
Statement of Community Involvement Appendices

The Hop Exchange, 24
Southwark Street, SE1 1TY

April 2021

Appendix 1 - Introductory Stakeholder Correspondence

Dear Councillors Chamberlain, Morris and Noakes,

I hope this email finds you well. I am contacting you on behalf of Peer Group Plc (Peer Group) to request a virtual meeting to discuss our investment proposals for the Hop Exchange, 24 Southwark Street, SE1 1TY.

Since acquiring the Hop Exchange in 1983, Peer Group has sought to breathe new life into this once neglected building, which now is an attractive location for local start-ups and growing businesses.

Following a detailed review of the building, Peer Group has instructed Southwark based architects, Forge, to prepare plans which seek to restore and enhance the building's original proportions and heritage features, including the roof (which was lost to a fire in 1920), and to increase and improve the quality of commercial floorspace through sensitively designed extensions.

The plans have been guided by a desire to make the building as accessible and inclusive for all, with new active frontages along Southwark Street and improved pedestrian links to emerging developments in the area, including Borough Yards and the recently consented Landmark Court scheme.

So far, we have met with LB Southwark officers and Historic England, which has helped inform the emerging proposals and architectural approach. We are committed to working with the community and will be consulting with our neighbours. However ahead of wider consultation, we would appreciate the opportunity to meet with you to discuss our early thoughts and gather initial feedback.

If you would like to arrange a meeting with our team, please do not hesitate to contact myself or my colleague Jonathan Simpson (cc'd) by responding to this email or on 020 7871 3565.

Yours sincerely,

Stephen Goodall

On behalf of Peer Group Plc

Appendix 2 - Stakeholder invitation to webinar

Dear STAKEHOLDER,

I hope you are well. I am contacting you on behalf of Peer Group plc, the owners of the Hop Exchange building to invite you to attend one of our upcoming consultation webinars to share our emerging proposals for the site.

Following a detailed review of the building, Peer Group has instructed Southwark based architects, Forge, to prepare plans which seek to restore and enhance the building's original proportions and heritage features, including the roof (which was lost to a fire in 1920), and to increase and improve the quality of commercial floorspace through sensitively designed extensions.

In line with government guidelines on public events and to ensure the safety of all, we are consulting via a series of online webinars. The times and dates can be found below:

- Monday 19th October 2020, from 5pm
- Wednesday 21st October 2020, from 5pm

To register for one of the online webinars, please visit www.hopexchangeproposals.co.uk or by responding to this email. There will be an opportunity to ask questions to the design team after each webinar presentation. If you are unable to join an event, a recording of the webinar will be made available on our website.

We hope you are able to join one of the webinar events. If you have any questions in the meantime, please do not hesitate to contact me by responding to this email or on 020 7871 3565.

Yours sincerely,

Stephen Goodall

On behalf of Peer Group plc

Appendix 3 - Newsletter issued to local residents



Creating another chapter for the Hop Exchange - Have your say on our investment proposals

The Hop Exchange is a magnificent Grade II listed building which has been part of the local fabric for over 150 years, initially as the centre for hop trading for the brewery industry, and in the present day serving as an attractive location for local start-ups.

Following a detailed review of the building, the owners of the building, Peer Group plc, have instructed Southwark based architects, Forge, to prepare plans for the site. The proposals seek to restore and enhance the building with reference to its original proportions and historic features, including the roof (which was lost to a fire in 1920), and to increase and improve the quality of flexible commercial floorspace through sensitively designed extensions.

The plans have been guided by a desire to make the building as accessible and inclusive for all, with new active frontages along Southwark Street and improved pedestrian links to emerging developments in the area, including Borough Yards and the recently approved Landmark Court scheme.

We are committed to working with the local community and our stakeholders as the plans evolve. Further details of the consultation and how you can provide feedback can be found overleaf.

Speak to the team

If you have any questions, please contact Cascade Communications, who are helping us to engage with the local community.

Email:
consultation@cascadecommunications.co.uk

Call: 020 7871 3565
(Monday – Friday, 9am - 6pm)

Website: www.hopexchangeproposals.co.uk





Internal view of the existing atrium

How to view our investment proposals and take part in the consultation

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To register for one of the online webinars, please visit www.hopexchangeproposals.co.uk or contact us using the details below. There will be an opportunity to ask questions to the design team after each webinar presentation. We encourage you to submit your questions in advance using the contact details provided.

If you are unable to join an event, a recording of the webinar will be made available on our website. If you require assistance or do not have access to the internet and want to register for an event, please get in touch with us.

Share your feedback

We want to know what you think. For your convenience, we have enclosed a short questionnaire for you to complete. Please fill it in after you have had a chance to review our proposals by joining one of our online webinars or by visiting our website. There is also the option to submit your comments online via our website.

The Hop Exchange is looking ahead to the next chapter in its life, whilst preserving its heritage and increasing its contribution to the wider area.

Our vision

- Reinstatement of the building as a local landmark and focal point through sensitive restoration and enhancement.
- Promote a variety of commercial and leisure uses, creating greater flexibility, including modern retail space.
- Design contextual, sensitive additions to the building.
- Create high quality, contemporary space, bringing additional jobs to the borough.
- Improve relationships with neighbours through rationalising the servicing and promoting sustainability.

Indicative timescales:

October 2020
Public consultation

Spring 2021
Planning application determined by the London Borough of Southwark

Late summer 2023
(subject to planning permission being granted)
Works completed

December 2020
Planning application submitted to the London Borough of Southwark

Early 2022
(subject to planning permission being granted)
Works commence on site



Appendix 4 - Freepost Survey issued to local residents



October 2020

Share your views

We would like to hear your views about the future of the Hop Exchange.

Please complete this feedback form once you have had the opportunity to view the proposals and then return it using the enclosed Freepost envelope or via the project website www.hopexchangeproposals.co.uk

Please share your contact details so that we can keep you informed.

Name:

Address:

..... Postcode:

Telephone number: Email:

Please tick this box if you are happy for us to use your contact details for the sole purpose of updating you in relation to the future of the Hop Exchange:

Please indicate if you (tick all that apply):

- Live locally Work locally
- Are a member of a local organisation or group (if so, please specify which one):

Tell us what you think

What do you think about the Hop Exchange building?

.....

.....

.....

Which of the following aspects are most important to you in the redevelopment of the Hop Exchange?

Issue	Very Important	Important	Neutral	Not Important
Sensitive restoration of the historic building				
Provision of flexible retail uses				
New and improved links and connections to consented and emerging developments in the area				
Improved servicing and building management				
Enhancements to the existing building for modern usage				
Provision of new office space and increased jobs within the building				



Appendix 5 - Distribution area for newsletter and Freepost survey

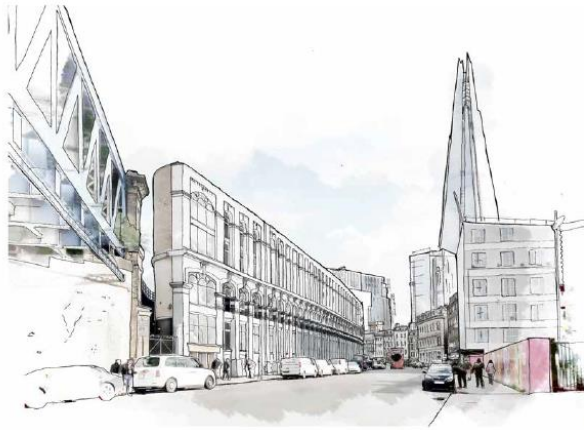
Residential and business addresses - 879



Appendix 6 – Architectural presentation given during the consultation webinar

On behalf of Peer Freeholds Ltd
Date | October 2020

Hop Exchange
Consultation Document



Consultation Webinars 19th & 21st October 2020

FORGEARCHITECTS

The Hop Exchange - Consultation Document

Introduction

Forge Architects were appointed in 2018 by Peer Group to prepare pre-application proposals for the comprehensive development of the Hop Exchange, located at 24 Southwark Street. Forge has been established in Borough since 1993 and has worked on many successful projects in and around SE1. The practice has strong ties to voluntary and charitable bodies working in North Southwark including 20 years of volunteer and pro-bono work for groups including Bankside Open Spaces Trust, Southwark Playhouse, Bankside Neighbourhood Forum and many others.

The area surrounding the site 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, Guy's & 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.



Project Brief & Aspirations

The Hop Exchange is a large building spread over several floors of predominantly B1 office.

Peer Group would like to refurbish and upgrade the Hop Exchange, with a particular focus on the lightwell, which is located between the West Wing and the atrium.

The scheme is to be formed around an infill of the light well, adding additional floors whilst 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.

Additional floors to be added within the reasonable constraints of heritage and design, economical structural design and economical fire safety design. Removal of existing floors and structures where a justified benefit can be demonstrated.

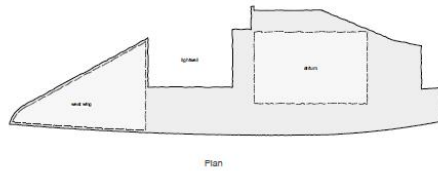
The potential to create a secondary entrance from Park Street is to be considered which we envisage would complement the regeneration of this area and serve to provide independent access for the intended restaurant areas.

The primary goals are:

- To create lettable floor area to modern standards / market expectations.
- Where possible should occupy large open space with good access to natural light and views across London.
- Accommodate flexible uses to improve the future viability and sustainability of the building.
- Enhance the significance of this Grade II listed building particularly the front facade and the atrium.
- Improve circulation / accessibility within the building and introduce a public link.
- Minimizing disruption to parts of the building that will remain occupied
- 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.



Internal photograph showing atrium



Plan



Long Section

Site Description

- The Hop Exchange is a Grade II listed Victorian building in neo-classical style, located at 24 Southwark Street
- The building is situated in a prominent location with Borough Market and London Bridge Station to the east
- It is within the Borough and Bankside Ward of LBS and within the Borough High Street Conservation Area
- The area is very architecturally mixed with other listed buildings close to the site
- Southwark Street is a busy A road between London Bridge and Blackfriars Bridge
- The railway viaduct abuts the west edge of the building and runs a long side the whole north edge of the building
- The scale of the buildings in the immediate context is generally 6 storeys
- A large footprint of undeveloped brown field land opposite the site has recently been granted planning permission for development of a mixed use scheme, Landmark Court, subject to s106 agreement.



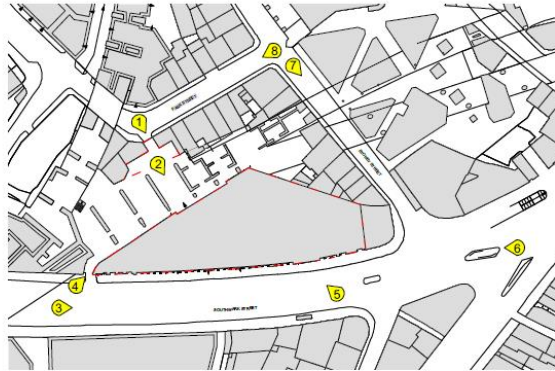
Site Photos



View 1 - Vehicle access between retail units on Park Street



View 2 - Vehicle route for deliveries and servicing



View 7 - Street view looking north along Stony Street



View 8 - Street view looking north-west



View 3 - Street view looking east towards the Shard



View 4 - narrow alley between rail viaduct and building



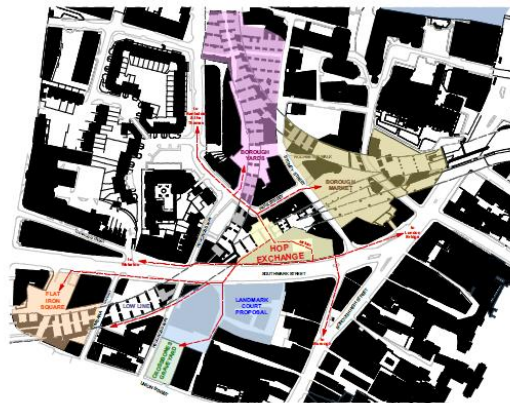
View 6 - Street view looking west along Park Street towards vehicle access point



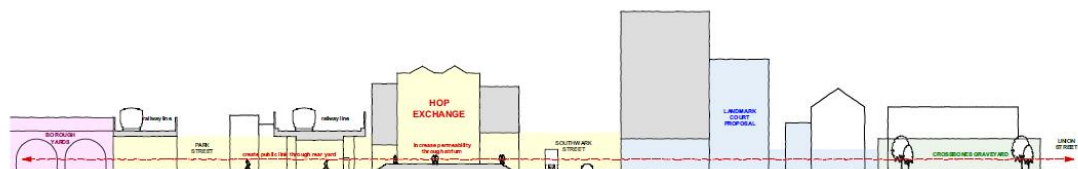
View 5 - Looking north-west towards the Hop Exchange building

Site Analysis

- The Hop Exchange occupies a key location within the Borough and London Bridge area. With proximity to Borough Market, Flat Iron Square, the impending Borough Yards, and the proposals for Landmark Court, there is enormous potential for the Hop Exchange to act as a link between these schemes. The Hop Exchange can also form a key destination along the Low Line, by incorporating the adjacent viaducts and the rear yard.
- There is currently rear servicing access to the Hop Exchange from Park Street, via the railway viaducts and adjacent yards. By opening this rear access to the public, there is a huge opportunity to provide a link between Park St and Southwark St via the Hop Exchange atrium.



Nolli map showing opportunities for enhanced connections



Section showing opportunities for enhanced connections

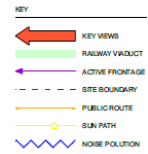
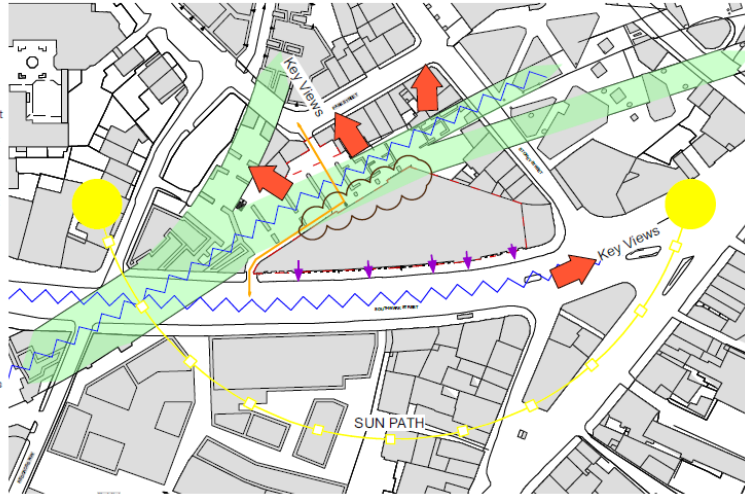
Site Analysis

Opportunities

- This redevelopment work will allow for alterations to existing floor levels which will create a better and more accessible relationship to Southwark Street.
- Alterations to internal floor levels will also create a more active frontage
- Improved active frontage will allow for more flexibility in use class to be used within the building making it more sustainable.
- There is the opportunity to open up service routes from Park Street through to Southwark Street, to create a public link.
- Introducing a public link will increase accessibility and usability of the building.
- Extension works to the rear and top will take advantage of key views as shown on map.
- Listed building opportunities include the enhancement of the front facade
- Reinstating the grandeur of the original building
- Opportunity to open up the building to the public
- Heritage benefits of restoring original features

Constraints

- The site is located on a busy road with noise and air pollution
- Southwark Street is a red route which limits servicing solutions
- Railway extension work has restricted development at the rear of the building, shown in cloud on map.
- There is currently little relationship between the internal floor levels and external street levels of the building.
- The rear of the building is currently not publicly accessible.
- The site is within the background of a strategic view
- Underground tube lines running under the building
- History of existing building has had an impact on the structure



Contextual Analysis- Listed Building

The Hop Exchange, a commercial premises built as a hop and malt exchange with office and showrooms in 1866 by RH Moore is Grade II listed.

To summarise the listing

External:

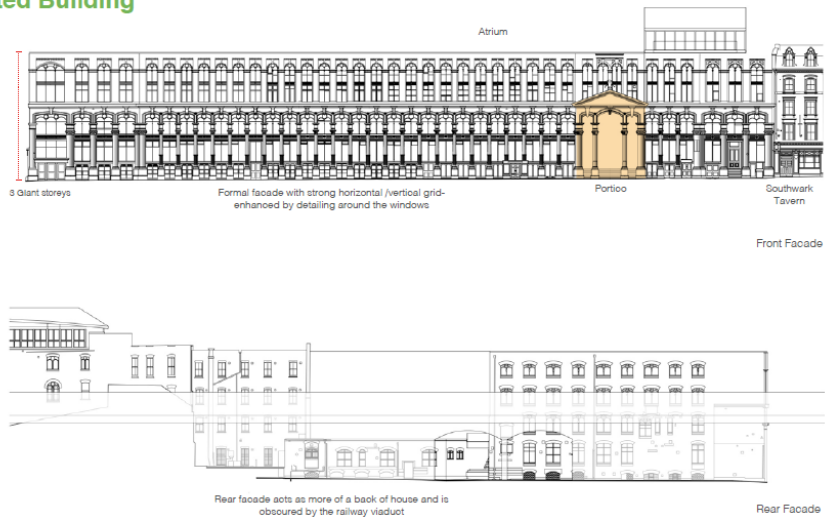
- External front facade consisting of 3 giant storeys and basement, stuccoed with cast iron columns.
- Grand off-centre portico with an eagle at the apex and elaborate decoration depicting brewing.

Internal:

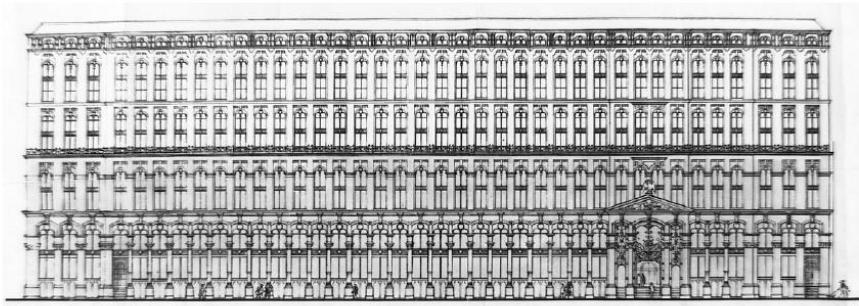
- Galleried court of 4 levels beneath a sky light.
- Cast iron balconies with hop decorations and monograms.
- Top storey rebuilt at a reduced height, and original glass and iron roof to exchange hall replaced after fire of 1920.



Atrium internal photograph



Historical Images



Front Facade before fire



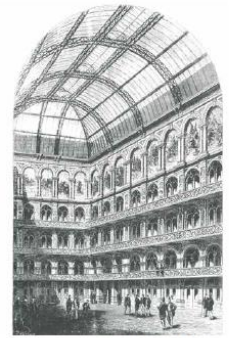
Etching of the Hop Exchange, published in 1874



Stanley Anderson drawing after the fire in 1920

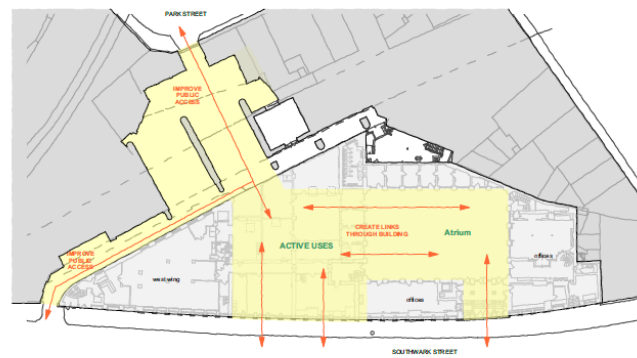


Photograph post fire

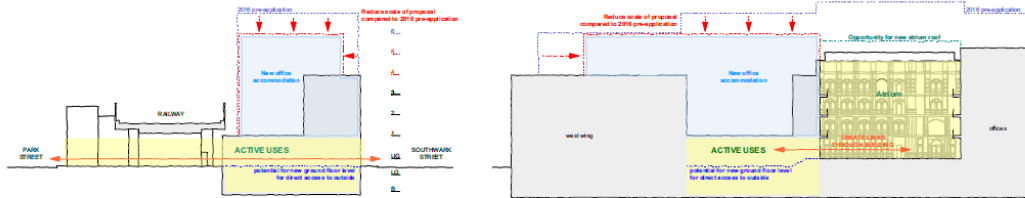


Original Atrium drawing

Design Summary/Ground Floor Opportunities



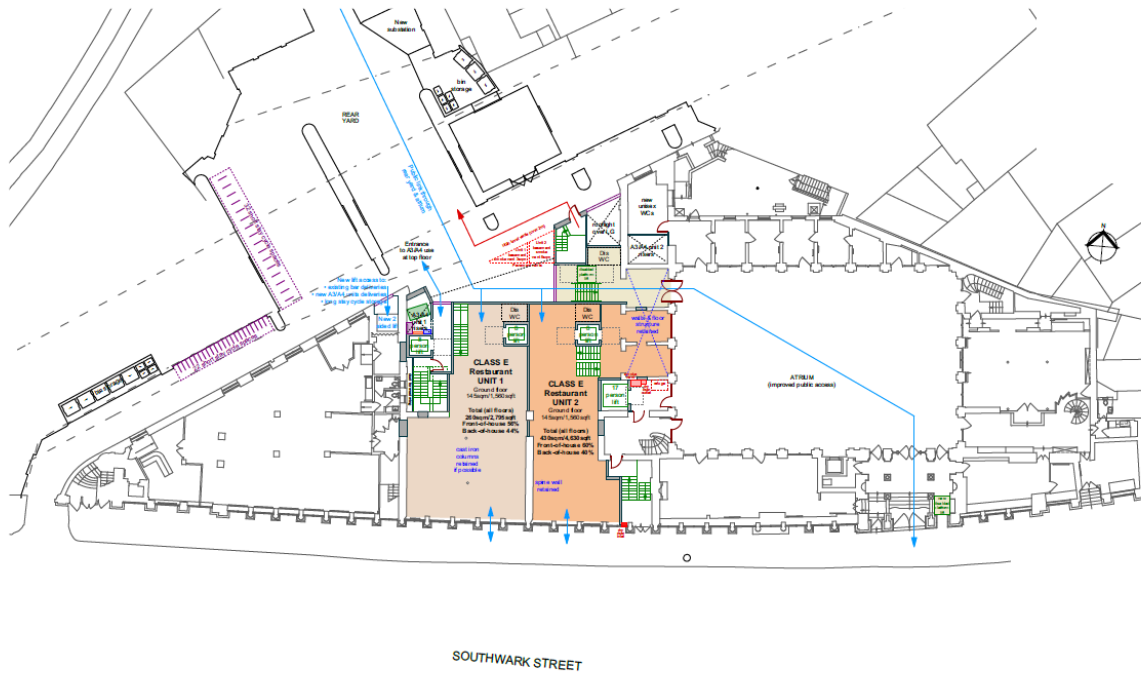
Design Summary/Massing Opportunities



Ground floor concept diagram

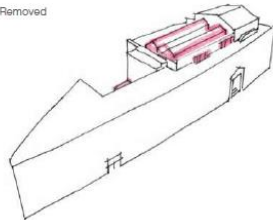


Upper Ground Floor Plan

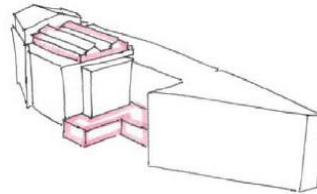


What is being removed and being added

Removed

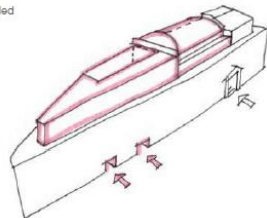


- Minimal intervention to the front facade
- Removal of atrium roof

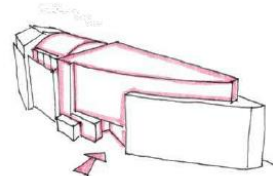


- Removal of the atrium roof and single storey element to the rear

Added

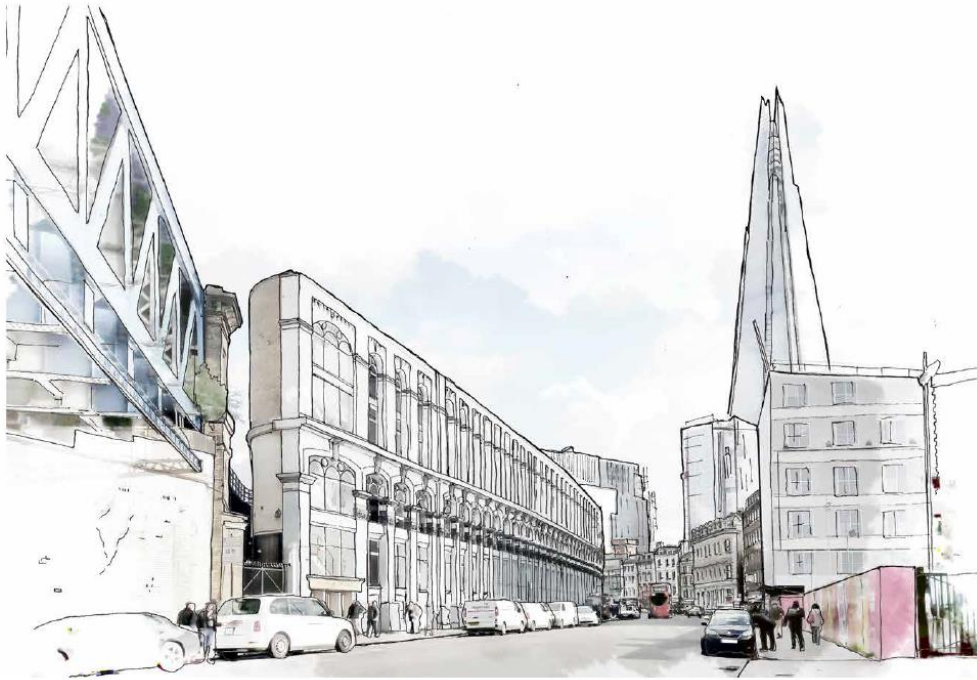


- Level access to be created along front facade-activation
- Two storey extension
- New more in-keeping atrium



- Infill and two storey extension
- New entrance to the rear to improve public access

Existing view looking east towards London Bridge



Proposed view looking east towards London Bridge



Design Development Front- Existing view looking west down Southwark Street



Proposed view looking west down Southwark Street



Design Development Facade



Design Development Rear- Existing view looking south toward the viaduct from Park Street



Proposed view looking south toward the viaduct from Park Street



Rear Entrance Sketches



From the railway looking west



From the railway looking west (further down the track)



Fragmented views in the approach to rear infill entrance.

Development of Atrium

- Removal of 20th century roof
- New atrium roof inkeeping with galleryed court
- The shading development and PV placement is in development with Southwark and Historic England



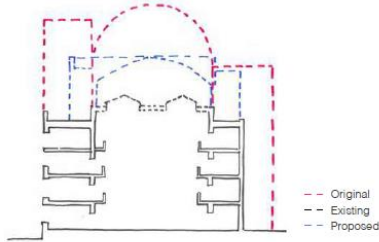
Drawing of original atrium roof



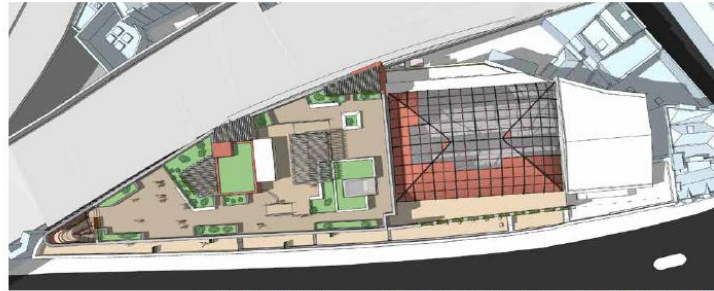
Existing atrium



Proposed revised atrium roof

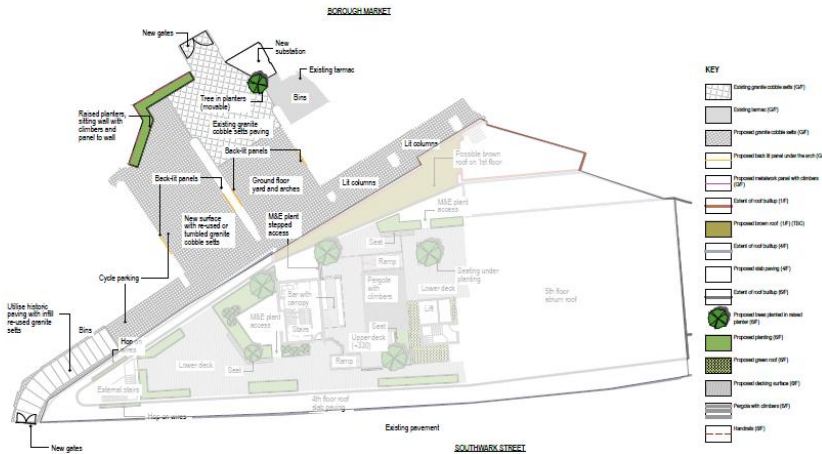


-- Original
 - - Existing
 - - Proposed



Steel Arch Atrium Aerial view, showing reconfigured panels taking overheating into consideration

Design Development Courtyard/Lowline

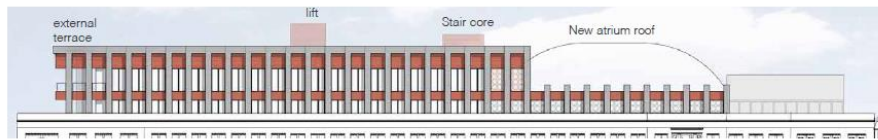
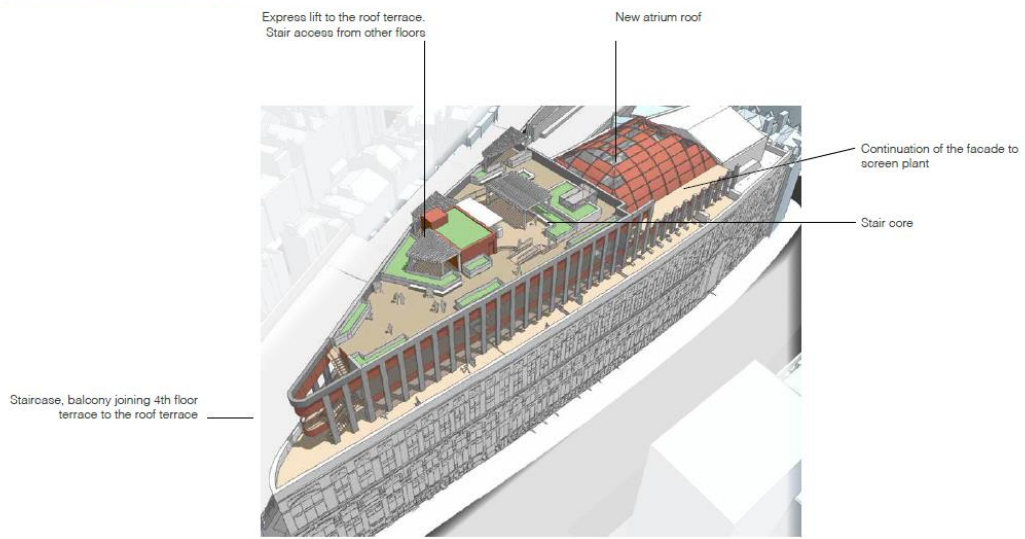


The historical references to the original building use give a ready theme on which a design language could be developed for decorative features such as gates, trellis and planting



Visuals showing rear yard off Park Street. Inventive lighting to be used to enhance the area for use at night to create a sense of place to an unwinding area.

Design Development Roof



Design Development Roof



Summary of Proposals

Key benefits of the scheme

- Reinstating the building as a local landmark and focal point through sensitive restoration and enhancement.
- Creating a more accessible, open and engaged building – for the first time residents and visitors will be able to enjoy the existing atrium space.
- Promoting a variety of commercial and leisure uses, creating greater flexibility, including modern retail commercial space.
- Provision of additional high-quality office floorspace to the upper floors, which is more suitable for modern working requirements.
- Generation of new employment and training opportunities for LB Southwark residents during the construction phase and once the restoration works are completed.
- Improving permeability – improved pedestrian links to consented and emerging developments in the area, including Borough Yards and Landmark Court.



FORGEARCHITECTS

The Hop Exchange - Consultation Document

Consultation and Next Steps

Thank you for attending today's webinar. Your views are important to us, so we encourage you to return the feedback form accompanying the invitation to this event.

You will be able to further review the presentation by downloading it from the website after this event. A video recording of the webinar will also be made shortly available after this event.

We are committed to working with the local community and our stakeholders as the plans evolve. If you have any questions or would like to know more about the proposals, please contact Casoade Communications, who are helping us to engage with the local community via the following:

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FORGEARCHITECTS

The Hop Exchange - Consultation Document