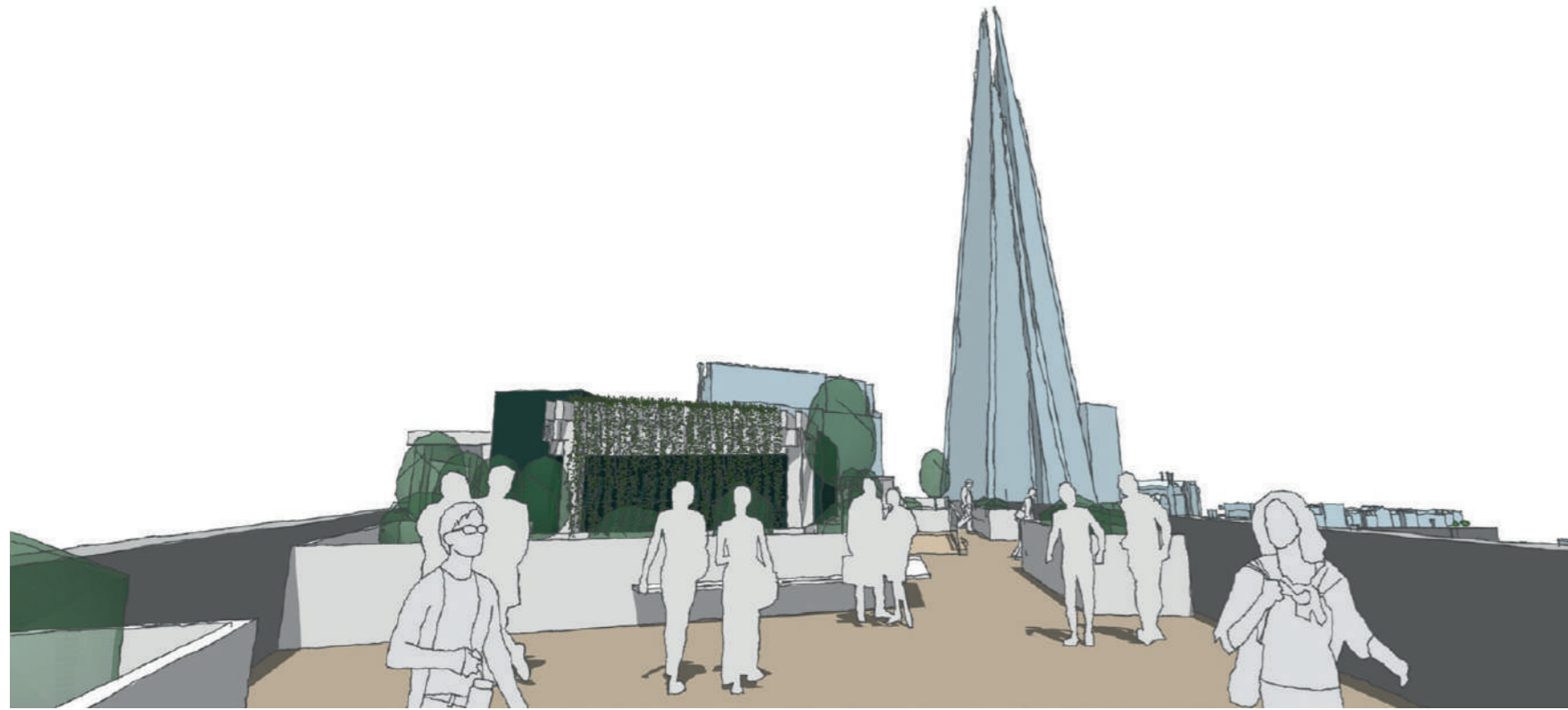
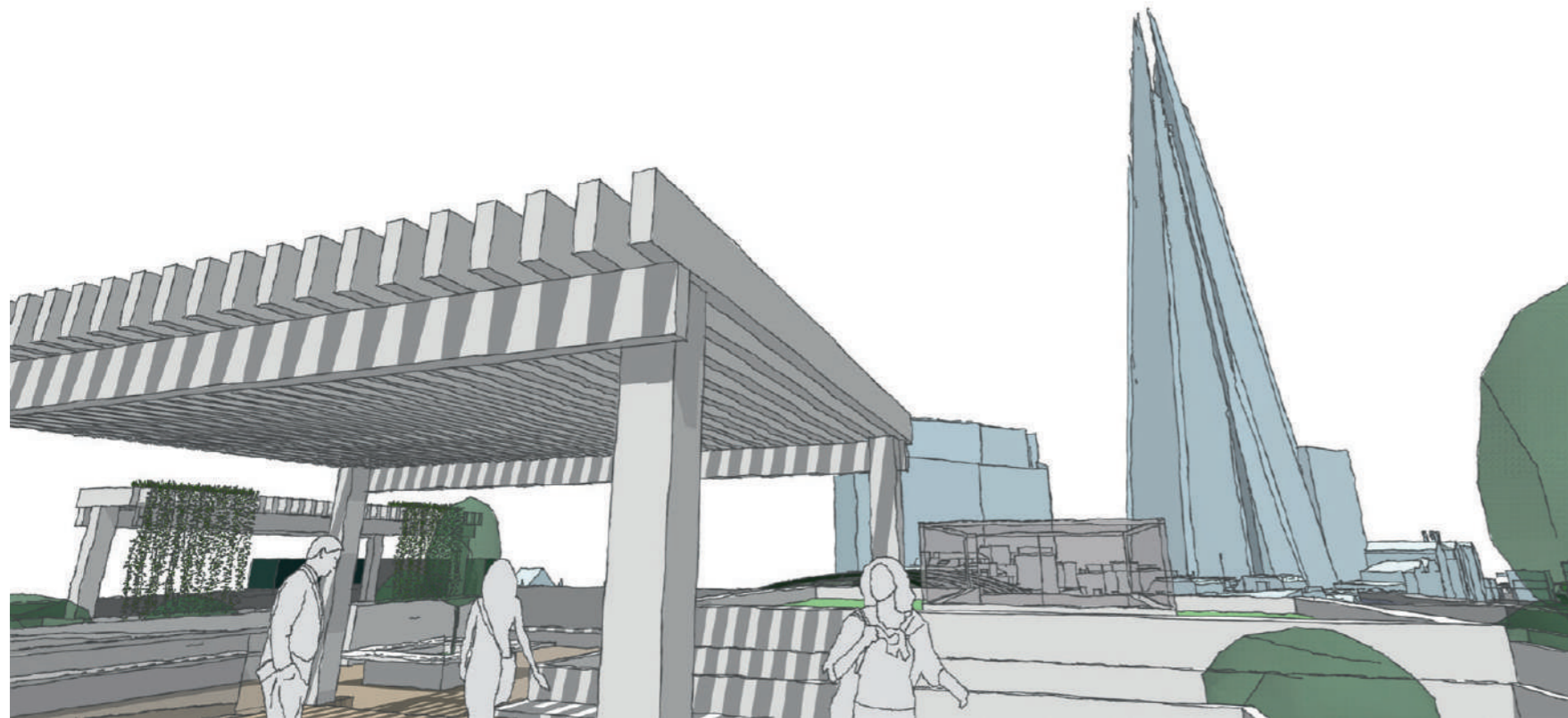


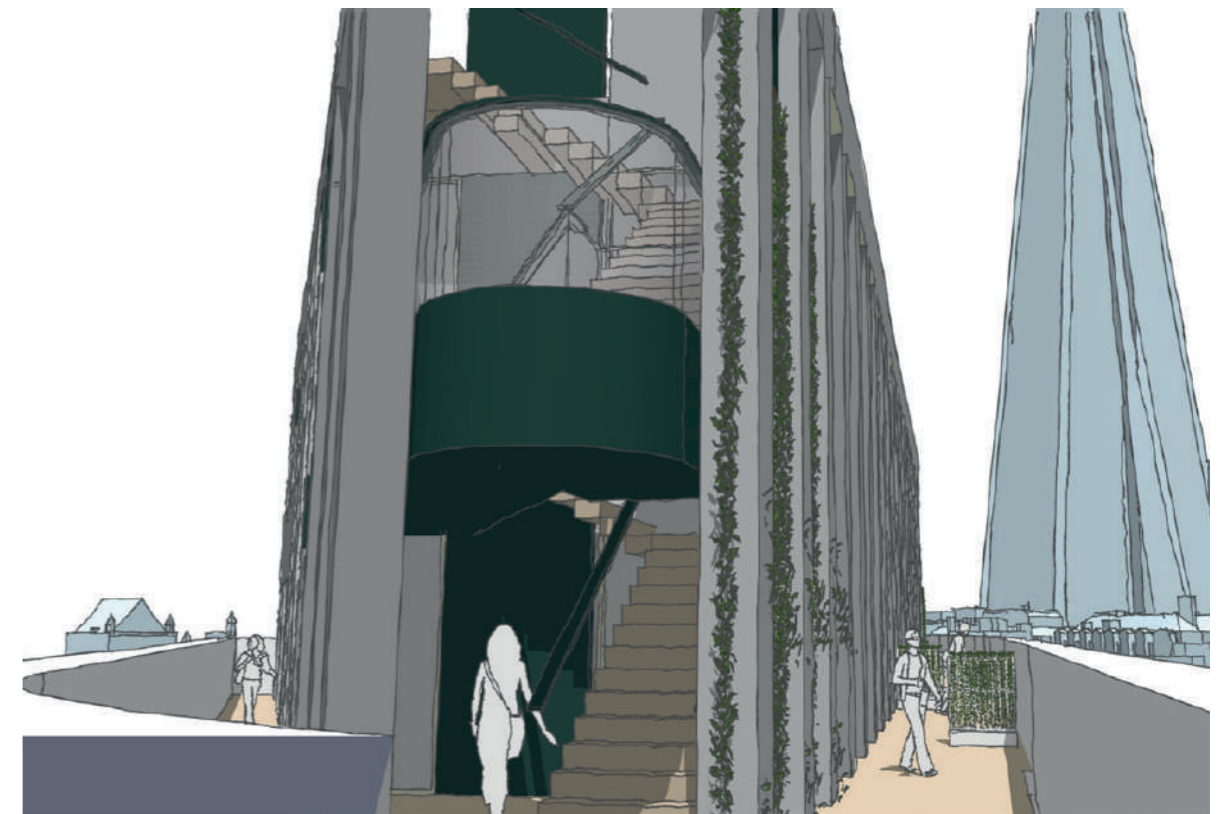
Design Proposals- Roof Top Gardens



Roof terrace view looking East from West end



Roof terrace view looking East from East end



Staircase joining 4th floor terrace to the roof terrace

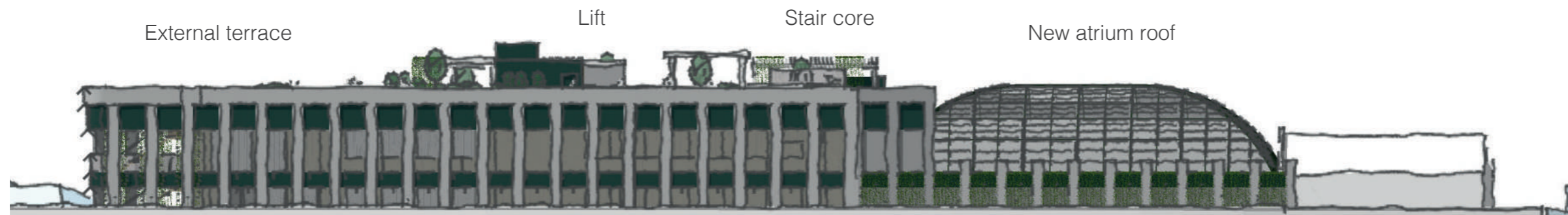
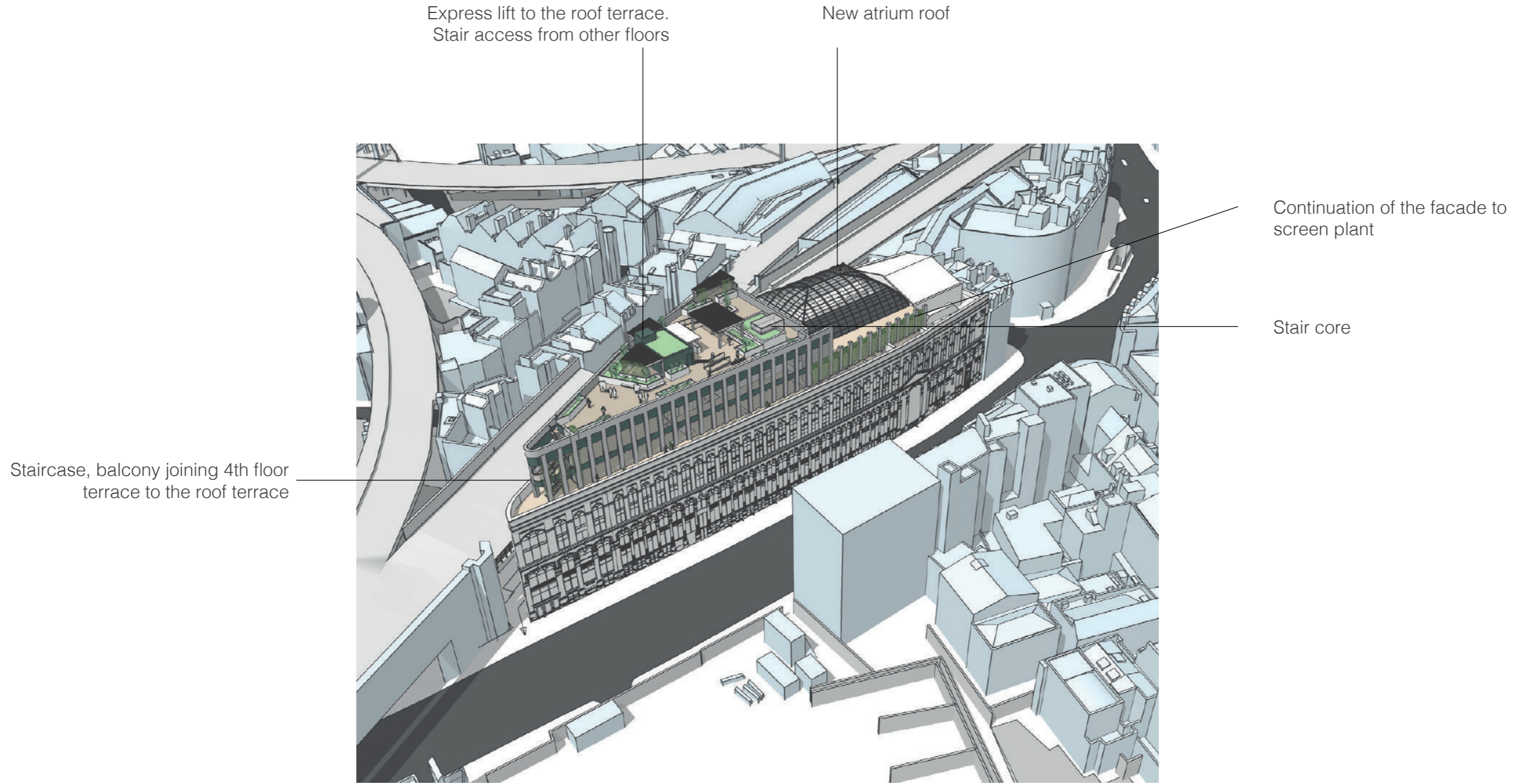
One key element of the roof extension proposal is the addition of a landscaped roof top area which both existing and new users of the building will be able to enjoy.

The views from this rooftop space will be enhanced by the new atrium roof.

A roof terrace will be created at fourth floor level for users of the office space to enjoy. This space will be linked to the roof terrace via a staircase to the western end of the building.

The landscaping proposal continues down to the rear of the building where a more welcoming space is to be created leading to the new rear entrance. The introduction of green spaces to the site will result in an increase in its biodiversity value and urban greening. This will be achieved through wildlife friendly planting, green roofs and other ecological enhancements such as bat and bird boxes.

Design Proposals- Roof Elements

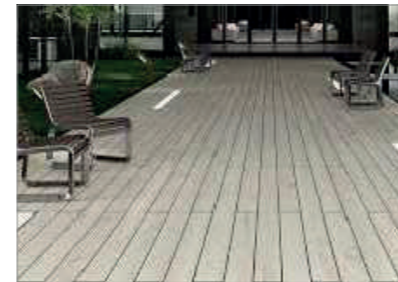


Landscaping



Roof Materials:

Example: Kinley Farrino Porcelain decking



Powder coated steel pergola with tensile wires for climbers



- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing, do not scale. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 900mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer also to architectural and engineering drawings as applicable.

	Site boundary		Proposed metal pergola with climbers (6/F)
	Topographical survey information - MSL28350-T-RevB (09.10.20)		Powder coated galvanised mild steel
	Existing granite setts (G/F)		Vertical tensile wires for climbers
	Existing tarmac (G/F)		Bar canopy (to be detailed at a later date, post-planning)
	Proposed reclaimed granite setts (regular to allow disabled access).		Metal planters for climbers at open stairwell
	Existing small setts to be retained and reused (in historic area to west of scheme).		Bench
	Existing larger setts to be retained and reused (in historic area to west of scheme).		Handrails (6/F)
	Existing slabs to be retained and re-laid for disabled access (in historic area to west of scheme).		Extent of roof built up (1/F)
	Proposed decking surface: Kinley porcelain decking Farrino colour: Flax, or equivalent		Extent of roof built up (4/F)
	Proposed cycle stands: Broxap Sheffield Cycle Stands or equivalent		Extent of roof built up (6/F)
	Proposed water point		Proposed brown roof (1/F) (TBC)
	Proposed electrical point		Proposed planting (6/F)
	Recessed services lids		Proposed green roof (6/F)
	Lighting		Proposed tree
	Proposed gates		
	Existing levels		
	Proposed metalwork panel (G/F)		
	Proposed tree planted in moveable planter: 1.5 x 1.5m.		
	Corten - weathered steel planter with timber seat		

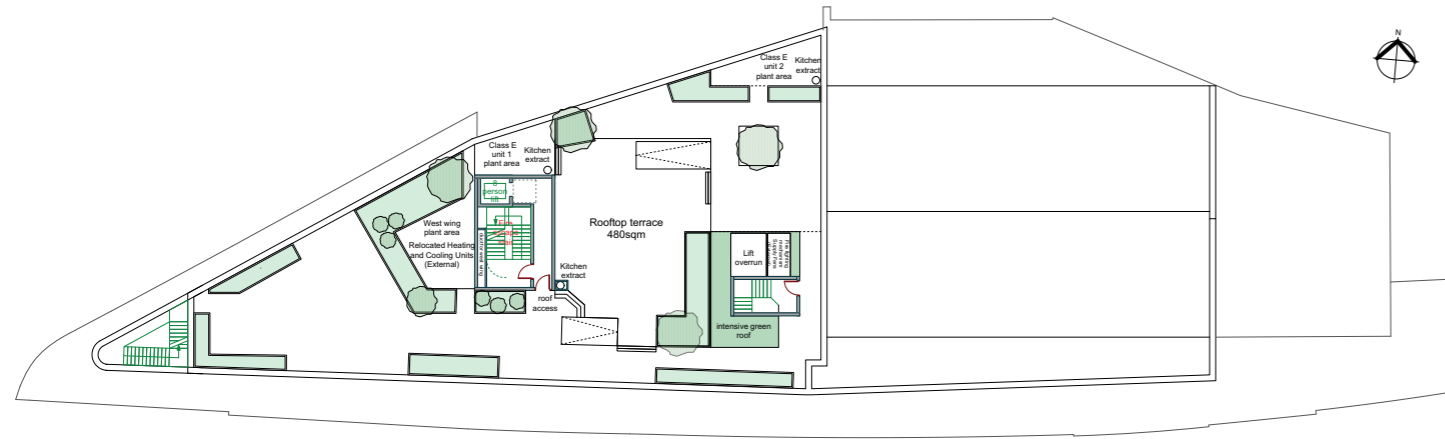
rev.	date	by	chk	notes
P07	22.03.21	EB	LF	Roof light added to first floor brown roof
P06	12.03.21	EB	LF	Brown roof revised, ground floor planter revised for electricity poi
P05	03.03.21	EB	LF	Revised post CGI mark ups
P04	19.02.21	EB	LF	Planter materials and parking layout revised.
P03	19.01.21	EB	LF	Planning issue
P02	13.01.21	EB	LF	Revisions to roof terrace
P01	06.11.20	EB	LF	First issue

project	The Hop Exchange, Southwark		
title	Landscape Proposals		
status	Planning	scale @ A3	1:250
dwg no	2183-TF-XX-00-DR-L-1000		
references	MSL28350-T-01-RevB, Murphy Surveys, 18.10.19		

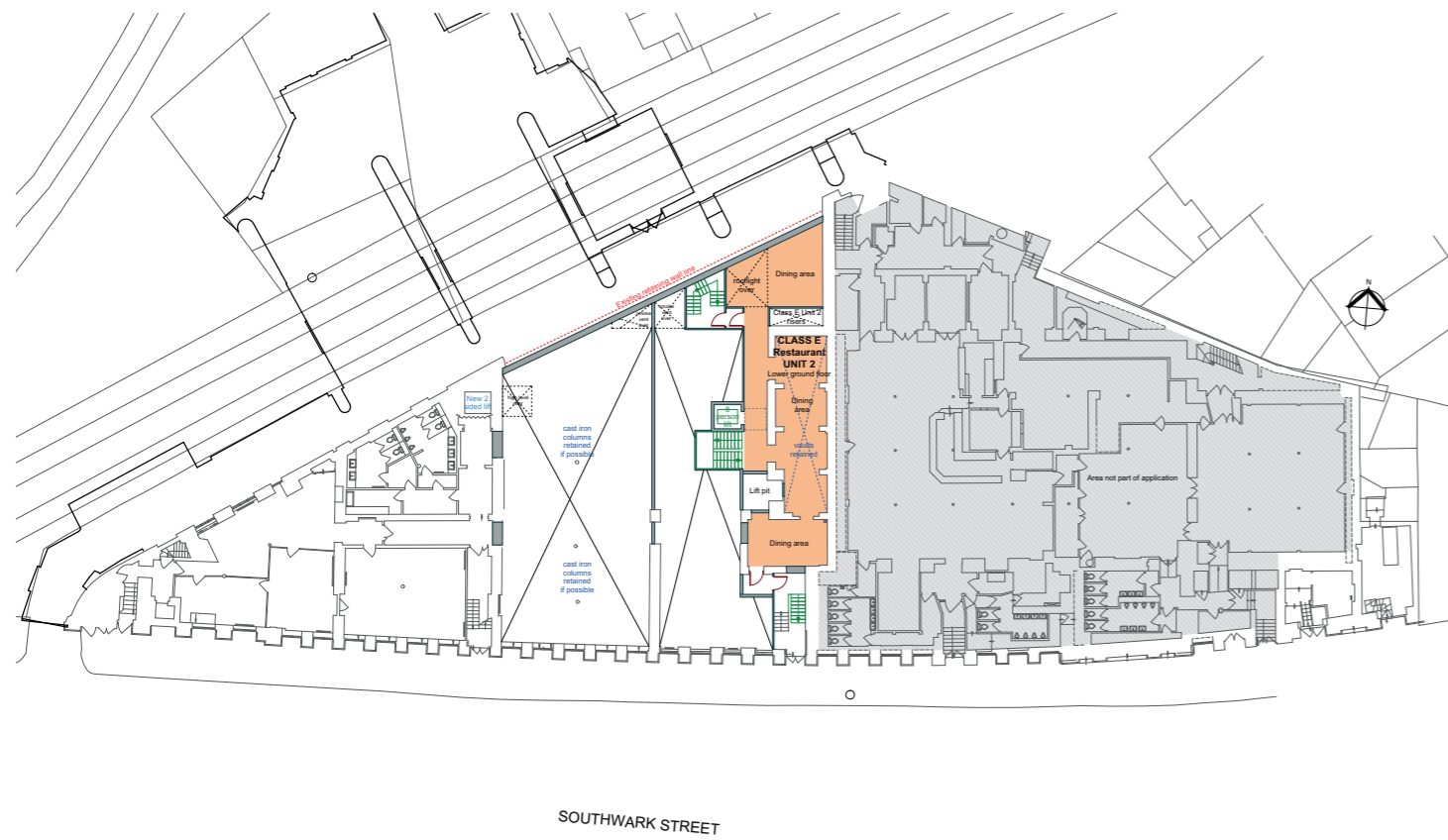


For full landscaping details see Terrafirma Landscape Architects information

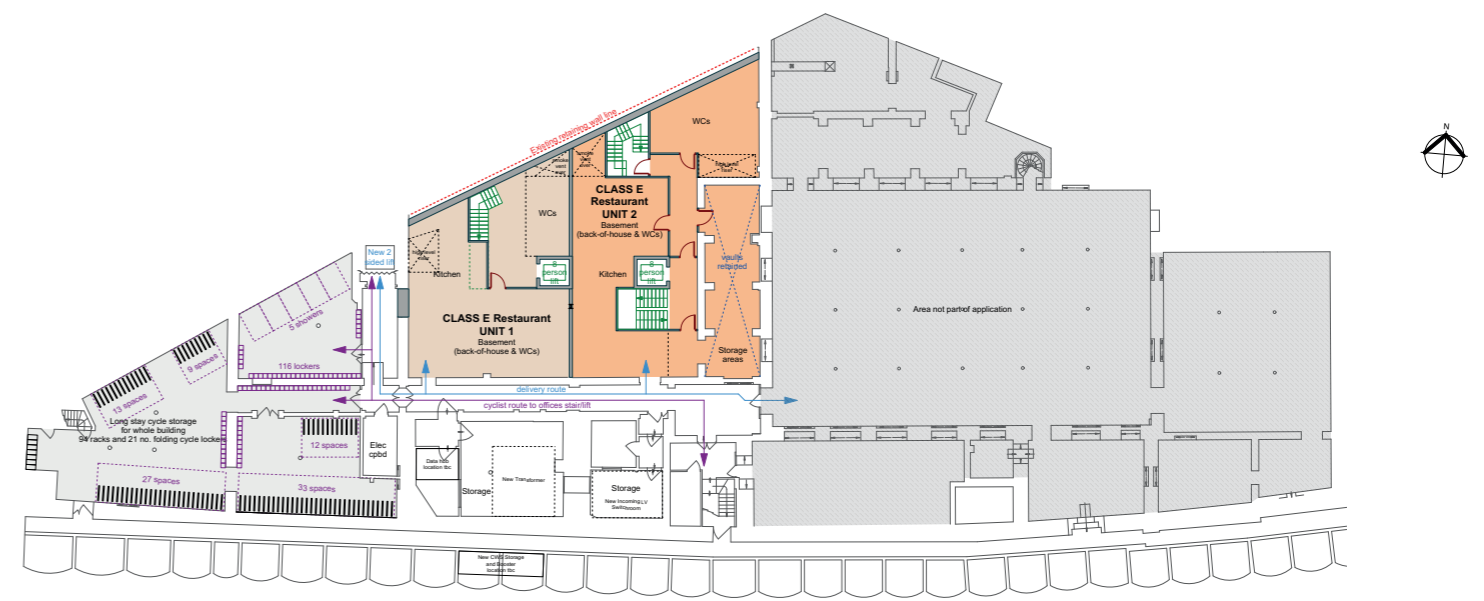
Design Proposals- Layout Proposals



Roof Plan



Lower Ground Floor Plan



Basement Plan

Accommodation- Schedules and Uses

Existing and Proposed Gross Internal Areas

NOTE: Areas are in square meters and are for guidance and planning application purposes only

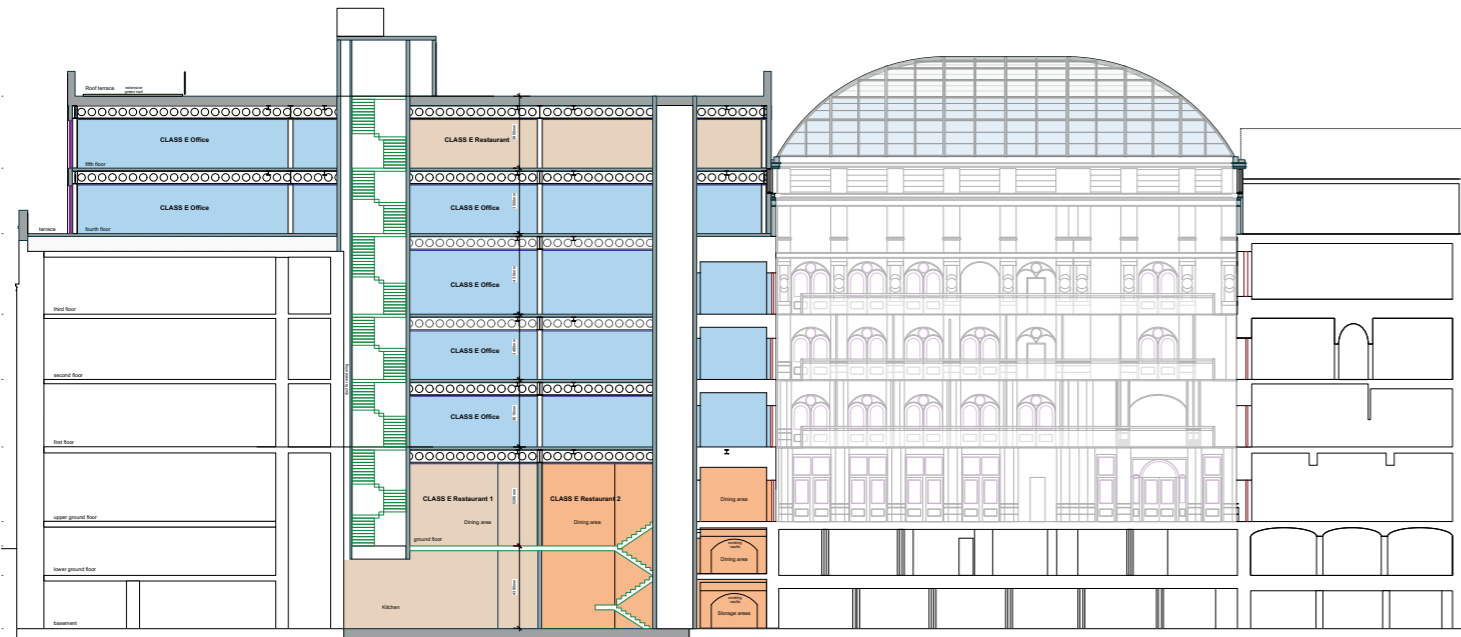
Areas for the entire Hop Exchange

Gross internal areas based on RICS code of measuring practice 2015

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

TOTAL GIA

Floor	Existing GIA	Additional GIA	Demolished GIA	Proposed GIA
Basement	797	50		847
Lower Ground	841	-369	369	472
Upper Ground	1632	26	290	1658
First	1106	254		1360
Second	1159	253		1412
Third	1179	250		1429
Fourth	156	623		779
Fifth	0	622		622
Total GIA	7529	1709	659	8579

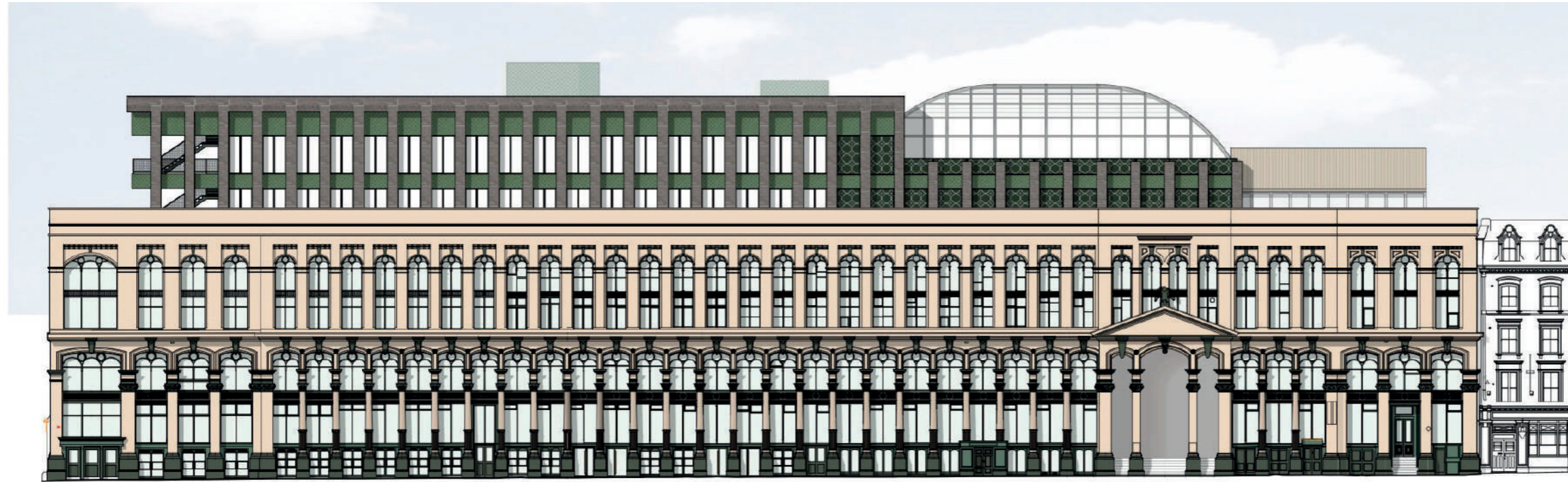


Proposed long section showing proposed uses



Existing long section showing existing uses

Design Proposals- Proposed Elevations

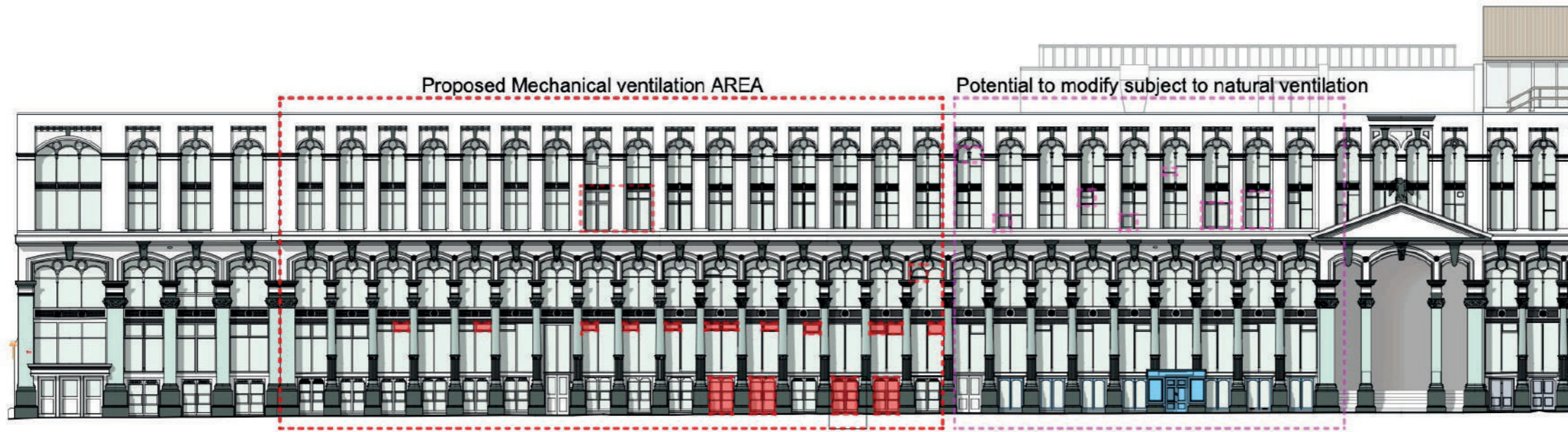


Proposed Front Elevation



Proposed Rear Elevation

Appearance- Window Modification To Front Facade

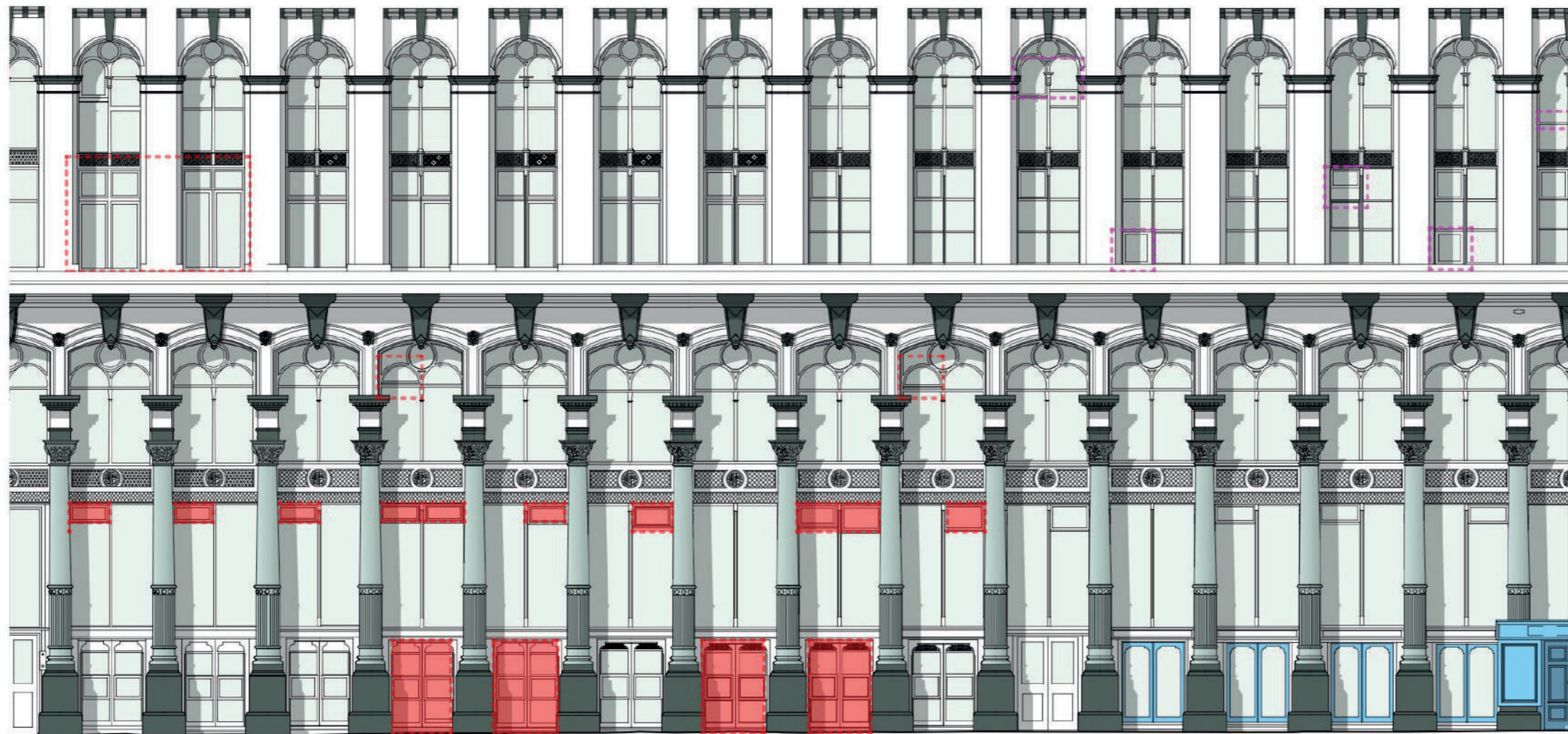


The proposal will provide the opportunity to provide much needed heritage benefit to the existing façade.

“The opening casements have been constructed in a crude manner and seem to be a result of the need to create ventilation. They are detrimental to the significance of the windows and their removal would enhance significance.” Edwards Hart Consultants

Peer intend to remove top light casements which have been added to the windows after the original inception, where there are new environmental controls being proposed within the building.

3 Existing front elevation
Scale: 1:250



1 Existing front elevation
Scale: 1:100

NEW ENTRANCE A

NEW ENTRANCE B

Appearance- Materials

As previously stated within this document there are materials which are traditional to the area which have influenced our choice of materials on the proposed scheme.

Within the conservation area guidance it states, 'there is no objection in principle to good new building design in the Conservation Area in contemporary styles'

There is also evidence of new more contemporary materials such as:

- Contrasting metal such as copper, grey masonry
- Larger elements of glazing whilst maintaining vertical and horizontal facade

Aside from the materials introduced to the new elements of the build the rendered facade will also be altered to re-establish an early colour scheme of the Hop Exchange as discovered through paint analysis that has been carried out on the existing facade.

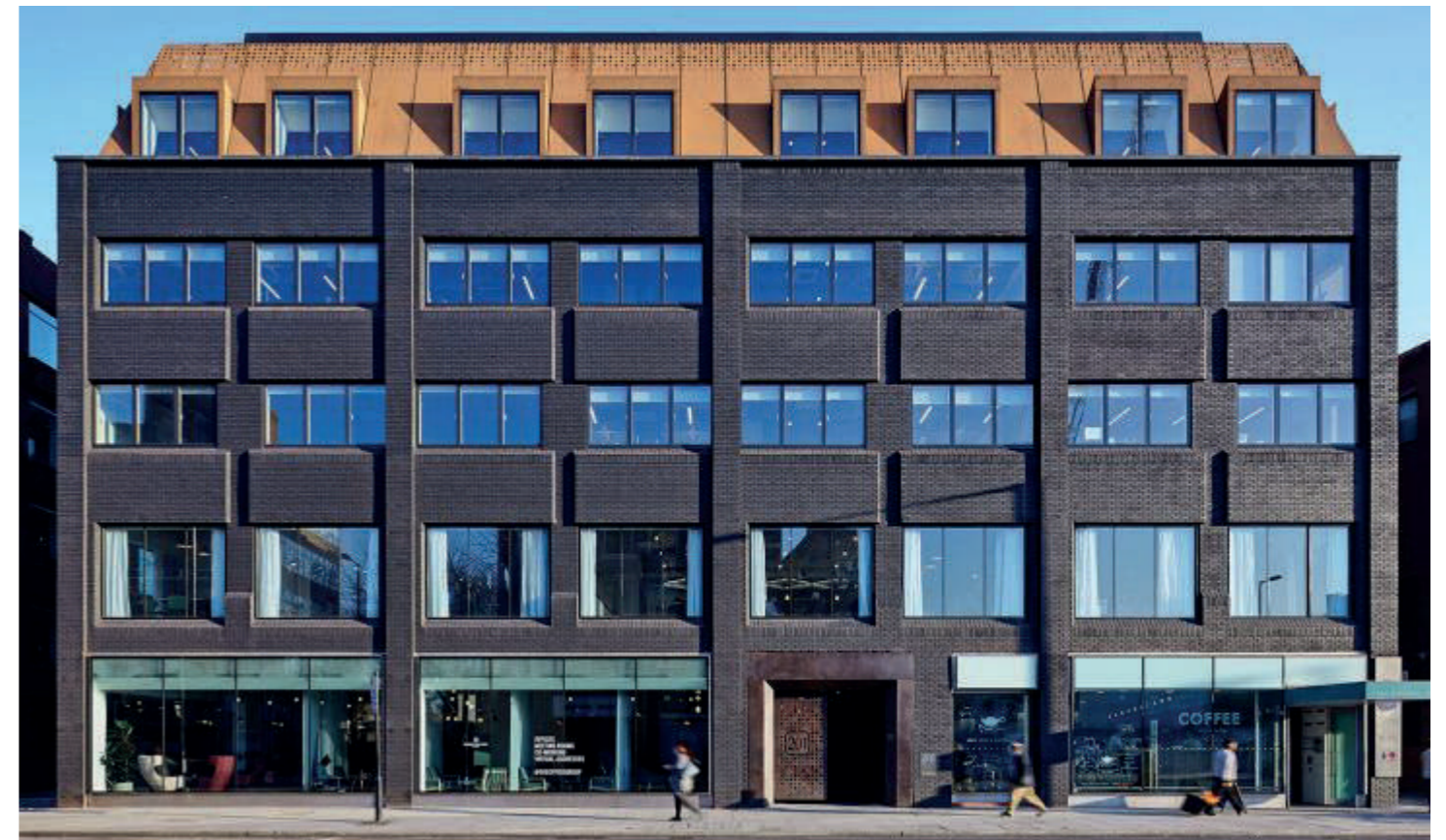
The proposal provides high quality, yet a simple palette of materials. The patinated copper and the grey masonry are a complimentary scheme to the existing facade. The proposed materials have been chosen through a thorough investigation of the existing facade and it's colours over the years. Grey tones of brick and green cladding have been assessed to ensure that the extension is complimentary but also subservient to the existing building

The brick to glazing ratio on the additions to the rear is also key. It has been tested to help minimise the visual impact of the proposal. To date we have looked at various brick options but feel that a grey brick is the most appropriate as it provides enough of a contrast to both the front proposed masonry colour and the rear existing London Stock.

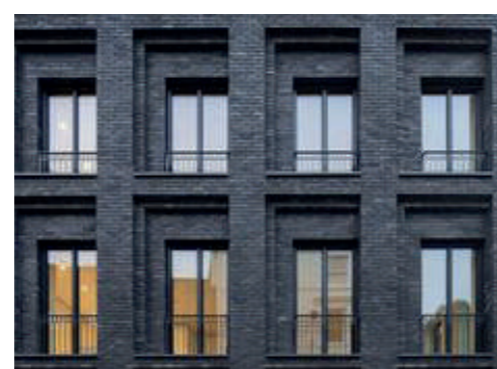
We believe these modern interpretations of materials add diversity and delight to the less prominent areas of the listed building within the varied conservation area context. The retention and enhancement of the main Southwark Street



Recently approved Landmark Court scheme showing similar proposed colour of pigmented concrete



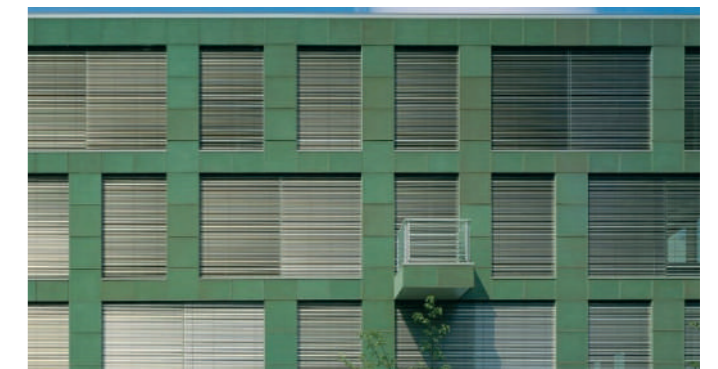
201 Borough High Street where refurbishment using contrasting metal and darker masonry has been used throughout the building but the grid has been retained.



curved facade will always be paramount in the works to the building.

Predominantly the brick external surface of the proposal sits well within the setting, whilst the copper cladding creates texture and balance to this unique building. The cladding colour responds to original colours of the building and the heritage of the area, while also allowing the extension to develop its own architectural approach without appearing out of context.

Embodied energy has also played a key role within the choices of materials ruling out aluminium cladding instead we looked at zinc and copper as more viable options however copper was chosen as this gives texture to the cladding and the highest fire standards are met.



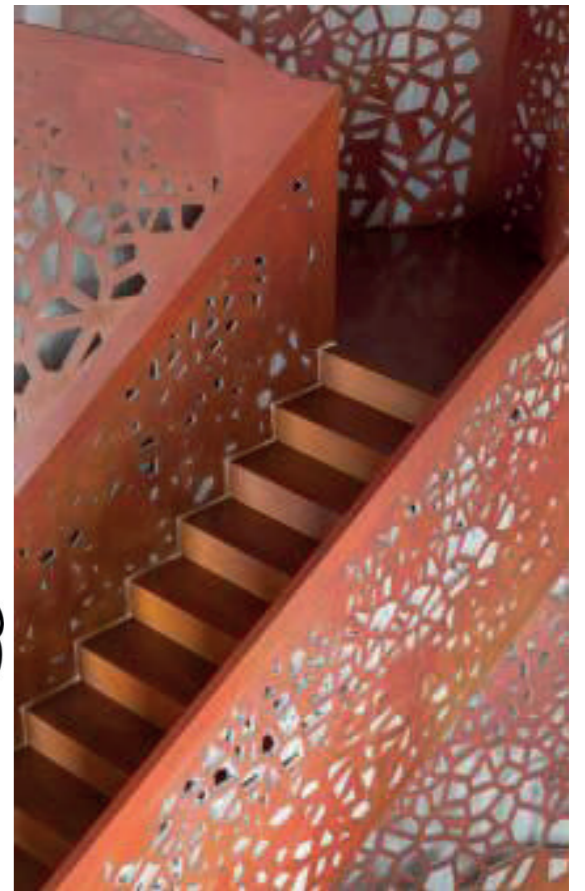
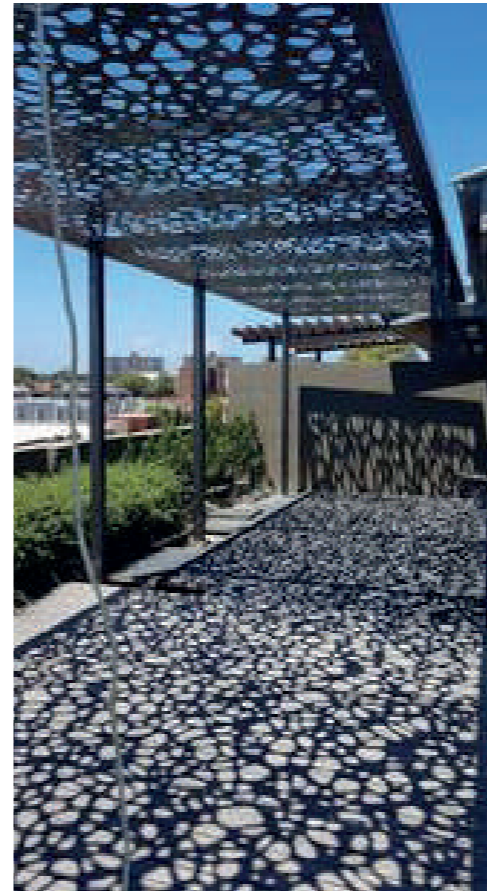
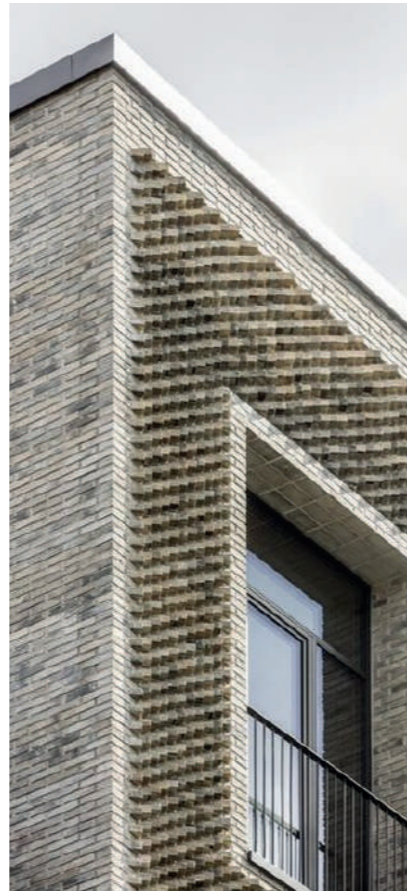
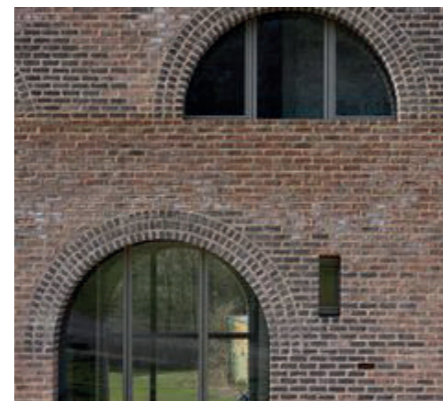
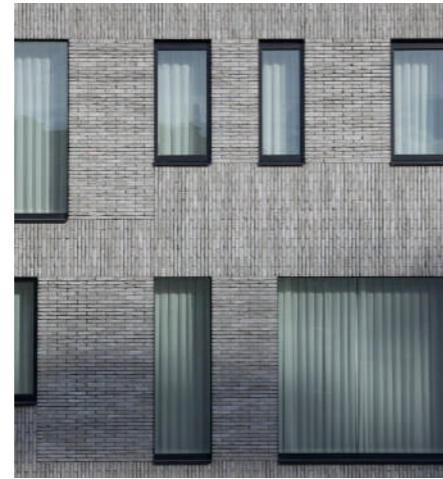
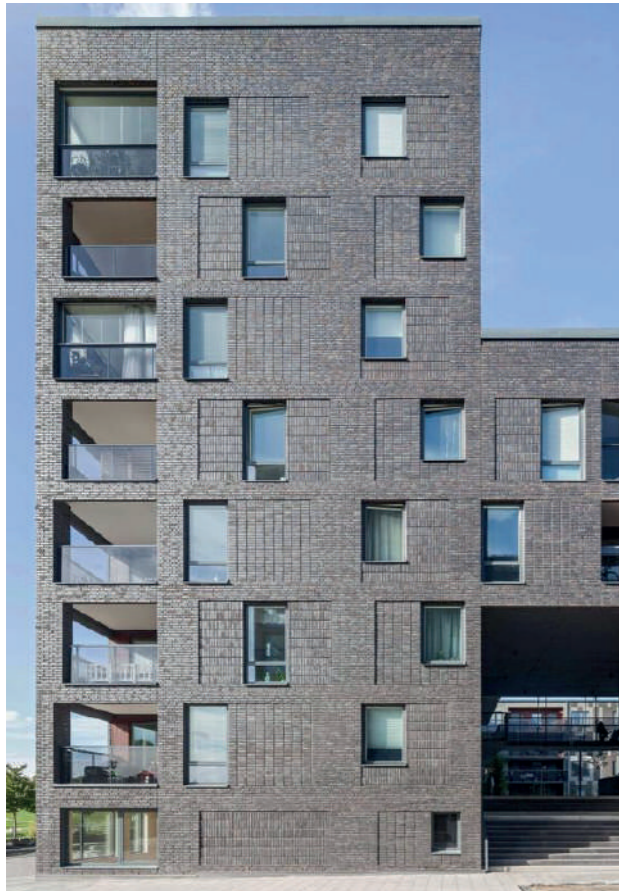
Material palette- for proposed extension and infill

- Grey masonry to be used on the set back extension and infill to bring a contemporary feel to additions rather than making it appear as part of the original Hop Exchange
- Contrasting metal panel system to be used on particular elements such as window contrasting panels in place of stucco/decorations and as a way-finding device. The colour of this has been determined by the historic paint analysis carried out on the building. Looking at copper pre-patinated cladding with a pre-weathered finish to ensure that the material doesn't alter dramatically over time. The material is class A1 fire rated which meets building regulations and is also future proofed for the client. There is a large variation in the colour meaning the product will be more forgiving in pedestrianised areas.

Appearance- Materials to the proposed



Proposed paintwork palette to the existing facade



Brick varying warm greys

Copper metal cladding to the spandrel panels within the extension



Copper- Oslo



Metalwork to balustrade/acoustic screening introducing hop cut outs

