rear infill and atrium roof and construction of new 6-storey rear extension connecting to a 2-storey roof extension on the western section of the building; a new atrium roof on the eastern section; roof terraces, landscaping and public realm works and general works of enhancement to the listed building in connection with the continued use of the building within Class E.’* Cycle parking, disabled parking and end of journey facilities are also provided.

Uses | The existing application site is in Class E use. Therefore, no change of use is required. The proposal includes an uplift of 1,709sqm of Class E use, of which, 2no. café/restaurant units are proposed.

Treatment of the listed building | The scheme is based on extensive historical research which has resulted in a comprehensive understanding of the existing building. The proposed extensions and refurbishment will require minimal intervention to existing fabric, while rejuvenating the existing building through designs that will conserve and better reveal the significance of the listed building. A number of heritage and public benefits of the proposal have been identified including (but not limited to):

- Removing mid-20th century unsympathetic additions and replacing with high-quality, contextual extensions that are sympathetic to the building;
- Retention and sensitive refurbishment of original features internally and externally – bringing the building into good repair through evidence-based restoration;
- Reinstating traditional reclaimed granite setts to the rear yard;
- Creating new public uses and pedestrian links to enhance access to and enjoyment of the listed building;
- Increasing the commercial floorspace offering (with wider economic benefits to the local area); creation of approximately 150 additional jobs.
- Incorporating sustainable and energy efficient measures including air source heat pumps and improved thermal performance;
- Urban greening of the site.

Consultation | In seeking to find the best, most sustainable future for this sensitive site, the applicant and its experienced design team has undertaken comprehensive consultation with a wide range of stakeholders, including with Planning Officers at LBS, Historic England, the Victorian Society and the Dean of Southwark Cathedral; as well as ward councillors, neighbours, local amenity groups and surrounding businesses. It has held 2 public webinars and other focused meetings. The wide range of consultees and feedback have shaped the proposals from early stages in its evolution.

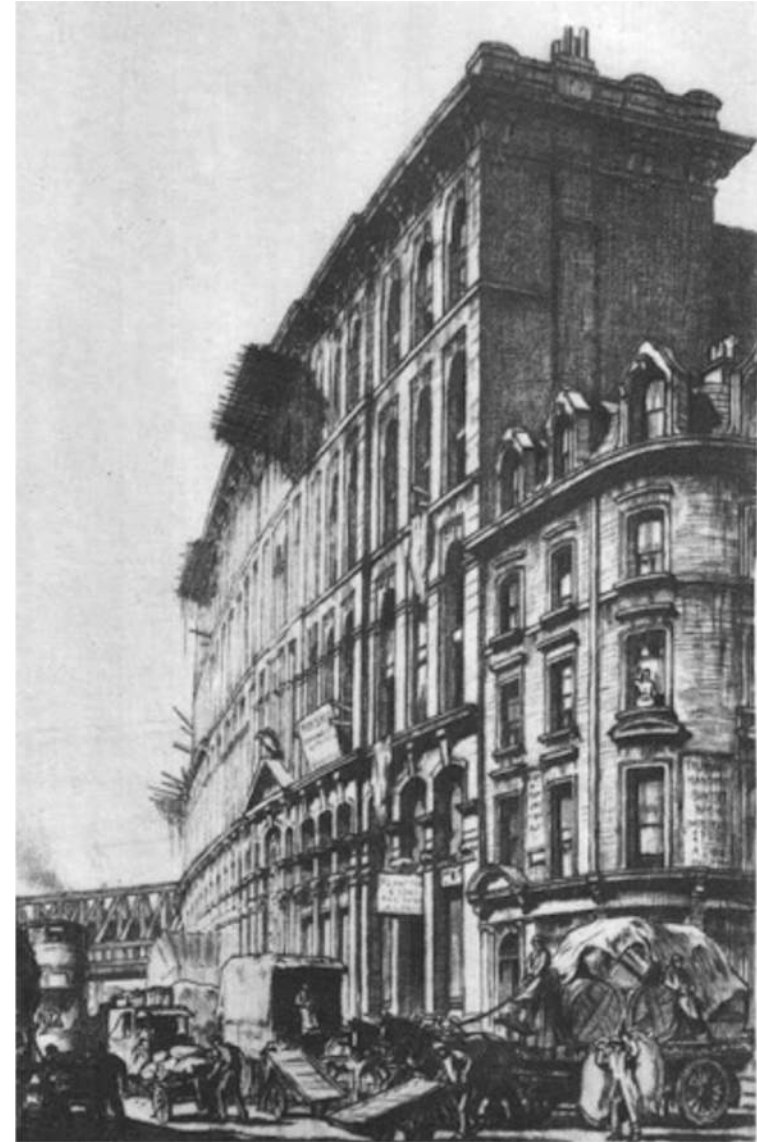


Image 1: historic sketch of the Hop Exchange

1. Introduction

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Image 2: Existing view of Hop Exchange from Southwark Street towards London Bridge

Context

This planning statement has been prepared on behalf of Peer Freeholds Limited (“the applicant”), the owners of the Hop Exchange. It supports planning and listed building consent applications for the re-modelling and renovation of the Grade II-listed building (“the proposals”).

The Proposals to the historic Hop Exchange building will reintroduce some of the floor area that was lost in the devastating fire of the 1920s. They will restore much of the building’s former grandeur with repairs to the façade and a historically-grounded paint scheme. The building will be sensitively remodelled in parts to improve the general experience of users and visitors, whilst also retaining historic plan form where this is considered important to the significance of the building. The rear lightwell will be infilled with a set-back extension at roof level, alongside other internal renovations and public realm enhancements. Works will increase and diversify the commercial floorspace offering as well as the provision of café/restaurant floorspace. These uses will complement the existing mix of uses in the wider building and activate both Southwark Street and the rear of the site. The proposals will also improve connectivity and permeability through the site by opening up the rear yard and alleyway to Park Street and providing new landscaped public realm alongside rationalised servicing and delivery areas.

Purpose of report

This planning statement provides a summary of the planning background, including the relevant planning policy that has been considered in devising the proposals. It is structured as follows:

- **Section 2:** sets out the background to the project and objectives for the development.
- **Section 3:** identifies the key attributes of the existing site and surroundings.
- **Section 4:** provides a high-level overview of the physical proposals (full details are in the Design and Access Statement (DAS)).
- **Section 5:** outlines the relevant planning policy framework.
- **Section 6:** discusses the compliance of the proposals with planning policy (more detailed analysis on compliance with heritage policy is within the Heritage Statement) .
- **Section 7:** summarises the consultation strategy undertaken as part of the application (details on the public consultation are in the accompanying Statement of Community Involvement (SCI)).
- **Section 8:** contains an overview of the proposed draft Heads of Terms for the s106
- **Section 9:** presents the conclusion.

The works have been developed in consultation with Planning Officers at LB Southwark (LBS) and Historic England (HE) over several pre-application meetings. There has been positive engagement with a range of other consultees, including statutory bodies, heritage and local amenity groups and surrounding businesses and neighbours, with two public exhibitions and other focused meetings held over the course of the last 12 months. The wide range of consultees and feedback that have helped shape the proposals are summarised in the accompanying SCI.

Planning consents required

Listed building consent | It is assumed that all of the proposed physical works to the Hop Exchange as outlined in this submission require listed building consent. This excludes works to the rear yard and alleyway and the proposed gates, which do not form part of the listing.

Planning permission | Planning permission is required for the extensions to the building and introduction of new Class E floorspace. It is also required for external changes to the Hop Exchange, including the new atrium roof and minor external changes to windows and doors that have an external impact, as well as the installation of cycle parking and reconfiguration of car parking in the rear service yard. External plant associated with the proposals also requires planning permission.

No changes of use of existing floorspace are sought as part of this application.

Site area and redline | The redline application boundary and site area, as shown on the Location Plan submitted with this application represents the area where works are being proposed. This provides a total site area of 2,980m². This area is slightly extended beyond the applicant's ownership to include associated public realm and cycle parking/disabled parking proposals.

Supporting documents

In addition to this planning statement, the documents submitted in support of this application are outlined below. The content of the application has been agreed with LBS during pre-application discussions.

- **Design and Access Statement (DAS)** | Prepared by Forge Architects with Structural Options appraisal by Price and Myers and Landscaping by Terra Firma. This is a detailed account of the detailed physical works and justification for the approach taken. It sets out the project brief and existing building context, identifying the strategic design response and the detailed elements that comprise the proposed works. It also sets out how issues relating to access in and around the development have been dealt with. It provides analysis in support of the full set of planning application drawings and includes accurate CGI views.
- **Heritage Statement and Impact Assessment** | These reports by Edwards Hart contain the Statement of Significance for the Hop Exchange and a Heritage Impact Assessment (HIA) of the proposals. It summarises the policies relevant to the consideration of the listed building consent and analyses the impact of the works on the heritage assets, including the host building and the surrounding Borough High Street Conservation Area.
- **Statement of Community Involvement (SCI)** | Prepared by Cascade, this document sets out the approach taken to consultation with key stakeholders, summarising key issues raised and how the scheme has responded to feedback.
- **Transport Assessment (TA)** | This document, prepared by Markides Associates, considers the transport impact of the proposed development. It illustrates the accessibility to the site by all modes of transport. The TA is submitted as part of a wider transport package including outline **Delivery and Servicing** details and a **Framework Travel Plan** to highlight measures to improve access by sustainable modes of transport and to discourage private vehicular trips to the site. Detailed reports would be secured by condition and implemented by the management on occupation.
- **Sustainability Statement** | Prepared by Max Fordham, this examines the sustainability credentials of the proposed development. A Bespoke BREEAM Pre-Assessment has been undertaken for the site in line with recommended guidance and regulations.
- **Energy Statement** | Also prepared by Max Fordham, this describes the energy assessment and proposed measures against the Mayor's energy hierarchy and supplementary planning guidance.
- **Structural Survey** | This report by Price and Myers, identifies the existing structural condition and assesses the impact of the proposed works on structures and foundations, as well as assessing surface water and groundwater conditions. The report provides a construction methodology and mitigations measures for the construction phase.
- **Draft Construction Management Plan** | Incorporating a Construction Logistics Plan, this report, prepared by Forge Architects, sets out a strategy for the construction phase. It includes mitigation measures for minimising any impacts which may occur. A detailed CMP would be secured by planning condition.
- **Draft Operational Management Plan** | Prepared by the Peer Group, this report sets out the initial approach to managing the site, with regards to day-to-day operations, out of hours access, noise, dispersal and management of deliveries/servicing. A detailed OMP would be secured by planning condition.

- **Noise Impact Assessment** | This report prepared by Max Fordham, provides details of the noise survey results, and specifies noise limits for new building services and plant, in accordance with LBS policy and relevant standards. It also sets out potential noise mitigation measures.
- **Archaeological Desk Based Assessment** | This report by RPS Group assesses the potential for archaeological deposits and impact of excavation works to be undertaken. It establishes that the site lies within a historically and archaeologically sensitive area. Details of a Written Scheme of Investigation and further archaeological fieldwork (including trial pit analysis) are also submitted, following extensive pre-application discussions with LBS’s Archaeological Officer.
- **Daylight and Sunlight Assessment** | Prepared by Schroeders Begg, this report assesses the daylight and sunlight implications of the proposed new development. This report also includes an assessment of overshadowing.
- **Air Quality Assessment** | This report by Gem Air Quality, provides an assessment of the key impacts relating to emissions associated with the construction and operation of the proposed development, in the context of LBS’s Air Quality Management Area. The assessment also demonstrates that the proposed development will meet the emissions limits specified in the GLA’s Sustainable Design and Construction SPG.
- **Kitchen Ventilation Statement** | Produced by Max Fordham, this statement considers the design and location of ventilation systems, and consideration of impact and details of any mitigation measures required.
- **Primary Ecology Assessment, Biodiversity Impact Assessment and Ecological Enhancement Scheme** | All prepared by Tim Moya Associates, these reports consider biodiversity interests within the vicinity of the site and set out recommendations for mitigation and management to comply with legislation. The pack also includes an assessment of Biodiversity Net Gain and a proposed Urban Greening Factor.

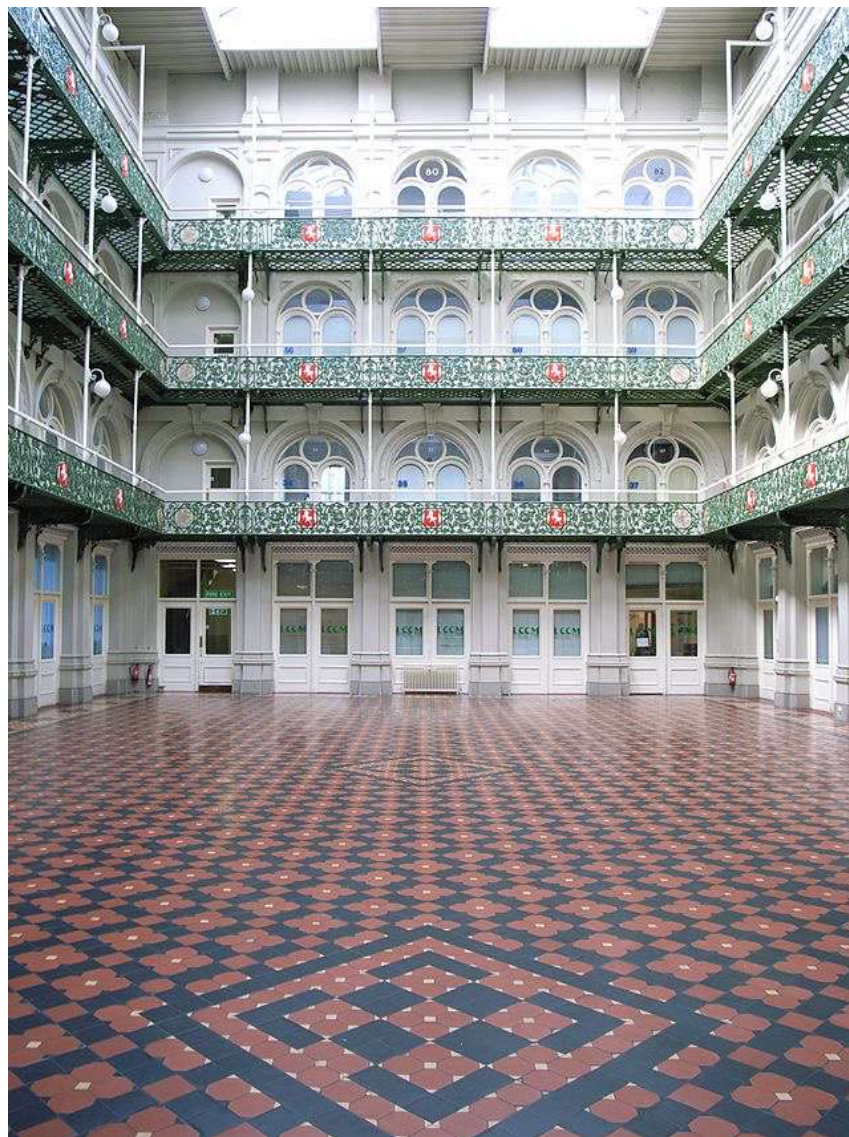


Image 3: Existing atrium

2. Project background and overarching objectives

Background | The Hop Exchange, Southwark Street is owned by Peer Freeholds Limited and managed by Peer Groups Plc. It is a Grade II-listed building located in the heart of the Borough and London Bridge area, with a principal neo-classical sweeping façade onto Southwark Street (see image 4). The existing building comprises a mix of uses all within Class E use, the dominant floorspace being office suites ranging in size to accommodate different tenants and occupiers. Many are accessed via the primary entrance to the Hop Exchange and the main atrium, while those in the west wing have independent access. The building also accommodates two existing restaurant/bars in the basement vaulted areas, these have independent access from Southwark Street and are outside the scope of this application. The Hop Exchange is both a landmark building and an important commercial provider in the area - a key asset that contributes to the local economy and the surrounding conservation area.

Proposals | The applicant proposes to remodel and renovate the Hop Exchange in order to reinstate some of the floor area that was lost in the fire of the 1920s, to restore the buildings former grandeur and to improve the general experience of users and visitors. The scheme is formed around a 6-storey infill of the rear light well, linked to a 2-storey roof extension, taking the opportunity to integrate the space with the existing building so that open plan floor plates can be achieved with good natural light penetration. Pedestrian routes through landscaped public realm are proposed, alongside a new atrium roof and roof terrace. The proposals include:

- **Existing space to be redeveloped** – the large, redundant lightwell structure presents an opportunity to expand the building, providing functional office space, bringing vibrancy and utility back to the central part of the building, while expanding the use and enjoyment of the atrium.
- **Creating additional floorspace** – adding contextual massing above the current roof level and at the rear of the building, without undue impact on the retained listed building.
- **Improving the building as a whole** – the atrium roof is widely considered to be detrimental to the character of the building and is reaching the end of its useful life. There is an opportunity to renew the roof and reinstate grandeur to the atrium whilst improving the thermal comfort of the rest of the building.
- **Enhancing public experiences** – there is an opportunity to provide a secondary entrance from the rear yard, and from Park Street. This will improve connections to nearby attractions and developments, provide a direct route through the building, improving connectivity, potentially to the Low Line, and repositioning the Hop Exchange as a key building in the area.
- **Use classes** - New office floorspace will be created alongside 2no. cafe/restaurant units to bring vibrancy to Southwark Street and further activate and animate the building, increasing opportunity for public experience of the historic atrium space.
- **Accessibility and welfare** – improved accessibility throughout the building with new stairs and lift cores, improving level changes and inclusive access. Provision of improved and increased welfare facilities for new and existing occupiers.
- **Sustainability improvements** – BREEAM Excellent is targeted with an on-site carbon saving in excess of Southwark’s policy requirements.

Objectives

- Enhance the significance of this Grade II-listed building particularly the significant front facade and the atrium.
- To create lettable floor area to modern standards / market expectations.
- Provide good access to natural light and views across London.
- Accommodate flexible uses to improve the future viability and sustainability of the building for a range of occupiers.
- Improve circulation / accessibility within the building and the interface with the public realms.
- Minimise disruption to parts of the building that will remain occupied during construction.
- Convert the ground levels to new interesting & exciting spaces with better street presence
- Improve welfare facilities for all users of the building.
- Replacing the current 1950’s / 60’s atrium roof to one more appropriate to the heritage of the building.



Image 4: Principal façade, Southwark Street

3. Existing site and surrounding area

Application site

The Hop Exchange is a Grade II-listed Victorian building in neo-classical style, located at 24 Southwark Street (see listing description at **Appendix A**). The building occupies a prominent location, close to Borough Market and London Bridge Station. It is within the Borough and Bankside Ward of LBS and within the Borough High Street Conservation Area (Sub-area 1: Borough High Street). There are a number of other listed buildings in the locality including 5 Stoney Street, 3 Southwark Street, 1-13 Park Street.

The Hop Exchange was designed by R. H. Moore and served as the centre for hop trading for the brewing industry, opening in circa 1868. The ornate crescent shaped façade has an imposing presence on Southwark Street. The site overall is relatively long and narrow, occupying a triangular-shaped plot and sitting between the curve of Southwark Street and the rail track that runs from London Bridge to Charing Cross enclosing it to the rear.

The building is set out over four floors (plus basement) with a range of different spaces accommodated across the east and west wings. Key features of the building include: the main atrium in the east wing of the building, once the location for the hops trading floor, with its internal galleries and decorated balustrades; and the Southwark Street façade. Double-height storeys and the regular rhythm of fenestration and columns make a strong and important contribution to the character of the surrounding conservation area. The building used to be taller – the original top attic storeys were devastated following a fire in 1920. Around this time, the building was converted to offices, coinciding with the technological changes in the brewing industry when a switch to pre-made hop pellets and essences was introduced.

Today, the site predominantly accommodates commercial office use (Class E) with some occasional event hire within the atrium (ancillary to the main office use). There are two commercial restaurant/bar uses on the lower ground and basement (not included in this application).

The main pedestrian entrance on Southwark Street leads into the atrium and is the primary entrance for the office uses, with another secondary entrance at the western end of the building. Vehicular access is achieved off Park Street, leading to the main servicing yard at the back of the building. There is no pedestrian/public access at the rear of the site currently.

Site Planning history

A more detailed planning history is set out in **Appendix B**. A brief summary of planning decisions relevant to the current proposals is as follows:

- **Change of use of the west wing to accommodate Smiths of Smithfield (2014) (14/AP/2245)** – A personal consent was granted to Smiths to allow a change of use from B1 to A3/A4. The consent was personal due to the scale of the loss of B class floorspace (1,500sqm). LBS wanted to ensure employment generation was delivered as set out by Smiths, to mitigate any impacts from the reduction in B class use. This consent also included façade alterations, widening of doors and alterations to the basement vaults to accommodate new facilities.
- **Extension of basement bar, Katzenjammers (2014) (14/AP/0132)** – Consent was sought and granted in 2014 for the extension of this bar in the basement level of the Hop Exchange. The physical works included some minor openings in the vaulted ceilings to allow a stair and dumb waiter.
- **2-storey office infill consent (2003) (03/AP/0279)** – Consent was granted in 2003 for a 2-storey office infill extension at the rear of the site. Designed by Ridge and Partners the permission was not implemented. While no plans or details are available to review online this provides a useful precedent for acceptable development at the Hop.
- **Roof extension (1997) (97/AP/0416)** – This extension for office space was granted in 1997. The extension created an additional office suite and roof terrace for Peer Group's use adjacent to the atrium roof. There are no plans or details available to review online.

Surrounding area

A mix of other residential, commercial and cultural uses surround the site. The nearest residential properties to the site are located on Park Street. The immediate area contains a diverse mix of buildings and uses. It is set within the historic street pattern west of London Bridge, and adjoins the Borough High Street Conservation Area. Alongside the rich heritage of Borough there is a vibrant and growing economy of new business, leisure and retail/food and drink uses. Developments at London Bridge, St Thomas St, Borough Market, Guys & St Thomas' Hospital to the north and east; the regeneration of Blackfriars Road to the west; and the rapid expansion of Elephant & Castle to the south are all driving an increasing intensity of commercial, leisure and visitor activities. Pedestrian and cycle flows are increasing and are likely to continue to do so as the east-west Low-Line scheme rolls out.

The development sites and landowners nearby present opportunities to enhance connections and relationships in the area:

- Borough Market** – The Trustees of Borough Market are the immediately adjacent major landowner. Borough Market is the oldest remaining wholesale and retail food market in London. It has existed on this site for around 250 years. It incorporates a site of approximately 4.5 acres, to the north of the Hop Exchange, with over 100 traders in stands, stalls and shops. It forms a significant and characterful part of the surrounding conservation area. The Market regularly looks for opportunities to reinvest and improve the market and the wider property portfolio (in support of the market and its primary objectives).
- Borough Yards (approved and on site)** - Borough Yards is situated northwest of the Hop Exchange. It is currently under construction. The proposal includes the redevelopment of 1 Bank End which is the former wine tasting venue, Vinopolis. It is set to feature five mixed-use buildings with restaurants, bars, shops, a gallery and offices. Thames House at the south of the site, closest to the Hop Exchange, will reach a maximum height of 6 storeys and comprise of flexible A1 and A3 use class at ground and first floors with offices on the upper floors. A cinema will also be located at ground and basement level. New public access routes and public open space are proposed. *NB it is noted that amendments are currently being sought to the existing consents and these are subject to current planning applications.*



Image 5: key surrounding development sites

- New City Court Application Ref: 18/AP/4039 + 18/AP/4040** - At the time of submission, this application is currently pending a decision with LBS. New City Court is located on St Thomas Street, southwest of the Shard. The proposals include the demolition of the 1980s office buildings and the erection of a 37-storey building including 2 basement levels. The scheme will retain, restore and refurbish the listed fabric of the retained listed building (4-16 St Thomas Street, Keats House (façade retention)). It will provide 765sqm of A1 retail, 46,374sqm of Class B1 office, 1,139sqm of Class A3 restaurant, 615sqm of leisure (Class D2), 719sqm hub space (Class B1/D2) and 825sqm elevated public garden. Public realm and highways improvement including a new Borough High Street entrance to the Underground Station, cycle and car parking.
- Landmark Court ref: 19/AP/0830** - This application was recently (January 2021) approved by LBS. Landmark Court is located directly south of the Hop Exchange and is subject to a site-specific designation in LBS's policy framework. The consented scheme includes the restoration of 15 Southwark Street to accommodate 36 new homes (C3 Use), including 16 affordable homes. There will be 21,680 sqm new B1 office floorspace, including 2,156 sqm affordable workspace, and 1,545 sqm (GIA) flexible commercial floorspace (Use Classes B1/A1/A2/A3/A4). Public realm improvements including a market square with nine permanent and three temporary market stalls (A1 Use). There will be a provision of accessible vehicle parking and cycle parking.

Summary of pre-application consultation with LBS and HE officers

Witherford Watson Mann scheme 2016

In 2016, a scheme prepared by Witherford Watson Mann was taken to separate pre-application meetings with LBS and HE.

This scheme, which was not formally submitted or progressed as a planning application, was for a 3-storey roof extension, alongside a rear infill development and other associated listed building works. The proposals were supported by a heritage assessment prepared by Julian Harrap Architects (JHA).

Two advice letters were received from LBS and HE in November and April 2016 respectively. These letters provide useful guidance on what the most significant parts of the building are considered to be and on the principles of the proposals for adaptation of the building, including infilling works and extending at roof level. This advice (and the advice subsequently received from Edwards Hart) has been used to guide the current proposals and thinking by the applicant and the design team. In summary, both HE and LBS advised:

- The principle of a roof extension was acceptable
- The extension should be reduced to two storeys and a contemporary design may be acceptable
- The principle of infilling the rear lightwell was acceptable
- The principle of expanding the commercial use of the building was acceptable
- Other heritage benefits such as a new atrium roof would be welcomed

The design team has since had continuous and in-depth consultation with LBS and HE officers, which has followed the initial concept stage through to the final design presented as part of these proposals. Given the Grade II-listed status and the heritage implications of the works, it was decided at an early stage that it would be beneficial to co-join meetings with LBS and HE officers to ensure consistency and transparency in advice. The project team has also consulted a wide range of other statutory consultees, amenity groups, adjoining occupiers as well as staff and students. These discussions and the advice received has been a very valuable part of the process, informing and enriching every aspect of the scheme.

Current Proposals by Forge Architects

Initial discussions and a site visit with LBS and HE officers commenced in February 2020. The purpose of this was to outline Peer's high-level aspirations for the site. Initial concepts and strategic principles were presented. Key topics, including land use, design and heritage, were outlined and discussed. Officers were welcoming of the overall approach and noted that it was positive and forward-thinking. They felt they could support the proposed approach, subject to details.

In total, two meetings have been held with LBS and HE throughout 2020/2021, with Catherine Jeater (LBS) and Alisdair Young (HE) in attendance and officers from the transport department present at the second pre-ap meeting. These meetings and the advice received formed an important foundation for the scheme that was subsequently developed. This includes design, massing and heights, heritage and improved public access throughout the building and the rear courtyard. Below is a summary of key comments from each pre-ap meeting:

Summary of pre-ap meeting 1

Uses | No overall net loss of B1 which is welcomed. A3/A4 uses are likely to be considered an acceptable replacement for the B1 floorspace at ground floor level and would contribute to the vitality of the town centre (note – pre-ap 1 was prior to the introduction of Class E).

Roof extension | The principle of the two-storey rooftop extension is acceptable in terms of scale and expanding commercial uses on site. The extension should be lightweight in appearance (not necessarily materials) and follow the rhythm of the curve of the building. Views will need to be considered carefully particularly from the junction of Southwark Street and Borough High Street – it is important that the proposals do not visually dominate the Southwark Tavern.

Atrium roof | Further details on the proposed atrium roof replacement are required. The replacement should be simple and elegant and enhance the interior of this space which is the most significant part of the Hop Exchange. The replacement atrium could be considered to enhance the significance of the building.

Façade | The proposed changes at ground floor level which introduce new doors to the facade will assist in improved connectivity at street level and would not interrupt the rhythm of the facade. It is positive that the remainder of the facade is to be preserved. There may be an exciting opportunity to enhance the significance of the elevation by reinstating the original fenestration arrangement and paint scheme.

Internal features | officers had some concerns over the loss of significant proportions of the floor plan and historic partitions of significance. Some of the original floorplan elements should remain – as a minimum on the first to third floors – including nibs and downstands and historic chimney breasts and fireplaces. Officers are content with the proposals to alter and reuse a proportion of the vaults at basement level, some of which are in poor condition and not particularly distinctive.

Transport | Cycle parking will be required in accordance with the London Plan Policy. A servicing strategy is required to be provided with the planning application. Servicing and delivery areas should be rationalized and have regard to residential amenity both neighbouring and on the delivery route.

The second pre-ap meeting took place on 1st October 2020. The LBS transport officer, Alex Oyebade, was also in attendance. Officers were generally supportive of the development of the design and noted that it was a big improvement with a number of really positive changes which have successfully harnessed the character of the building.

Summary of pre-ap meeting 2

Design | HE welcomed the retention of more historic features and layout in the West Wing. Both officers noted the improvement on the proposed atrium roof and queried whether it was possible to simplify the pattern of the glazing and perhaps explore options for the panels to have dual function to operate as solar panels as well. The officers supported the proposed roof extension design.

Colour palette of the front façade | Both officers queried the colour scheme applied and requested that further historic paint analysis is undertaken. The colour palette and indicative proposed materials are set out in the DAS. Officers also requested additional CGI images to be submitted as part of the application (also included in the DAS).

- **Landscape** | LBS broadly welcomed the roof terrace landscape proposals and commented that it is a welcomed addition to have greenery on the roof terrace as it will have a positive impact on amenity as well as ecological benefits. Information on the lighting proposal in the public realm was requested to be provided in the submission (refer to the Terra Firma Landscaping proposals set out in the DAS) . It was noted that the route through between Park Street and Southwark street will be opened between 7am – midnight and most likely to controlled vias106 agreement. HE noted it is a shame the historic sets will be removed but also understood the rationale which will bring greater public benefits.
- **Transport** | The transport officer did not express any concerns over the proposed servicing and delivery strategy. He noted that the development should avoid proposing any new loading bays. Transport comments included the need for the proposed disabled parking to be located in the rear yard, and for the proposed cycle parking spaces to meet the new Southwark Plan. The design team confirmed that a study was being conducted to determine the impact of having all the required spaces on the overall quality of the courtyard. LBS is seeking a range of transport mitigation measures (all of which are summarised and assessed in the Transport Assessment prepared by Markides).
- **Sustainability** | The team confirmed the energy strategy is being developed to meet the net zero carbon requirements set out in the ITP London Plan and the minimum requirement for on-site reduction of carbon of 40% set out in Draft New Southwark Plan Policy P69. 15% of this reduction will be provided by on-site energy efficiency measures. This will also meet the minimum requirements for BREEAM ‘Excellent’. The LBS officer agreed with the target standard.
- **Archaeology** | Results of archaeological watching brief required with the application.
- **Ventilation** | Ventilation/extraction required for restaurant uses.

Other internal LBS | A range of other LBS internal departments have been consulted on the technical aspects of the proposed development including archaeology. More detailed information is in the technical documents submitted as part of the application.

4. Proposed works

This section provides an outline of the proposed works that are subject to this application. It should be read in conjunction with the DAS, prepared by Forge Architects and the Heritage Statement prepared by Edwards Hart, which provides greater detail on the physical proposals and listed building justification for the works.

Planning and listed building application

The proposed description of development for the planning and listed building application is set out below.

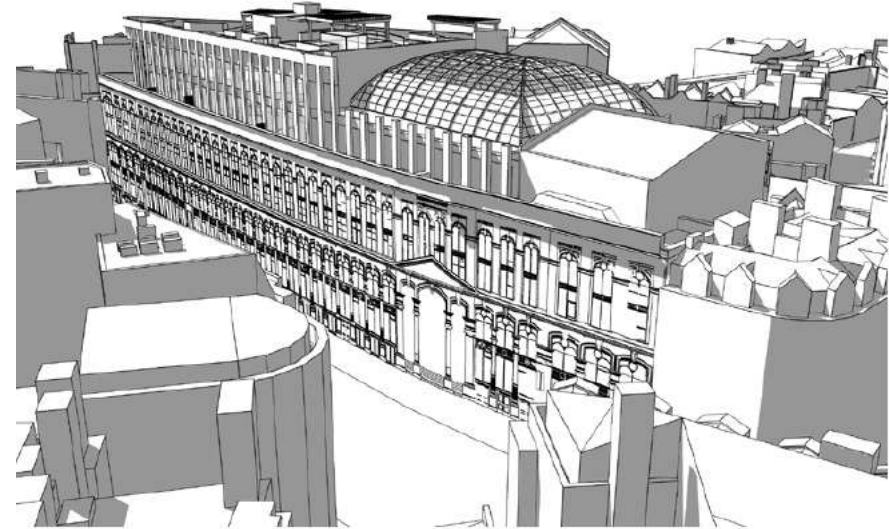
Rear infill extension of 6 storeys connecting to a 2-storey roof extension on the western section of the building; a new atrium roof on the eastern section; roof terrace, landscaping and public realm works and general works of enhancement to the listed building in connection with the continued use of the building within Class E. Associated cycle and disabled parking spaces.

Summary of the proposals

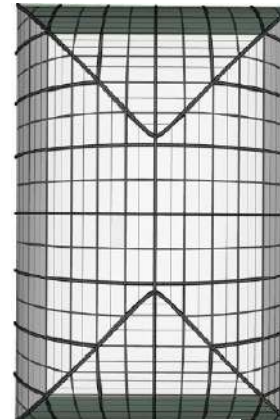
Below is an overview of the proposed package of works:

- **New office and restaurant use** | Where this relates to new-build floorspace (no change of use is proposed within the existing retained building).
- **Roof extension** | The existing building currently comprises 4 storeys. It is proposed to extend the existing building with an additional 2 storeys.
- **Replacement of the atrium roof** | The existing roof will be replaced with a new, more sympathetic glazed roof. The lower part of the new roof has non glazed panels to provide solar shading.
- **Rear infill** | This infill will be erected from ground to 5th floor at the rear of the site. Along with the roof extension it will create 1,709m² of new floorspace in total. It takes into consideration the existing proportions of the existing fenestration on the front and rear elevation.
- **Roof top garden** | A landscaped rooftop space is proposed at fourth floor for existing and new office occupiers to utilize. The roof garden will be accessed from a staircase to the western end of the building.

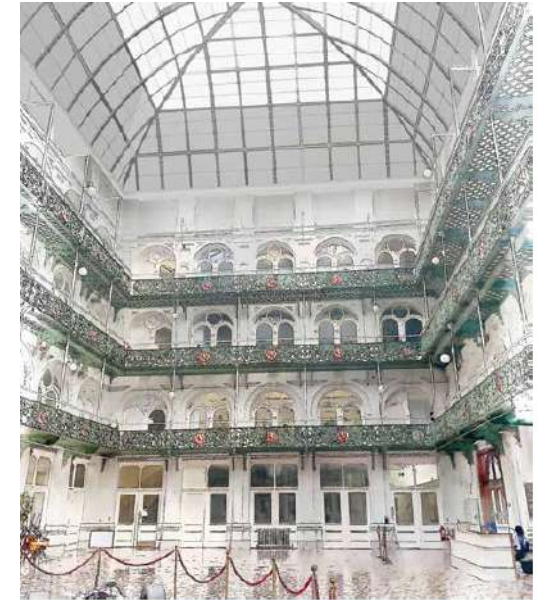
Images 6-8 below: sketch proposals for the Hop Exchange



Aerial looking West down Southwark Street



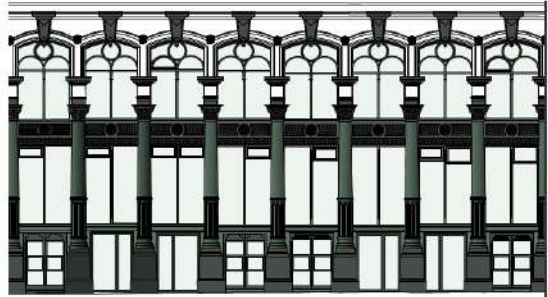
- Opaque opening elements to make up part of the 40sqm of ventilation area
- Opaque opening elements for solar shading



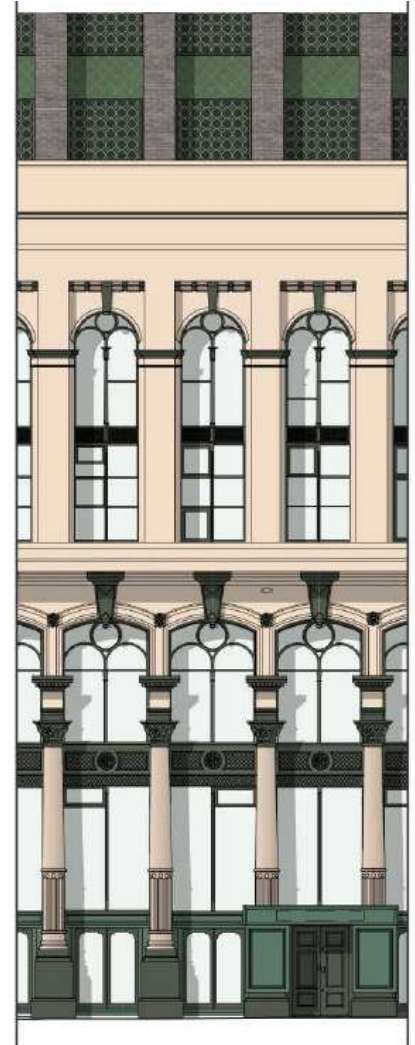
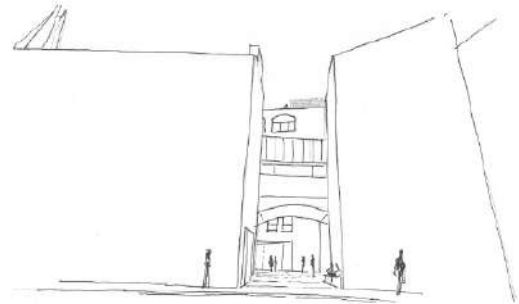
Proposed revised atrium roof

- Ground floor activation** | There is currently 1no main entrance into the Hop Exchange from Southwark Street and 2no of entrance to the lower ground café/restaurant . It is proposed to introduce 2no of additional doors towards the west on the Southwark Street elevation. These new entrances will be framed within 2 sets of columns and lead pedestrians into the new café/restaurant at ground floor.
- Level change within the building** | There are currently lower ground and upper ground levels. It is proposed to create a new ground floor level to improve access directly from Southwark Street. This level change would continue through to the rear yard and onto Park Street.
- Public realm** | There is currently a gate in between the Hop Exchange and the viaduct and a gate on Park Street. These currently block off access into the Hop’s rear yard which is currently primarily a servicing area for the Hop. The proposal will open this route through to the public and allow permeability from Southwark Street to Park Street through the rear yard, connecting to the Low Line.
- Windows** | Some modifications to the windows at the front façade where openings have been inserted creating additional transoms.
- Paint scheme** | Currently, the existing building has a pale blue colour on the external front façade along Southwark Street. The proposal includes changing the colour of the façade to green and stone hues, following a detailed historic colour scheme study.
- New lifts throughout the building** | **These include:**
 - New platform lift near the rear entrance from the yard to allow access to the atrium level.
 - New lift access to fifth floor to allow access to the restaurant
 - New lift from the atrium to the offices at all levels
 - New lifts within ground floor café/restaurant units
- Ventilation and extraction** | The proposal will include 3 units with exhaust points located at the roof terrace. All flues will discharge vertically 1m above the roof level. New external plant is also proposed.

Images 7-10 below: further proposals for the Hop Exchange



Sketch of New Entrances on Southwark Street



- Window joinery: NCS S8010-G30Y
- Masonry & Column: NCS S1010-Y30R
- Column Base & Ornament: NCS S6020-G10Y



Images 11-13: proposed elevations and proposed rear yard configuration

- Internal alterations** | The proposal includes the removal of some 20th century additions that have been made since the fire that are not in keeping with the Hop. Retention of historic fireplaces, columns and spine walls where possible. Most of the fabric internally will be retained as much as possible.
- Transport** | The site is located within an area of the highest public transport accessibility (PTAL 6B). The site is easily accessed via London Bridge Station - a major transport interchange, and Borough Underground Station, both within minutes walk from the site. Thameslink 2000 runs through it. A priority bus network also operates alongside it on Borough High Street. The following are proposed as part of the development:
- Car parking** | The existing yard currently accommodates 6-7 vehicles, two of which are EV charging enabled. It is proposed to formalize the existing parking layout to create 1 dedicated Blue Badge disabled bay and 3no. car parking spaces, 2 of which will remain EV charging bays within the rear yard of the Hop. Pay at Meter or Permit Holders' parking are in Southwark Street and just off St Thomas' Street.
- Cycle parking** | There are over 91 public bike spaces and 87 cycle docking spaces in close proximity to the site. The Hop will be installing 173 cycle spaces in total. 115 of these spaces are provided in the basement in association with the Hop's tenants and 59 are visitor spaces for the café/restaurant units. The visitor spaces will be located along the viaduct and under the arches at the rear of the Hop.
- Servicing** | Servicing will be as per existing arrangement. Most of the servicing will be done on Southwark Street from the current delivery point with minimal deliveries at the rear of the building.
- Waste** | Waste collection will be as per existing arrangement.

5. Planning policy context

The policies in the documents listed below provide the main planning framework that is relevant to the the determination of this planning application. Compliance with policy is explained under the key issue headings in Section 6.

The Planning (Listed Buildings and Conservation Areas) Act 1990

The overarching legislation governing the consideration of applications 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.

The National Planning Policy Framework 2019 (NPPF) & Planning Practice Guidance 2014 (PPG)

This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of planning applications must be in accordance with the development plan, unless 'material considerations' indicate otherwise.

The Development Plan

Incorporating: the GLA's London Plan (LP), 2021 and LBS's Local Plan, formed of the Saved Southwark Plan (SSP) (adopted in 2007 and saved in April 2013) and the Core Strategy (CS), adopted in April 2011. These LBS Plans will be superseded by the New Southwark Plan 2018-2033 once it is adopted (see below). The wider development plan also includes the Area Action Plans, Adopted Policies Map and adopted Neighbourhood Plans. Supporting information to the Development Plan is found in the Supplementary Planning Documents (SPDs).

Emerging Local Plan | The council is currently preparing a new Local Plan to set out how the borough will grow and develop over the next 10-15 years (to 2033). On 16 January 2020, the New Southwark Plan (NSP) was submitted to the Secretary of State to undergo 'Examination in Public'. Initial matters and concerns were set out by the Inspector in April 2020, which required some further amendments to the Plan. These have been prepared and went out to consultation from August to November 2020. The first part of the Examination Hearings took place on 23 February 2021. The second part will take place in April 2021. Although not yet an adopted plan, the NSP policies have gathered increasing weight in decision making in the lead-up to adoption. For this reason, the draft policies have primarily been considered in the planning issues section, alongside the adopted policies where necessary.

Other Relevant Supplementary Planning Documents (SPD)

- Development Viability SPD (March 2016)
- Design and Access Statements SPD (2007)
- Section 106 and CIL SPD (2015, amended November 2020)
- Sustainability Assessments SPD (2009)
- Sustainable Design and Construction SPD (2009)
- Draft Heritage SPD (2021)
- Historic England Good Practice Advice in Planning Notes 1-3 (March 2015)
- Mayor's Central Activities Zone SPG (March 2016)
- Mayor's Climate change Mitigation and Energy Strategy (Oct 2010)
- Mayors Draft Transport Strategy (2017)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- GLA Sustainable Design and Construction SPG (April 2014)
- GLA Character and Context SPG (June 2014)
- GLA London View Management Framework

Adopted site-specific designations

The site is categorised as falling within the following specific areas –

- Borough High Street Conservation Area
- Bankside and Borough District Town Centre
- Central Activities Zone (CAZ)
- Bankside, Borough, London Bridge Strategic Cultural Areas
- Bankside, Borough and London Bridge Opportunity Area
- Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ)
- Better Bankside BID area
- Air Quality Management Zone
- PTAL 6b
- Flood Zone 3

Emerging site-specific designations (in addition to the above):

- Borough View LVS One Tree Hill/ Borough View LVS Nunhead Cemetery Landmark Viewing Corridors
- London View Management Framework Wider Setting Consultation Area

6. Assessment of works

Key planning issues

The key policy considerations relevant to the assessment of the planning and listed building consent application works relate to the:

- Use
- Design and townscape
- Heritage + Archaeology
- Amenity
- Transport impacts
- Energy and sustainability
- Other environmental.

These issues are considered against the planning policy context outlined on the following pages.

Use

Policy reference: NPPF: Section 2, 6.
 LP policies : GG2; GG5; SD1; SD4; SD5; SD6; SD7; E1; E2; E3; E9; HC5; HC6; G4
 LBS Core Strategy: Strategic Policies 1; 3; 10; Saved Policies: 1.1; 1.4; 1.5; 1.7; 3.11.
Emerging Local Plan: SP4; P17; P29; P30; P34.

At the heart of the NPPF is a presumption in favour of sustainable development, which means that development proposals that accord with an up-to-date development plan should be approved without delay. Section 6 places significant weight on the need to support economic growth.

The London Plan encourages creating sustainable mixed-use places that make the best use of land. This will mean creating places of higher density in appropriate locations to get more out of limited land, encouraging a mix of land uses. It also recognises the need to conserve and enhance London’s global economic competitiveness and success by ensuring London’s economy diversifies and plan for sufficient employment space in the right location.

E class uses | As well as creating more opportunities for employment, Policy SP4 of the NSP serves to ensure that town centres and high streets thrive and businesses grow. Policy P17 aims to maximise the use of land and increasing density is a key requirement for the sustainable use of land. Saved UDP Policy 1.4 protects employment sites such as the application site, resisting the loss of the former B-Class uses.

The need to positively promote town centre environments is therefore clearly identified. Policy priorities for the CAZ include enhancing and protecting its unique international and London-wide role. Policy P34 requires that main town centre uses are located in town and local centres and are of a scale and nature that is appropriate to the role and catchment of the centre. Within these centres a range of uses are supported under Policy 1.7 of the UDP (including E class uses), where the scale and nature of the proposals are appropriate to the character and function of the surrounding area, and there is no harm to vitality and viability, or the amenity of surrounding occupiers. A mix of uses should be provided, where appropriate. Sites attracting lots of people must be highly accessible. Developments should address the street and provide active frontages on pedestrian routes so as not to erode the visual continuity of a shopping frontage. Amenities should be provided where appropriate.

Policy notes that development in the CAZ must retain or increase the amount of employment space onsite, promote a range of employment spaces including co-working and makers spaces.

The application site as existing accommodates commercial uses and therefore falls entirely within Use Class E. The proposals are for continued and intensified commercial uses on site, specifically office and café/restaurant use with an overall uplift of 1,709sqm Class E floorspace, and therefore no change of use is required. LBS has confirmed in pre-application discussions that the proposed restaurant uses with active frontages to Southwark Street would contribute to the vitality and viability of the town centre and has stated that the proposals are in accordance with saved Policy 1.4. The table below highlights the existing and proposed areas in sqm GIA -

Floor	Class E use (Office)			Class E use (Restaurant)		
	Existing GIA	GIA loss/gain	Proposed GIA	Existing GIA	GIA loss/gain	Proposed GIA
Basement	743	-315	428	54	365	419
Lower Ground	841	-559	282	0	190	190
Upper Ground	1632	-336	1296	0	362	362
First	1106	236	1342	0	18	18
Second	1159	235	1394	0	18	18
Third	1179	232	1411	0	18	18
Fourth	156	605	761	0	18	18
Fifth	0	380	380	0	242	242
Total GIA	6816	478	7294	54	1231	1285

The development would provide a mix of commercial uses in a highly accessible town centre location. These uses would also assist in activating the existing elevation and opening the heritage asset up for public enjoyment.

Affordable workspace | LP Policy E3 recognises the importance of London continuing to generate a wide range of economic opportunities, including through the provision of a sufficient supply of affordable business space. In particular, the LP highlights that the Mayor wishes to support sectors that have cultural or social value. NSP Policy P30 requires that where there is an uplift of over 500sqm GIA, 10% must be affordable workspace. As the total office uplift falls under this threshold, affordable workspace is not provided as part of the proposals. However, the proposals will result in the creation of approximately 150 full-time jobs and a number of other public benefits (all of which are set out on page 27) including new pedestrian links and improved accessibility throughout the building.

Design and Townscape

Policy reference: NPPF: Section 7, 11, 12, 16.

LP policies D1; D2; D3; D4; D5; D8. Shaping Neighbourhoods: Character and Context SPG; Accessible London: achieving an inclusive environment SPG.

LBS Core Strategy: Strategic Policy 12; Saved Policies: 3.12; 3.13; 3.14.

Emerging Local Plan: SP2; P12; P13; P21.

Paragraph 124 of the NPPF emphasises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities. It highlights how effective engagement is essential throughout the process.

Development should maintain a strong sense of place and be sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. Good design is also central to the objectives of the LP, as a means of creating a city of diverse, strong, secure and accessible neighbourhoods. The NPPF also encourages appropriate densities, stating that planning decisions should support development that makes efficient use of land.

LP and LBS policies seek to promote development that reinforces or enhances character, legibility, permeability and accessibility.

Of note, LBS Core Strategy Policy S12 and NSP Policy P13 set out the basis for ensuring the promotion of good design principles to create buildings, spaces and places that are of high quality, sustainable, accessible, attractive, durable and well integrated with their surrounds. Notably, P13 encourages development that provides active frontages and entrances that promote activity and successfully engage with the public realm in appropriate locations.

Design evolution | A combination of the sensitive heritage setting, historic maps and the modern-day townscape character has informed the design of the roof extension and infill at the rear. In line with best practice, the design of the proposals has also evolved over the course of 2019-21, through ongoing discussions with LBS and HE Officers, meetings with other statutory consultees and surrounding neighbours, two public exhibitions with the local community, and a wide range of other targeted meetings with key local groups and other heritage stakeholders. Forge Architects' proposals seek to enhance and enliven the building and the immediate surroundings, with the main focus being the conservation and enhancement of the existing Southwark Street façade and the main galleried atrium space through new modern but subservient interventions.

Roof extension | The proposed design seeks to follow the sweeping curve of Southwark Street with a subservient set back extension. The elevation does not try to compete with the fine detail but provides a calm rhythm of robust bays with a proportionate level of solid façade to glazing. The addition of 2no. setback floors is considered appropriate in the context of the original building prior to the 1920s fire but also in the context of the surrounding townscape. The extension would be represented with copper lintel banding and grey brickwork, with detailing to the new windows and openings which would reflect the rhythm of the existing fenestration on the Southwark Street façade as well as the 5-storey rear infill. The fenestration ratio also helps to disperse and break up the mass which becomes more elegant and lightweight in appearance as a result.

The infill at the rear | The rear elevation has a different feel to the formal and highly significant front façade. Here, the building is only glimpsed in fragmented views via the railway or through the railway arches from Park Street. The proposed infill design is therefore purposefully auxiliary, with fenestration influenced by the neighbouring buildings but aligned with the roof extension to create a seamless addition to the Hop.

To improve legibility and connection with the proposed uses within the building, the top floor windows at the rear are larger and differentiated by curved arches which will also improve panoramic views from within the building. The grey brick is continued throughout the rear infill with complementary copper cladding spandrel panels at each level and inserts within the brick window arches. Brick corbelling is also proposed to add further interest to the texture of the rear elevation.

Atrium roof replacement | The atrium is considered one of the most significant parts of the listed building, however the existing roof is unsympathetic to this and functions poorly. The proposed replacement roof has been developed closely with the M&E consultants to ensure the maximum proportion of glazing is achieved whilst thermal performance is maximized. The result is an elegant and lightweight steel arch with opaque opening elements for solar shading and ventilation. The opaque panels have been designed with a similar aesthetic to the copper spandrel panels, tying the atrium roof, rear infill and roof extension all together. The design has sought to enhance and reveal the significance of the Grade II-listed building, preserving the atmospheric interior of the Galleried Court through additional roof height and elegant design, ensuring that public enjoyment of the space is augmented.

Materiality | The proposed materials will contribute to the historic interest and cultural significance of the area. The proposed brick has been chosen as a complimentary colour to the render colour on the existing façade and also the existing yellow London stock brick to the rear façade (it is felt a yellow brick would be a difficult match to both of these successfully). Overall, the design seeks a neutral subservient feel to the extension. Decorative laser-cut screens with hop designs will be peppered throughout the extensions, influenced by the existing gate metalwork. The variation of materials in the proposed development reflects the CA appraisal, which recognises that the area is characterised by a number of building materials.

Ground floor activation | A key focus of the proposals is to ensure that the Southwark Street frontages are as active as possible to encourage a greater contribution to the vitality of the CAZ and surrounding area in accordance with LBS and LP Policies. While it is not possible to make significant adaptations to the listed frontages, the uses within the building are configured to activate and encourage the public to enter the spaces via the publicly accessible entrances both on Southwark Street and via Park Street/the rear yard. The creation of an additional secondary entrance on Southwark Street coupled with the variety of uses at ground floor will support the visual and physical relationship between the building and the street level.

Public realm | The existing rear yard is proposed to be opened up and landscaped for public access. It will also be possible for members of the public to walk into the site and make their way through the low line to Southwark Street. The opening of the yard is considered a 'set piece, able to link the development to Borough Market, Landmark Court and Borough Yards, improving the permeability and legibility of the area. The proposals seek to draw members of the public into the site, and the rear yard will allow members of the public to pause and appreciate their surroundings and the special character of the Hop Exchange.

Roof terrace | Tenants and visitors to the building will enjoy panoramic views of Borough and the conservation area from the new roof terrace. Some plant will also be located at roof level but will be appropriately screened in terms of acoustics and aesthetics. Landscaping at roof level will provide biodiversity and urban greening gains.

Summary | Overall, the proposals incorporate the highest quality materials which complement the local architectural character, in line with LP Policy D3. The development will be built to the highest quality standards, incorporating principles of good design, thereby complying with Core Strategy Policy 12 and NSP Policy P13. The proposed design applies a subtle contemporary approach that respects the existing context while providing a new visual marker for this area of Borough, which is undergoing significant regeneration. A fuller response on the design and townscape in the context of immediate environs is presented in the DAS.



Image 14: Drawing of original atrium roof



Image 15: Sketch of proposed atrium roof

Accessibility | The design has evolved in conjunction with the principles of the Mayor’s Accessible London SPG, London Plan Policy D5, as well as NSP Policy P12, which states the importance of development being easily accessible for all people by incorporating the principles of inclusive design and ensuring it is useable.

The strategy for the Hop Exchange is to maximise public access and enhance the circulation strategy. The proposed new building provides appropriate access to all parts of the building in line with standards. The level and layout of the entrances will allow step-free access to the reception area. In addition, a Blue Badge car parking space is proposed to comply with requirements. Other measures to be provided are outlined within the proposals section. Overall, the accessibility strategy complies with LP and LBS policy that supports disabled access and inclusivity.



Image 16: Sketch view of the proposal from Southwark Street towards London Bridge

Heritage + archaeology

Policy reference: The Planning (Listed Building and Conservation Areas) Act 1990. NPPF Section 7; 12; 16. NPPF Policies 184, 194, 196
 LP Policies SD4; D3; HC1; HC3; HC4
 LBS Core Strategy: Strategic Policy 12; Saved policies: 3.15; 3.16; 3.17; 3.18; 3.19.
Emerging Local Plan: P18; P19; P20; P22.

Analysis of the relevant planning policies relating to the heritage context is set out in the accompanying Heritage Statement. At a statutory level, tests for the assessment of planning applications affecting listed buildings or conservation areas are provided in the Planning (Listed Building and Conservation Areas) Act 1990. Section 66(1) relates to applications that affect a listed building or its setting. It requires the decision maker to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Section 72(1) relates to applications affecting a conservation area. It states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The NPPF seeks to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (paragraph 184). Great weight should be given to an asset’s conservation. The more important the asset, the greater the weight should be (paragraph 193). Policy HC1 of the London Plan and NSP Policy P18 also require development affecting heritage assets and their settings to conserve and enhance their significance and their settings.

Assessment of significance | The significance of the Hop Exchange and its setting is set out and considered in detail in the Heritage Statement prepared by Edwards Hart. In summary, the key areas of architectural interest and historic significance of the listed building relate to the original curved Southwark Street façade and the highly decorated portico externally, and internally: the trading floor, balconies and atrium and some principal rooms with highly decorative ceilings and the extensive cellars beneath the trading floor. Key features of the CA including its ‘grand metropolitan character’ and the setting of adjacent listed buildings including 5 Stoney Street, 3 Southwark Street and 1-13 Park Street have also been taken into consideration.

Approach to conservation | The approach guiding the conservation of the building is based on the assessment of significance, with changes focused on areas that are of least significant or have already been altered. Externally, this includes works to the rear northern elevation/infill, the roof of the building, the atrium roof and correcting modern fenestration interventions. Internally, changes relate to the reconfiguration of parts of the basement, including some adaptation of the vaults and some very minor changes to upper levels.

A minimal intervention approach to the listed building is taken, with a focus on restoring and/or reinstating historic elements, such as the 1940s paint scheme and more historically appropriate windows (removing negative features, such as unsightly ventilation grills). Internally, cast iron columns, floor structure and original fireplaces will be reinstated. These works will ensure that the historic character and atmospheric commercial interiors of the building will be conserved in a manner consistent with their significance, in line with NPPF para 184.

The proposed development will enable a much-valued Grade II-listed building to be refurbished for beneficial public use and enable the conservation of its features of special interest. The proposals will seek to repair and refurbish elements with like-for-like materials where appropriate, to conserve the character of the listed building. The architectural language of the spaces will reflect their functional nature (e.g. the atrium). This is in line with NPPF principles and NSP Policy P18, which requires development to protect features of positive value within the site.

Policy summary | Paragraph 194 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Under NSP Policy P19, any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

Paragraph 200 of the NPPF encourages LPAs to look for opportunities for new development within Conservation Areas and the setting of heritage assets to enhance or better reveal their significance. It states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. NSP Policy P19 has regard to conservation areas (CAs) and notes that development relating to CAs will only be granted where the development conserves and enhances the significance of the CA and its setting.

Paragraph 196 of the NPPF explains that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

A summary of the heritage impacts of the proposals is set out in the following paragraphs (see report by Edwards Hart for more detailed consideration).

Assessment of impacts

Southwark Street façade | The curved façade along Southwark Street is of high significance. Few changes are therefore proposed to this area, except to improve its appearance and facilitate public access to the building. The proposed new entrances on Southwark Street involve the adaptation of existing windows. This element of the proposals will enable greater public access, including creating level access from the street – a clear public benefit. Some select windows on Southwark Street that have been subject to modern interventions are also proposed to be altered to reinstate their original appearance. This will have a positive impact on the building and the setting of the CA.

Demolition | The proposed development comprises the demolition of the 20th century additions that are considered detrimental to the listed building, including the atrium roof and the single-storey modern extension to the rear. Removing these detrimental elements will enable higher-quality and sympathetic replacements that will enhance the overall significance of the listed building or the setting of the CA.

Extensions to the listed building | The proposed extended building, as identified in the preceding sections, is considered appropriate in terms of its height, design, scale, form, detailing and materials. The extension is set back and is considered to respond to and raise the profile of the Hop Exchange. It is contemporary yet contextual, and in accordance with LP Policy HC1 which welcomes regeneration that integrates the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place.

During pre-application discussions, HE confirmed they have no objection in principle to the proposed overall massing and form of the Hop Exchange. Whilst the roof extension may be considered to result in less than substantial harm to the listed building and the setting of the CA, it is a high-quality, contextual proposal that provides a more authentic interpretation of the height of the original building whilst generating income to facilitate other public benefits including wider repairs and improvements to the building.

The replacement of the atrium roof is also considered to have added heritage benefits as it will better reveal the significance of the Galleried Court, which is currently impacted by the heavy existing roof construction. In accordance with NPPF objectives and LP Policy HC1, the proposed extensions on balance will enhance the Hop Exchange and its setting.

Setting of the CA and listed building | The proposals seek to conserve the Hop Exchange as a key landmark building in Borough through a carefully articulated new build element that will rhyme with the existing listed building in terms of form and fenestration. Materials have also been carefully selected to respond to and enhance the historic townscape of the CA.

This is in accordance with NSP Strategic Policy SP2, which seeks to enhance local distinctiveness and heritage-led regeneration. Of note, the proposed brick for the new building complements the existing material palette. The use of other materials will contribute to the overall variety of materials currently seen in the CA. The proposed fenestration and intricate detailing will add a playful yet contextual layer of design to the building.

The impact of the scheme in relation to the significance of the CA has been assessed, and this has informed the massing, height and design of the proposals from the beginning. The proposed design responds specifically to its CA context, drawing on positive features and reinstating historic details, in accordance with NSP Policy P19. It seeks to raise the profile of the historic building through quality architecture rather than the scale of the building. The proposal is of a high architectural quality that will enhance the unique characteristics of the listed building and reinforce its distinctive identity, thereby contributing to its historic sense of place and to the setting of the CA, in accordance with Policy SP2 and P18. The scale and massing of the proposed development will integrate with the surroundings and will not be overly dominant, whilst ensuring that it provides a comfortable backdrop for the CA, local townscape views and its setting. The proposals therefore seek to conserve the elements of the setting that make a positive contribution to the heritage assets, in accordance with NPPF Paragraph 200.

Summary | The in-depth research and analysis of heritage values contained in the Heritage Statement has provided a firm foundation for developing these proposals. This has allowed the scheme to be developed in a well-informed way around these values, with different options considered along the way in full consideration of significance. The final proposals, which also took on board views, opinions and advice through consultation, including those of Historic England and LBS, were then taken through the heritage impact assessment process by Edwards Hart. This concluded that, despite some limited and less than substantial harm to the listed building, the proposals overall will enhance the significance of the building and the setting of the CA when the heritage and other public benefits listed opposite are taken into account.

In summary, while considerable weight and importance has been given to the assessment of harm, it is considered that the public benefits, including the significant heritage benefits that would be brought forward in relation to the listed building and its setting, would outweigh the limited less than substantial harm that would be caused to the listed building. The assessment concludes there is no resultant harm overall to the setting or character of the CA – indeed these are enhanced by the sensitive and contextual proposals.

As demonstrated above, the proposals follow the principles of the NPPF and with regards to Paragraph 196 it is considered that the heritage and public benefits overall are more than sufficient to weigh in the balance against the harm caused. The proposals are considered to comply with the NPPF, LP Policy HC1 and NSP Policies 18 and 19 as well as the NPPG (paragraph 20), which identifies that “public benefits should flow from the proposed development” and “they should be of a nature or scale to be of benefit to the public at large”.

Heritage benefits

- Removing mid-20th century unsympathetic additions and replacing with high-quality, sympathetic extensions;
- Retention and sensitive refurbishment of original features;
- Removing elements that have diminished and harmed the buildings heritage values, e.g the atrium roof, modern extensions to the rear and the modern colour scheme to the Southwark Street elevation;
- Providing the ability for individuals to enjoy learning about the history of the Hop Exchange through much greater public access;
- Increasing the emotional connection with the public by restoring an authentic colour scheme to the Southwark Street elevation which will resemble its original aesthetics, combined with increased public access therefore sustaining greater appreciation;
- Reinstating traditional reclaimed granite setts to the rear yard;
- Overall, A sensitive heritage-led design approach to the Hop Exchange, with minimal intervention to the listed fabric that will rejuvenate the Hop’s position as a key landmark .

Environmental benefits

- Improving biodiversity and urban greening across the site;
- Generally, the creation of a highly sustainable development which incorporates appropriate energy efficiency measures, with the the intention of achieving an “Excellent” BREEAM rating, which is an improvement on the existing situation.

Economic benefits

- Balancing the proportion of café/restaurant and office uses within the building to activate an underutilised part of the street frontage, contribute to and enhance the unique local business eco-system whilst ensuring the on-going viability of the site;
- Providing economic investment not just in the building but also locally by drawing people to the area;
- Creation of jobs during construction and operational phases.

Social benefits

- Provision of cycle parking, disabled car parking, electric vehicle charging and end of journey facilities for tenants of the building;
- Improving disabled access across the site, improving/creating public access routes in and around the building and enabling public links to the wider area.

Archaeology | LP Policy HC1 requires development proposals to identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. LBS NSP Policy P22 requires that archaeological remains of local importance must be preserved in situ unless the public benefits of the development outweigh the loss of archaeological remains. LBS UDP Policy 3.19 requires that planning applications affecting sites within APZs should be accompanied by an archaeological assessment and evaluation of the site.

An Archaeological Desk Based Assessment (DBA), prepared by RPS Group, and a Written Scheme of Investigation and Archaeological Monitoring of Site Investigation Works, prepared by MOLA, are submitted in support of the application. The site lies within the Tier 1 North Southwark and Roman Roads Archaeological Priority Area. The DBA identifies that the site is likely to have an archaeological potential for the prehistoric, Roman, Medieval, Post Medieval and Modern periods. Archaeological trial pit evaluation together with monitoring of site investigation works within the basement at the study site revealed Post Medieval artefacts, together with disarticulated human remains interpreted as relating to a Post Medieval burial ground which formerly extended into the study site. Past post-depositional impacts within the study site are considered likely to have had a negative archaeological impact. Further archaeological fieldwork mitigation measures are anticipated to be required in association with the proposed development. These could be secured by conditions attached to the granting of planning consent.

Amenity

Policy reference: NPPF: Section 12.

LP Policies SD7; D3; D14. GLA Sustainable Design and Construction SPG.

LBS Core Strategy: Strategic Policy 13; Saved policies: 3.2

Emerging Local Plan: P55

The NPPF recognises the importance of securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It states that planning policies and decisions should contribute to and enhance the natural and local environment by “preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability”. Any potential adverse impacts resulting from noise from new development should be mitigated and reduced to a minimum potential adverse impact.

LP Policy D3 states that proposals should deliver appropriate outlook, privacy and amenity. Policy D14 requires that noise should be reduced, managed and mitigated to improve health and quality of life.

LBS Core Strategy Policy 13 requires development to meet the highest possible environmental standards that avoid amenity problems. Saved UDP Policy 3.2 states that planning permission will not be granted where it would cause cause of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Noise | A Noise Impact Assessment, prepared by Max Fordham, has been submitted in support of the application. The nearest noise sensitive receptors have been identified as building on the southern side of Southwark Street and buildings on the southern side of Park Street. Two noise surveys were undertaken which confirmed that the noise environment is primarily composed of transport noise, including rail traffic to the north and road traffic to the south of the site. Background noise levels measured are typical of a central London location where transport, construction, plant and activity noise give little reduction in background noise levels over the night-time period.

The minimum measured background noise level has been used to determine plant noise limits, in accordance with London Borough of Southwark’s Technical Guidance for Noise document. An assessment of the significant noise producing plant items proposed shows that the plant noise emissions are expected to comply with the determined specific noise limits at the nearest noise sensitive receiver at all times. They are considered ‘low impact’ under BS4142. Therefore, the proposed plant is deemed acceptable and in line with relevant planning policy and guidance. Overall, there are no anticipated adverse impacts relating to noise from the development that would pose an issue to surrounding occupiers.

Daylight and sunlight impact | NSP Policy P13 requires that development provides adequate daylight, sunlight, outlook and a comfortable microclimate for new and existing neighbouring occupiers. A Daylight and Sunlight Report has been prepared by Schroeder’s Begg, who has assessed the proposed development in terms of its daylight VSC, daylight distribution and sunlight impacts to neighbouring properties in accordance with the relevant BRE Guide. The report confirms that the proposal will have relatively limited effects on the surrounding residential properties assessed in respect of daylight and sunlight. More specifically, the report concludes that, for any applicable reductions to the neighbouring habitable windows or rooms, these all meet or are close to BRE Guide default target criteria for both daylight vertical sky component (VSC) and daylight distribution, and in all instances where isolated reductions are greater than target, the retained daylight values could be still considered readily acceptable for an urban context. In terms of sunlight, all applicable reductions also met BRE Guide criteria and should therefore be considered acceptable.

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Overlooking and privacy | The site is bound by the high-level railway line and bridge to the north and west. Development at rooftop level and in the rear yard will therefore not result in any issues of overlooking or privacy to the residential uses that are further away on Park Street.

Transport impacts

Policy reference: NPPF Section 9.
 LP policies: D1; D2; E10; T1; T2; T4; T5; T6; T7. Mayor’s Transport Strategy.
 LBS Core Strategy: Strategic Policy 2.
 Saved Policies 5.2; 5.3; 5.6; 5.7. *Emerging Local Plan: P44; P48; P49; P50; P52; P53; P54.*

The NPPF encourages active management of patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. Developments should support an appropriate mix of uses, encourage pedestrian and cycle movements, and have access to high quality public transport facilities. The LP also echoes this, stating at Policy D2 that the density of development proposals should be proportionate to the site’s connectivity and accessibility by walking, cycling, and public transport to jobs and services. Policy T1 require development proposals to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London’s transport networks and supporting infrastructure are mitigated.

This is further reiterated in the LBS Local Plan. Core Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Emerging Policy P49 seeks development to minimise the demand for private car journeys. Emerging policies P53 and P54 sets out car parking and cycle parking standards respectively.

London Plan and current Southwark Plan standards require the following minimum cycle parking provision:

- E class (office):**
- LP: 1 cycle parking space per 75m² is required for long-stay (staff) use. For short-stay (visitor) use: 1 space per 500m².
 - NSP: 1 space per 45m² required for long-stay. 1 space per 250m² for short-stay. Minimum of 2 spaces for both long and short stay.
- E class (Café/restaurant use):**
- (LP) 1 cycle parking space per 175m² is required for long-stay (staff) use and 1 short-stay space per 20m².
 - NSP: 1 space per 175m² required for long-stay. 1 space per 40m² for short-stay. Minimum 2 space for both long and short stay

The proposed development is of a scale, form and nature that reduces car travel and promotes use of public transport, walking and cycling. As such, it is anticipated that the preferred mode of transport to and from the site will be via public transport, walking or cycling. The following provisions have been made:

Public Transport | The site has a PTAL rating of 6b which is regarded as excellent public transport accessibility. It has particularly good links to bus routes and the London Underground, being located close to London Bridge Underground Station.

Parking | The rear yard accommodates up to 7no. vehicles at present. This would be reduced to 3no. car parking spaces with 1no. additional dedicated blue badge parking space (available to pre-book). A servicing bay for motorcycle couriers or small vans is also provided.

Cycling | The Hop currently has a small amount of informal cycle parking which will be cleared to provide 169 spaces in total. 109 of these spaces are associated with the new office floorspace and 60 for the new café/restaurant use. The short stay cycle parking spaces will be located along the viaduct and under the arches at the rear of the Hop. The long-stay provision will be located in a secured store at the western end of the building adjacent to showers and lockers.

Whilst the proposed cycle parking spaces would not quite meet the requirements of the draft New Southwark Plan, it would fully meet London Plan standards. It is considered that the rear yard has been maximized, balancing the public amenity space and pedestrian links with the provision of ample cycle parking. In addition, there are over 91 public bike spaces and 87 cycle docking spaces in close proximity to the site.

Overall, staff and visitors will be encouraged to access the site sustainably. A Framework Travel Plan is submitted with the application and would be made available to tenants with the aim of achieving 80% sustainable modes of travel. Ample cycle storage and associated shower and changing facilities will be provided for staff and visitors, meeting the requirements of the LP. Please refer to the Transport Statement for further details.

Deliveries and Servicing | Under Policy P49 of the NSP, development must ensure safe and efficient delivery and servicing that minimises the number of motor vehicle journeys. A Delivery & Servicing Plan (DSP) has been produced for the site, which will require the estate management team to encourage vehicles to switch off their engines immediately when stationary, as well as encouraging deliveries to be consolidated and vehicles to be backloaded, reducing the overall number of vehicles attending the site. A reduction in vehicle trips along Park Street, especially those undertaken by HGVs, will in turn reduce the number of vehicles passing through Borough Market via Bedale Street or Stoney Street. This will also benefit air quality in and around the area.

Other transport-related mitigations

Parking | The applicant agrees to the exclusion of future occupants from the purchase of CPZ permits.

Servicing | Markides and Peer Freeholds Ltd. have liaised with TfL to agree that the existing double red lining at the junction of the Hop’s servicing route (to the west of the building) and Southwark Street may be changed to single red with permissions for short-stay delivery/servicing. This will supplement the existing service bay at the eastern end of the site. A drawing showing the extent of conversion is included in the Transport Assessment (dwg ref: 20187-MA-XX-XX-DR-C-0003 - P01). This strategy reduces the need for service trips through Borough Market, along Park Street near cycle infrastructure, and large vehicle turning movements near the new public links. A detailed servicing and delivery management plan would be secured by planning condition.

Walking and cycling | The applicant is willing to agree a financial contribution for improving surface treatments at crossovers to the site to enhance pedestrian and cyclist access, in proportion with the scale of the development. The provision of a new raised table on Park Street is also agreed.

Security and access | The service yard access and pedestrian route through the building will be accessible during hours of operation, which covers the bulk of daytime hours and will coincide with the hours of peak pedestrian demand. There are alternate routes around the site as per the existing which require only a very short diversion. A lighting plan is proposed in the Design and Access Statement which details the provision of lighting in and through the courtyard. Full details of the proposed lighting would be secured by planning condition.

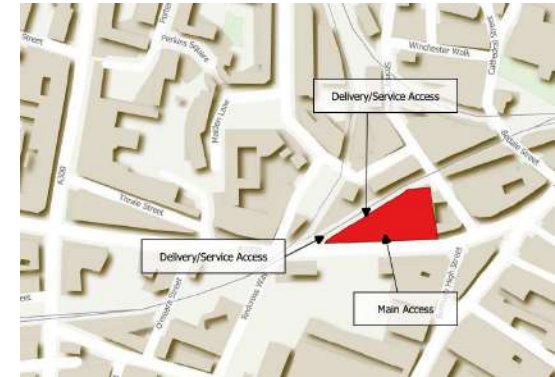


Image 17: Servicing strategy

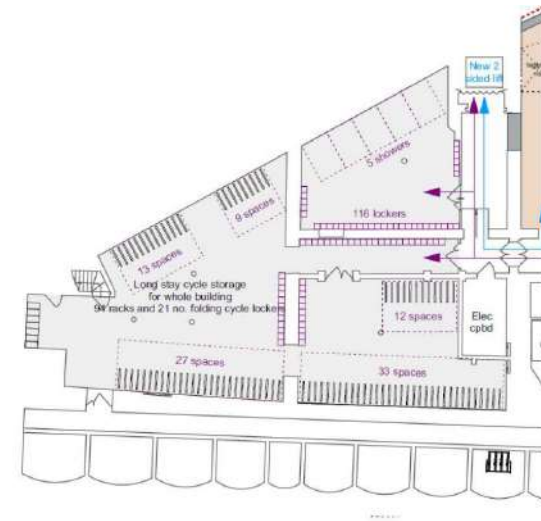


Image 18: Proposed long-stay cycle parking

Energy and sustainability

Policy reference: NPPF Section 2, 14.

LP policies: SI 2; SI 5. Sustainable Design and Construction SPG; Mayor’s Climate Change Adaptation Strategy; Mayor’s Climate Change Mitigation and Energy Strategy; Mayor’s Water Strategy, Mayor’s Sustainable Design and Construction SPG, Energy Assessment planning guidance (March 2016).

LBS Core Strategy: Strategic Policies 1; 13; Saved Policies 3.3; 3.4
Emerging Local Plan: P68; P69

The NPPF recognises that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy.

LP Policy SI 2 requires major development to be net zero-carbon through reducing greenhouse gas emissions and minimising energy demand in accordance with the “be lean, be clean, be green, be seen” energy hierarchy. Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met. In addition, a minimum on-site reduction of at least 35% beyond Building Regulations is required for major development.

LBS Core Strategic Policy 13 requires development to meet the highest possible environmental standards, including BREEAM targets. It requires existing buildings to become more energy efficient and make use of low and zero carbon sources of energy.

Emerging NSP Policy P68 has regard to sustainability standards and requires development to achieve a BREEAM rating of ‘Excellent’ in non-domestic refurbishment for conversion, extension and change of use of non-residential floorspace over 500sqm. NSP Policy P69 reiterates the London Plan and requires development to minimise carbon emissions on site in accordance with the energy hierarchy.

Energy | A detailed Energy Assessment has been undertaken for the proposed development by Max Fordham. The energy strategy seeks to minimise the use of valuable energy resources thereby reducing energy consumption from the outset through the use of low energy, passive measures and efficient systems before the deployment of low carbon and renewable energy technologies. Through the adoption of this approach, the Hop Exchange will exceed Southwark’s requirements for a 40% reduction over Part L 2013 for non-residential developments, achieving a 45% improvement and high levels of BREEAM ENE 01 compliance. This is in accordance with LP Policy SI 2 and can be summarised in terms of the Mayor’s energy hierarchy as follows –

Hierarchy	Proposal	Carbon saving %
Be lean	Heat loss reduced through design of the infill; heat recovery incorporated into mechanical ventilation systems (MVHR); high-efficiency LED light fittings, with daylight and occupancy sensing controls where appropriate; smart meters for heat and electricity networks; programmable thermostatic controls; Building Management System (BMS) for central plant; high efficiency VRF cooling systems; variable speed pumps and fans for heating/cooling	2%
Be clean	Local VRF heat pump systems to serve each separately tenanted area. No combustion technology proposed. Futureproofed connection to a heat network should one become available.	0%
Be green	Air source heat pumps – two per floor plate so each tenant will have their own installation and operation can match demand.	43%
Be seen	The energy performance of the building will be monitored and reported	n/a

Sustainability | A Sustainability and BREEAM Statement, also prepared by Max Fordham, has been submitted to support the application. It sets out a summary of key sustainability strategies to ensure the development meets the policy requirements relating to sustainability:

- **Water consumption** will be reduced over baseline consumption through the specification of low flow sanitaryware and appliances. As a minimum, the scheme aims to achieve the minimum water consumption requirements for BREEAM ‘Excellent’ in line with LP Policy SI5, which corresponds to a reduction of 12.5% over baseline consumption (1 BREEAM credit). The BREEAM pre-assessment is currently targeting 3 credits for this issue which corresponds to a 40% reduction in potable water use over a baseline case through the installation of low flow fittings.

- A **climate change adaptation** study was conducted as part of the early stage BREEAM requirements. This resulted in the following recommendations for incorporation into the design:
 - Incorporate green roofs to reduce run-off rates and to contribute towards mitigating the effects of climate change;
 - Limit glazing ratio to less than 50%;
 - Include deep window reveals to provide solar shading
 - Produce a SuDS Maintenance Schedule;
 - Establish a water efficient planting strategy including no automatic irrigation system.
- A **BREEAM** strategy for the Hop Exchange has been developed and achieves a targeted score of 73.8%. This equates to an **‘Excellent’** rating, with a buffer of 3.8%. The minimum requirements needed to achieve a BREEAM Excellent rating are all on track to be achieved.

Other environmental

Policy reference: NPPF Section 15. National Air Quality Strategy; Draft Clean Air Strategy.

LP policies SI 1; SI 4; SI 5; SI 7; SI 12; SI 13. Mayor’s Transport Strategy; Mayor’s Control of Dust and Emissions During Construction and Demolition SPG; London’s Municipal Waste Management Strategy.

LBS Core Strategy: Strategic Policies 1; 13; Saved Policies: 3.1; 3.6; 3.7; 3.8; 3.9.
Emerging Local Plan: P61; P64; P65; P66; P67.

Air quality | LP Policy SI 1 requires development proposals to minimise exposure to existing poor air quality and make provision to address local problems of air quality. An Air Quality Assessment is submitted in support of the application, together with a Ventilation Statement to outline the design and impact of new plant and odour control. These documents summarise the approach taken by the project team to improve air quality and reduce any potential impacts of air quality on the surroundings, to meet London Plan and LBS policies.

In summary, the proposal to move to a non-fossil based heating system, ASHPs, will ensure no adverse effect on local air quality.

Materials + waste | Material selection has been influenced by embodied carbon analysis, circular economy principles and responsible sourcing guidance. Low VOC materials shall be specified, which will assist in providing a healthy internal environment.

A sustainable procurement plan to be produced by the contractor shall be used to guide the specification and responsible sourcing of construction products throughout a project. Operational and construction waste shall be managed according to the waste management hierarchy of “prevent, reduce, reuse and recycle” to meet the targets set out in the LP.

- **Construction waste** | During construction, a Site Waste Management Plan will be produced to ensure a thorough approach to waste control is complied with and that the targets for construction, demolition and excavation waste set out in LP Policy SI 7. In addition, as part of the BREEAM assessment, the project aspires to achieve 2 credits for waste resource efficiency, which corresponds to generating <6m3 waste per 100m2.
- **Operational waste** | The development will provide appropriate levels of internal and external recyclable and non-recyclable waste storage facilities to allow the development to meet the municipal waste recycling target of 65% by 2030 set out in LP Policy SI 7.

Flood risk | The site is located within Flood Zone 1, which means that it has a low probability of flooding (less than 1 in 1,000 annual probability of river or sea flooding). As the site is smaller than one hectare and is not affected by sources of flooding other than rivers and the sea, a Flood Risk Assessment is not required. The proposed development is likely to result in improved runoff rates because of the proposed green roof. This will help to reduce the likelihood of surface water and sewer flooding in the area. This is compliant with LBS Core Strategic Policy 13.

Biodiversity | An ecologist has been appointed on the project to help to achieve a net gain in biodiversity, through soft landscaping, and to ensure protection of any local species during construction. A Biodiversity Impact Assessment has been prepared by Tim Moya Associates and submitted in support of this application.

An initial assessment has been undertaken to determine the biodiversity of the current site, and to make recommendations where improvements can be made and identify any measures required to mitigate damage to current biodiversity throughout construction. The current design achieves an urban greening factor of 0.1 and includes bird, bat and invertebrate boxes.

Construction impacts | An Outline CLP is submitted with the application, which sets out a proposed management strategy that will be implemented to bring materials to and from the site during the construction period. The key objective is to minimise the impact of the development’s construction traffic and any associated impacts on surrounding occupiers. The Outline CLP includes outline measures which seeks to resolve any potential issues, however a detailed CLP will be prepared once the contractor has been appointed.



Image 18: Landscaping proposals

7. Summary of consultation

A wide range of consultees and neighbours have been involved in discussions throughout the preparation of the planning application for the Hop Exchange.

Policy context

Planning policy guidance encourages comprehensive community involvement and pre-application discussions to help shape appropriate development proposals. The NPPF confirms that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”* (paragraph 39).

Strategy overview

There has been continuous and in-depth consultation with LBS and HE officers, from the initial concept stage through to the final design presented as part of these proposals. The project team has also consulted (and continues to consult) a wide range of other statutory consultees, including various heritage groups, amenity groups and adjoining occupiers and neighbours. These discussions and subsequent feedback have been a very valuable part of the process, informing and enriching the scheme. The pre-ap discussions held with LBS and HE are summarized on pg.7-8 of this statement.

Discussions were also held with other statutory consultees, neighbors and key stakeholders throughout the pre-application stage. These included:

- **The Victorian Society**
- **Councillor Adele Morris and Councillor David Noakes**
- **Southwark Cathedral’s Fabric Advisory Committee and Dean of Southwark Cathedral**
- **Borough Market**
- **Better Bankside**
- **Living Bankside**
- **Transport for London**
- **Southwark CAAG**
- **U+I**

For further information on the consultation strategy, including the full analysis on the information taken into consideration following the public exhibition; and from feedback from other political liaison is outlined within the SCI prepared by Cascade.



Image 19: Hop Exchange webinar session #2

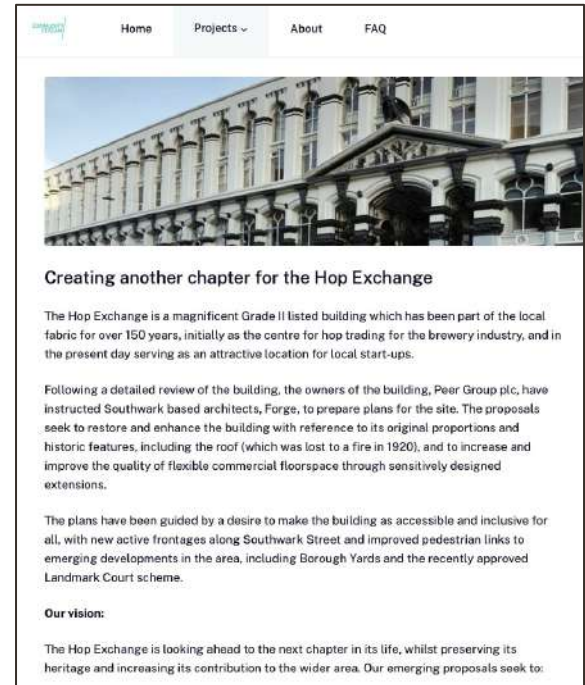


Image 20: Community Stream website providing information on the proposals and a platform for uploading comments

8. Summary of the draft s106 heads of terms and CIL

Statutory tests

The Community Infrastructure Levy Regulations (2010) confirms that planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. The NPPF (paragraph 56) states that planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are: necessary to make the development acceptable in planning terms; directly related to the development, and fairly and reasonably related in scale and kind.

LBS's Planning Obligations SPD (2015/Nov 2020 update) has been assessed to determine the likely standard obligations that will form the Heads of Terms for the Section 106 Agreement (s106).

Summary heads of terms

It is anticipated that the heads of terms are likely to include the following:

Carbon off-setting | Obligations will be required on all major developments where opportunities to meet the carbon reduction targets on site have been exhausted and a contribution to Southwark's carbon offsetting fund will be sought to meet the shortfall. Max Fordham has calculated the carbon offset payment to be **£98,395** based on the remaining 34.5 tonnes CO₂/annum be offset at £95/tonne over the assumed 30-year lifetime of the services.

Transport, highways and public realm | Site specific highway and transport obligations will be required as informed by the Transport Assessment for the development. Other non-financial obligations may be required including provision of 1no disabled parking space, electric vehicle charging point and a travel plan, using conditions or s106 obligations as appropriate.

In this case, the TA has confirmed that there are minimal impacts expected. It is therefore anticipated that highway obligations for the Hop Exchange may relate to the carrying out of the following Highway Works, which are specific to the delivery of the development:

- The exclusion of future occupants from the purchase of CPZ permits;
- Changes to the red line demarcation shown in dwg ref: 20187-MA-XX-XX-DR-C-0003 - P01 from double to single, as agreed with TfL.
- Financial contribution to improving surface treatments at crossovers to the site to enhance pedestrian and cyclist access, in proportion with the scale of the development. To include the provision of a new raised table on Park Street.

The above Highway Works could be dealt with by condition or s106/s278 Agreement, as appropriate or required by LBS.

Employment and Enterprise | The applicant is also committed to ensuring that small and medium-sized local enterprises have access to tender opportunities for the procurement of goods and services created by the development, both during and after construction, in line with Southwark's Economic Well-being Strategy.

Archaeology | It is expected that a contribution towards the cost of LBS providing technical archaeological support will be required, in the region of **£3,389** based on less than 5,000sqm of development.

Other/CIL | It is understood that requirements for additional obligations may arise during the determination period in discussion with LBS Officers and that other infrastructure matters will be covered by the Community Infrastructure Levy (CIL) payable under the Mayor of London's and the Council's charging schedules.

It is acknowledged that there will be the Council's legal expenses payable to LBS for executing the agreement, payable on completion of the agreement, in accordance with standard practices. The applicant's solicitor's details will be provided at the appropriate time.

9. Conclusion

This Planning Statement accompanies a full planning and listed building application submitted on behalf of Peer Freeholds Ltd for a rear infill extension of 6 storeys connecting to a 2-storey roof extension on the western section of the building; a new atrium roof on the eastern section; roof terraces, landscaping and public realm works and general works of enhancement to the listed building in connection with the continued use of the building within Class E. Cycle parking, disabled parking, end of journey facilities, public realm improvements and associated works are also proposed.

The proposed development ultimately aims to secure the future of the building while respecting its heritage significance.

A comprehensive consultation process has been carried out prior to submission of the application, including meetings with LBS officers, public exhibitions as well as meetings with key stakeholders, including heritage groups and members of the public. This has influenced the form, appearance and management of the development that is the subject of this application.

The proposed development accords with national, regional and local planning policy which seeks the sensitive extension, upgrading and enhancement of the Hop Exchange for continued commercial use within Class E. The proposed development comprises high quality architecture and enhanced public accessibility in a highly sustainable location, whilst taking into account massing and scale appropriate to the local setting and heritage assets, with sustainable design principles central throughout.

This statement and the supporting reports have demonstrated how this development is acceptable on the basis of planning policy. The proposed development will result in numerous benefits, including:

Heritage benefits

- Removing mid-20th century unsympathetic additions and replacing with high-quality, sympathetic extensions;
- Retention and sensitive refurbishment of original features internally and externally;
- Removing elements that have diminished and harmed the buildings heritage values, such as the roof to the atrium, modern extensions to the rear and the modern colour scheme to the Southwark Street elevation;
- Providing the ability for individuals to enjoy learning about the history of the Hop Exchange through much greater public access;
- Increasing the emotional connection with the public by restoring an authentic colour scheme to the Southwark Street elevation which will resemble its original aesthetics, combined with increased public access therefore sustaining greater appreciation;
- Reinstating traditional reclaimed granite setts to the rear yard; and
- Overall, A sensitive heritage-led design approach to the Hop Exchange, with minimal intervention to the listed fabric that will rejuvenate the Hop's position as a key landmark in the local community;

Environmental benefits

- Improving biodiversity and urban greening across the site; and
- Generally, the creation of a highly sustainable development which incorporates appropriate energy efficiency measures, with the the intention of achieving an "Excellent" BREEAM rating, which is an improvement on the existing situation.

Economic benefits

- Balancing the proportion of café/restaurant uses and office uses within the Hop Exchange to activate an underutilised part of the street frontage and contribute to and enhance the unique local business eco-system whilst ensuring the on-going viability of the site;
- Providing economic investment in not just the building but also the local area by drawing people to the area; and
- Creation of jobs during both the construction and operational phases.

Social benefits

- Provision of cycle parking, disabled car parking, electric vehicle charging and end of journey facilities for tenants of the building; and
- Improving disabled access across the site, improving/creating public access routes in and around the building and enabling public links with the wider area.

APPENDIX A | Site Listing Description

THE HOP EXCHANGE

[2 contributions](#)

Overview

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

Map



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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)

II

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 sky-light. 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.

Listing NGR: TQ3256380172

APPENDIX B | Site planning history

Development	Reference + dates	Comments	Documents submitted and available online
<p>Change of Use from B1 (Office) to A3 (Restaurant) use, extraction unit to side elevation</p> <p>x3 applications</p>	<p>19/AP/0490 No case officer Application turned away or invalid. Decision issued 16.6.19</p> <p>19/AP/0585 Case officer: Glenn Ruane Application withdrawn</p> <p>19/AP/0606 Case officer: Catherine Jeater Application turned away or invalid. Decision issued 19.5.19.</p>	<ul style="list-style-type: none"> • Three applications, all registered in February 2019, for change of use from B1 to A3 at ground and 1st floors ('Subscriptions Room'), Suites 1-3 and 23-26 of 24 Southwark St. • The applications appear to have been duplicates – 19/AP/0490 and 19/AP/0606 have not been validated. 19/AP/0585 remains in the system but appears not to have been validated. 	<p>For applications 19/AP/0585 and 19/AP/0606:</p> <ul style="list-style-type: none"> • 'Characteristics of the building' document • Application form • Plans • Planning statement (inc. Heritage Statement) • Applications withdrawn following discussions on current 2019 scheme and taking a holistic approach to the building.
<p>Change of use of vacant office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on upper ground, first, second and third floors together with ancillary storage in the basement; roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration to the west wing of the building (for Smiths of Smithfield).</p>	<p>14/AP/2245 + 2246</p> <p>Case officer: Wing Lau</p> <p>Granted 13.2.15 (at Committee)</p>	<ul style="list-style-type: none"> • 5 objections were received against this application from neighbouring residents, primarily on the basis of anticipated noise nuisance late at night, loss of employment use and saturation of drinking establishments in the area. • The consent was personal to Smiths of Smithfield (to revert to B1 if and when they cease to trade) • There are numerous subsequent applications to discharge conditions of this consent. • Details of kitchen extract system and air supply ducts, smoke extracts and grille were submitted and approved in 2015. Details of shop drawings were refused • 16/AP/2207 approved the removal of existing entrance doors and installation of new doors and new façade signage. Removal of existing balustrade to staircase and replacement with new glass balustrade and stainless steel handrail. (Application associated with Smiths of Smithfield) 	<ul style="list-style-type: none"> • Planning Statement • Transport Statement • Sustainability Statement • Plans • Officer Report • Heritage Statement • Flood Risk Assessment • DAS • Application Form • Air Quality Assessment
<p>Installation of roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration and internal alterations to the west wing of the building in association with the change of use from office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on basement, upper ground, first, second and third floors.</p>	<p>14/AP/2246</p> <p>Case officer: Wing Lau</p> <p>Granted 13.2.15</p>	<ul style="list-style-type: none"> • Listed building consent application associated with application 14/AP/2245 (above) 	<ul style="list-style-type: none"> • Application form • Plans • Officer report • DN

Development	Reference + dates	Comments	Documents submitted and available online
<p>Works to building associated with the change of use from office and retail showroom space (Classes B1 and A1) to a restaurant (Class A3)/ Drinking establishment (Class A4) of the ground floor, mezzanine and first floor to the east wing of the building.</p>	<p>14/AP/3255</p> <p>Case officer: Wing Lau</p> <p>Withdrawn (19.2.15)</p>	<ul style="list-style-type: none"> • Application by Peer Group PLC. • Associated with application 14/AP/0394 (below) • Applications withdrawn so no decision made 	<ul style="list-style-type: none"> • Application form • Planning Statement • Heritage Statement • DAS • DN • Plans
<p>Change of use from office and retail showroom space (Classes B1 and A1) to a restaurant (Class A3)/ Drinking establishment (Class A4) of the ground floor, mezzanine and first floor to the east wing of the building.</p>	<p>14/AP/0394</p> <p>Case officer: Wing Lau</p> <p>Withdrawn (19.2.15)</p>	<ul style="list-style-type: none"> • Application by Peer Group PLC. • Associated with application 14/AP/3255 (above) • Applications withdrawn so no decision made 	<ul style="list-style-type: none"> • Application form • Planning Statement • Heritage Statement • DAS • DN • Plans
<p>Internal alterations to convert an existing vacant basement into a public bar comprising of the formation of two separate connecting staircases, dumb waiter lift between floors, new partitioning and creation of new openings (Katzenjammers).</p>	<p>14/AP/0132</p> <p>Case officer: Lance Penman</p> <p>Granted 20.3.14</p>	<ul style="list-style-type: none"> • Listed building application in connection with internal alterations for proposed new bar (ref consented scheme 13/AP/2105) • Previous application for Listed Building Consent (ref 13/AP/2106) was withdrawn by the applicant 'to allow sufficient time for additional details / information to be provided to support a new application'. • There are numerous subsequent applications to discharge conditions of this consent. • Details of a method statement of proposed surface treatment and proposed services were submitted and approved in 2015. 	<ul style="list-style-type: none"> • DAS and Heritage Statement • Application form and cover letter • Officer report • DN • Plans
<p>Proposed use of an existing vacant basement area as a public bar in association with Katzenjammers bar.</p>	<p>13/AP/2105</p> <p>Case officer: Lance Penman</p> <p>Granted 30.9.13</p>	<ul style="list-style-type: none"> • Planning application for Katzenjammers bar to expand from upper basement to both upper and lower basement levels. • Concurrent listed building application (ref 13/AP/2106) was withdrawn by the applicant 'to allow sufficient time for additional details / information to be provided to support a new application'. 14/AP/0132 then granted for internal works. • There are numerous subsequent applications to discharge conditions of this consent. • Letter from the Leader of the LBS (30.09.19) in support of the Smiths of Smithfield Restaurant to be located in the West Wing and to insert an extension at the rear of the existing listed building to accommodate the Z hotel, subject to design and finishes. Would like to strengthen the connection the Hop exchange and Borough Market, connecting Park street). Delivery of a key section of the 'low line'. • Details of on street cycle parking were submitted in 2015 and refused. Details of delivery servicing plan was approved in 2015. Details of ventilation and sound attenuation approved. 	<ul style="list-style-type: none"> • DAS and Heritage Statement • Application form and cover letter • Officer report • DN • Plans

Development	Reference + dates	Comments	Documents submitted and available online
Installation of secondary glazing, 2x double glazed rooflights, acoustic cast iron vents, ventilation system, new condenser unit on ground floor roof and relocation of existing A/C units (first floor level), new pipework and relocation of existing water tank.	08/AP/1931 + 1933 (LBC) Case officer: Susannah Pettit Granted 2.10.08	<ul style="list-style-type: none"> Application by Network Rail primarily for noise-proofing works associated with the Thameslink works to the viaduct at the rear of the building. Approval of details made in 2008 (08/AP/2793) 	<ul style="list-style-type: none"> Application form and cover letter DAS Plans Officer report DN
Change of use from B1 office to D1 educational for a personal temporary period.	03/AP/0761 Case officer: David Williams Granted 10.7.03	<ul style="list-style-type: none"> Limited information available: DN indicated that the consent was personal and temporary (3 years) to The London School of Excellence. 	<ul style="list-style-type: none"> DN only
3 Storey office extension infill at the rear of the Hop Exchange building. <ul style="list-style-type: none"> Ridge Scheme 	03/AP/0278 + 0279 Case officer: Michelle Sterry Granted 01.08.03	<ul style="list-style-type: none"> Limited information available online but further info provided by Peer Group This application was granted but never implemented(?) – an Officer Report from a later application refers to this consent as not implemented. Subsequent applications to discharge conditions 3 (samples of facing materials) and 4 (details of glazed curtain wall and window frame) of these planning and listed building consents were submitted in 2008 and granted (08/AP/1357) (08/AP/1284) (08/ap/13/1356) Basement comments from Structural Engineers(?) confirming high water table found during trial pit investigation and it is unlikely that existing floor level can be reduced by much more than 300mm to allow for a new basement slab construction to be constructed above the water level and without the need for major civil engineering 	<ul style="list-style-type: none"> DN Hope Exchange basement refurbishment letter from Bowden, Sillett & Partners Drawings
Roof extension to create additional office suite and roof terrace.	97/AP/0416 + 0417 Case officer: Not available Granted 6.6.97	<ul style="list-style-type: none"> No information available 	<ul style="list-style-type: none"> None

Other minor applications:

- 08/AP/0529** – LBC for demolition of small parts of existing internal walls, structural and non load bearing partitioning as details on the accompanying drawings
- 09/AP/0486** – Install secondary glazing to 8 windows at ground floor to the Southwark Street frontage (in the room accessed off the atrium) and in the 4th floor Chairman's and PA offices and to reconfigure means of escape from the building and install a temporary fire-escape 'tunnel' enclosure in the atrium
- 10/AP/0057** – LBC for repainting the southern façade and portico of the Hop
- 13/ap/0387** – LBC for external decorations of the southern façade and portico
- 14/AP/1280** - LBC for repainting area of portico, alter finishes to landing, install mat well and repair stonework
- 15/AP/5026** - LBC for structural strengthening works to the west wind including, existing columns on 2nd and 3rd floor, installation of columns to 3rd floor and additional column stubs to existing with new roof over localized areas, strengthening works to west wing stair core.

