

The Hop Exchange Planning Design & Access Statement
April 2021

Contents

- Introduction.....
- Project Brief.....
- Planning Use.....
- Contextual Analysis.....
- Evaluation of Site.....
- Historic Context.....
- Building History & Proposals.....
- Planning History.....
- Consultation & Final Proposals.....
- Design Proposals.....
- Design Development/ Response....
- Public Link/Roof Terrace.....
- Landscaping.....
- Layout Proposals.....
- Accommodation Schedules & Uses..
- Appearance.....
- Transport & Servicing.....
- Secure By Design.....
- Access Statement.....
- Proposed CGI.....
- Conclusion.....

Introduction

Forge Architects were appointed in 2018 by Peer Freeholds Ltd to prepare planning 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 proposal 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, 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.

Over the last few years we have been involved in a series of conversations and consultations during the pre-application process with both London Borough of Southwark and Historic England together with interested stakeholders which has assisted with this submission.

This Document seeks to compile the previous planning history and technical supporting documents through the extensive design development including the historical evaluation and assessment of the Grade II-listed building and within the surrounding context based on the NPPF and the LPA Borough High Street Conservation Area appraisal.

The proposal seeks to enhance and enliven the building and the immediate surroundings with the main focus for the proposal being the protection and enhancement of the existing Southwark Street façade and the main galleried atrium space by the new modern subservient interventions.



Project Brief

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

Peer Group would like to refurbish and upgrade the Hop Exchange, with a particular focus on the rear light well, 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.

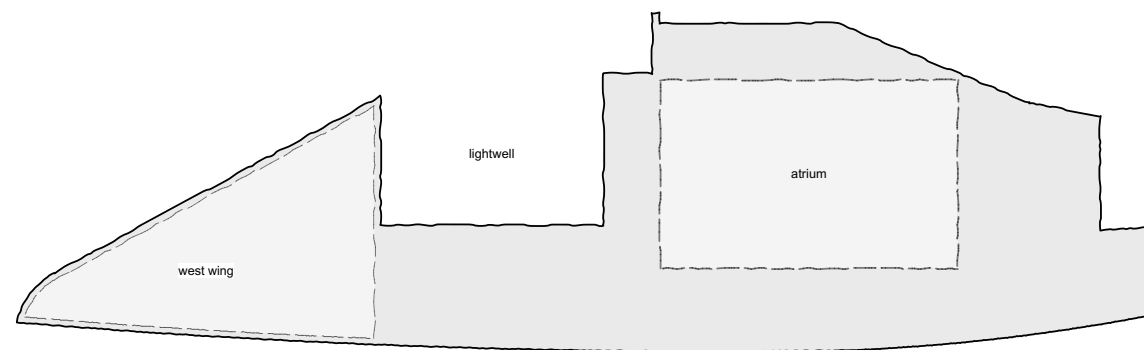
A secondary entrance from Park Street is to be implemented providing independent access for the restaurant areas. This will complement the regeneration of this area and serve to make the Hop Exchange more accessible to the public.

The primary goals are:

- To create lettable floor area to modern standards / market expectations.
- Where possible 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 the interface with the public realms
- 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



Existing Plan



Existing Long Section

Planning Use

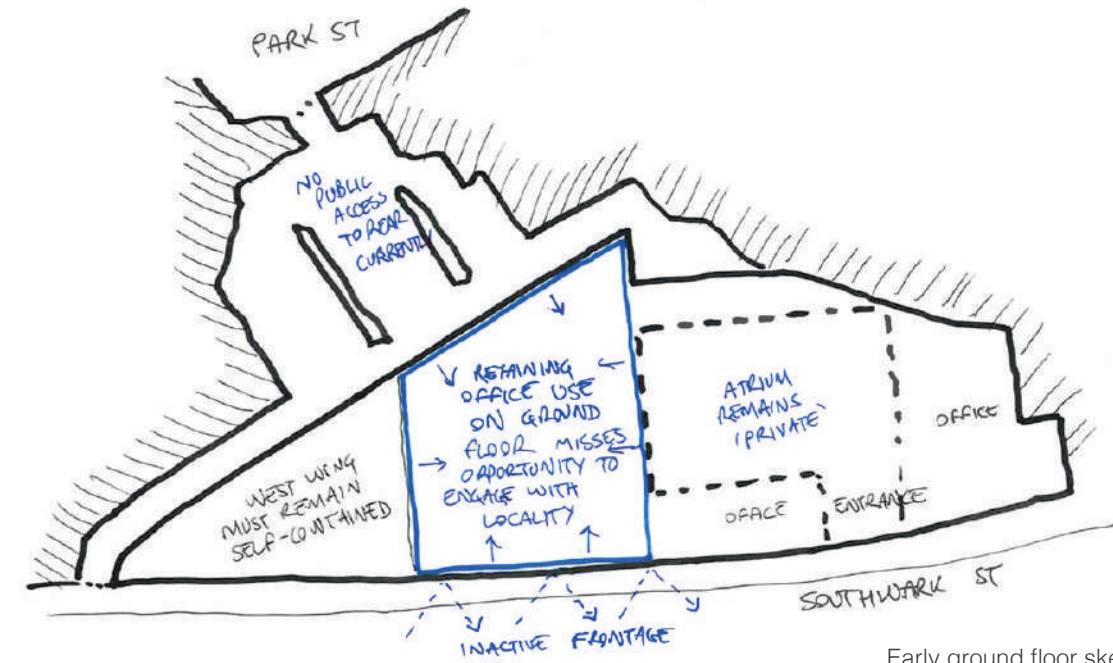
The current building is predominately office space Class E use (Office) with a proportion of the building being Class E use (Restaurant)

Early in the design process, we considered retaining office use at ground floor level however this kept the frontage along Southwark Street relatively inactive and the use predominantly private in nature. The upper and lower ground floor levels do not align with external levels, further exacerbating this.

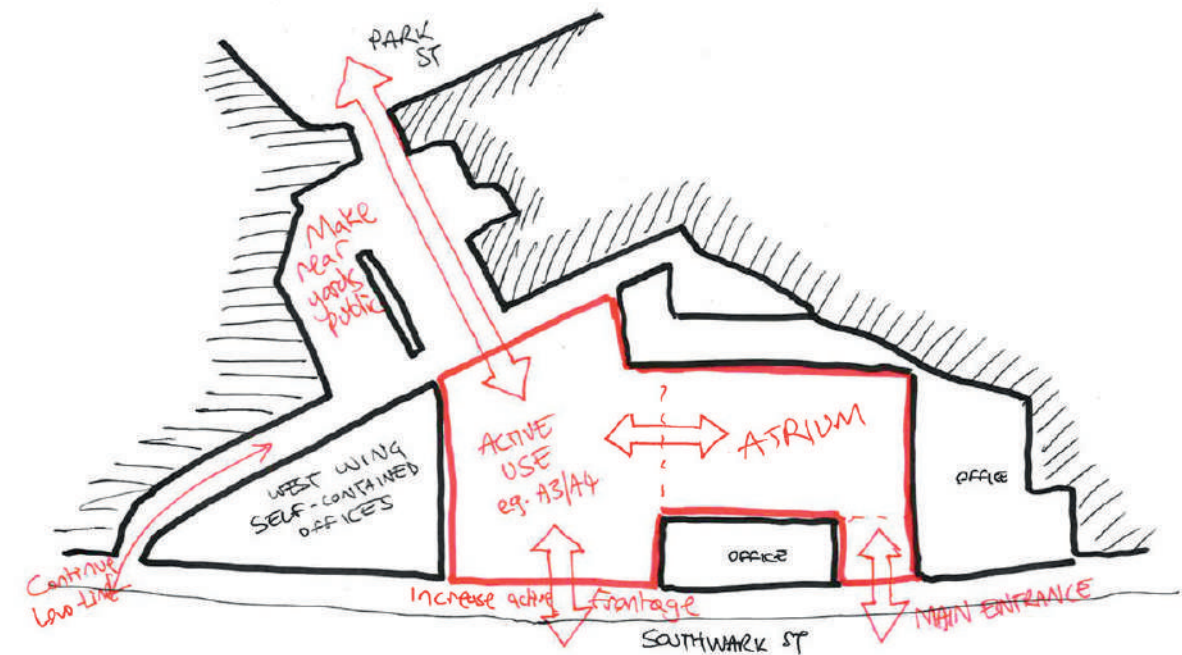
We identified that continuing with this would miss an opportunity for the Hop Exchange to increase engagement with the locality. Peer Group's aspirations also evolved over time in this direction, so we began to explore a more active use at ground floor that engaged with the surroundings. This approach has been maintained throughout the design process.

By proposing a more active use at ground floor, such as restaurants, the Hop Exchange can be further opened to the public. The rear yards and viaduct pathway could also be opened up to allow routes through the building between Park St and Southwark St.

In addition, this use can directly connect to the existing atrium, allowing this heritage asset to be enjoyed as a more public space by more than just the building occupants and their visitors. These strategies could make the Hop Exchange a key destination in the area and along the Low Line, a walking route alongside the railway arches.



Early ground floor sketch proposal



Developed ground floor sketch proposal

Contextual Analysis- Site Description

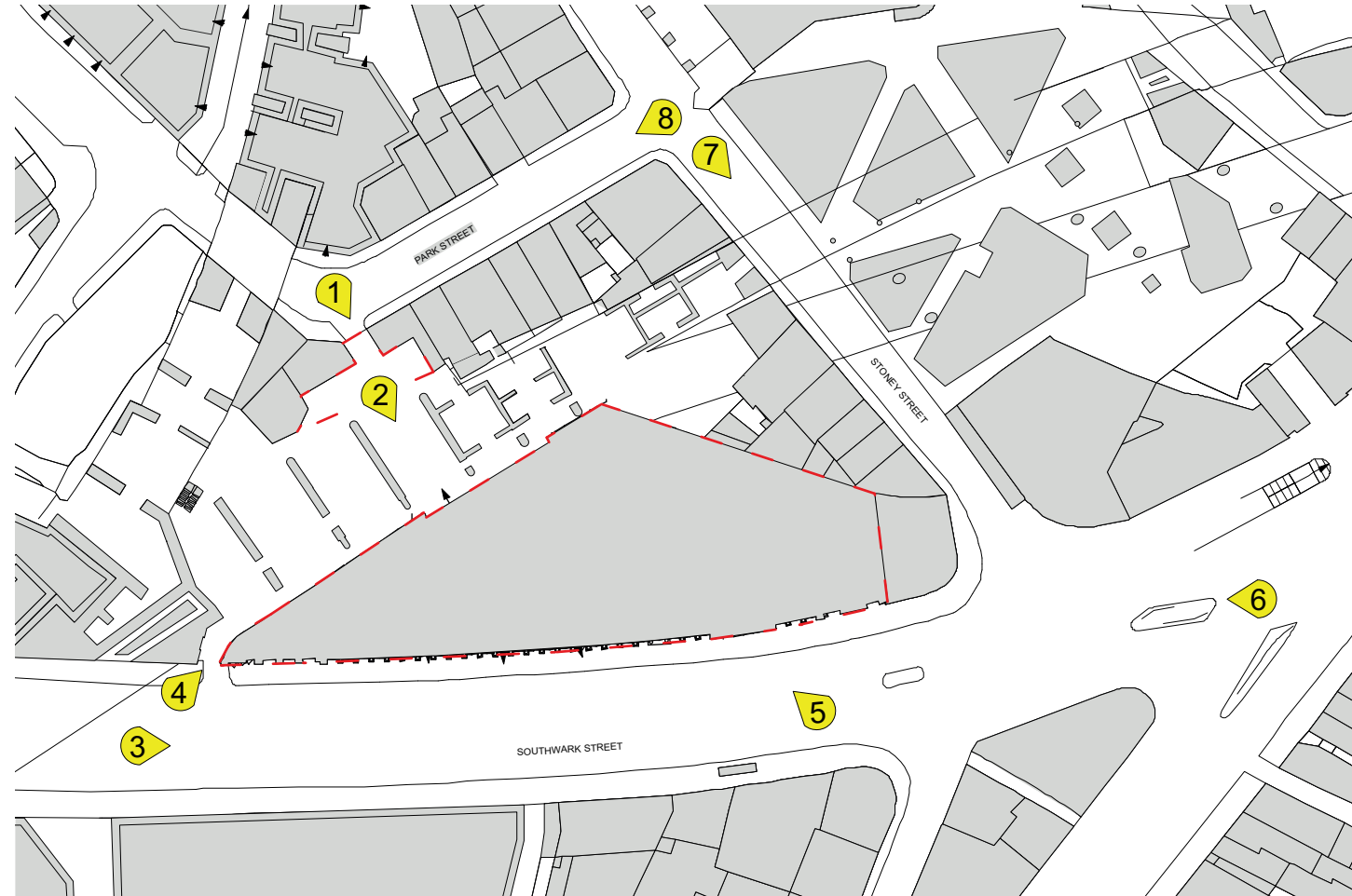
- The Hop Exchange is a Grade II listed Victorian building in neo-classical style, located at 24 Southwark Street
- The building is situated in a prominent location with Borough Market and London Bridge Station to the east
- It is within the Borough and Bankside Ward of LBS and within the Borough High 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.



Contextual Analysis- Site Description



View 1 - Vehicle access between retail units on Park Street



View 7 - Street view looking north along Stoney Street



View 2 - Vehicle route for deliveries and servicing.



View 6 - Street view looking north-west



View 3 - Street view looking east towards the Shard



View 4 - narrow alley between rail line viaduct and building



View 8 - Street view looking west along Park Street toward vehicle access point



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

Contextual Analysis- Surrounding Buildings



Bedale Street looking beneath railway bridge



91 Borough High Street (listed building)



34 Borough High Street (listed building)



151 Borough High Street (listed building)



Southwark Street and Borough High Street Junction with the Hop Exchange on the left



Stoney Street (listed building)



Looking down Park Street to Borough Market



Southwark Street looking to the west



Southwark Street North



3 Southwark Street (listed building)

Evaluation of Site- Constraints/Opportunities

Opportunities

- The proposals 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 improve public realm.
- Improving public realm 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 which will look to restore some original features
- Reinstating the grandeur of the original building
- Opportunity to open up the building to the public.
- Opening up the site to the Low Line walking route which runs down the side of the railway.

Constraints

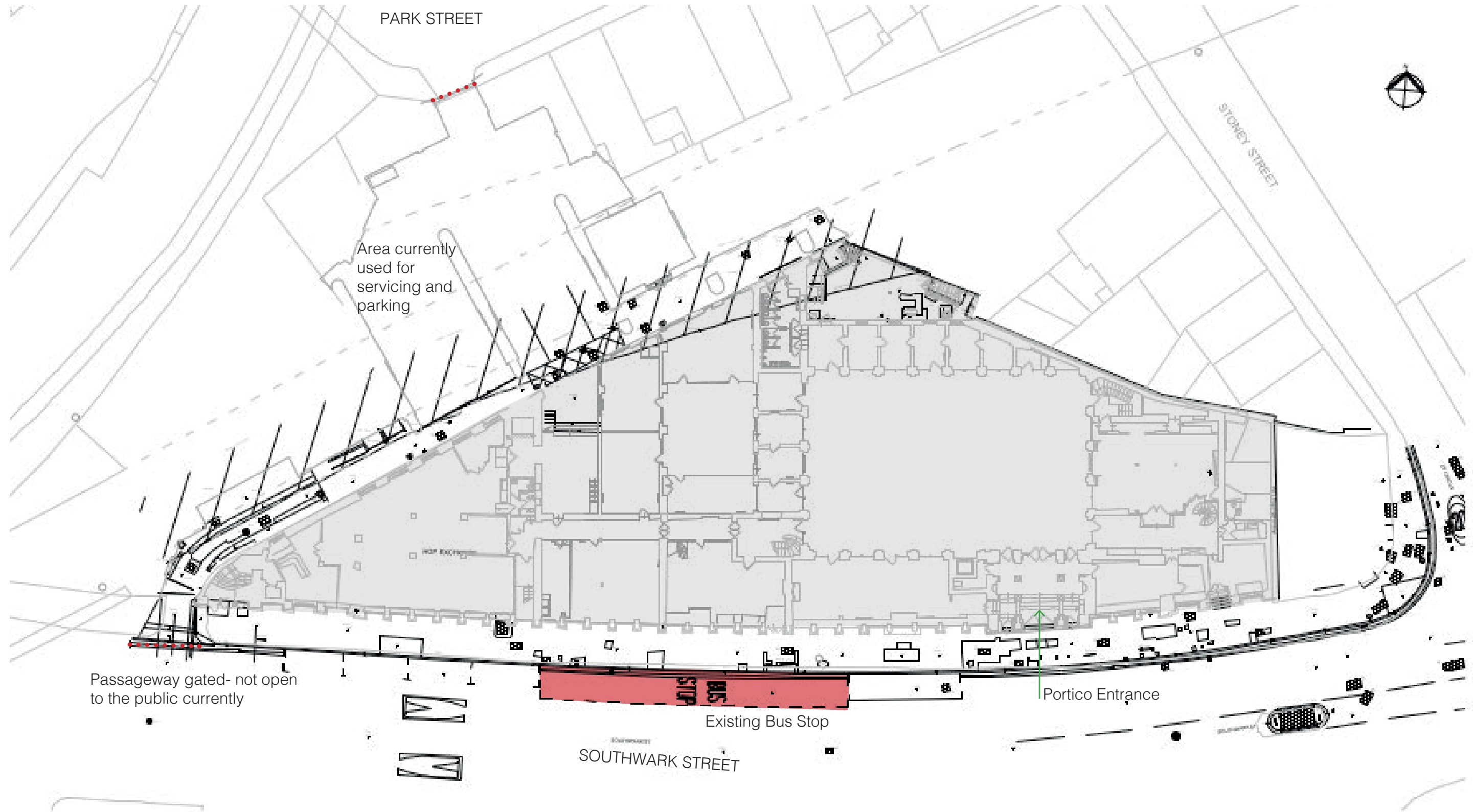
- The site is located on a busy road with noise and air pollution
- Southwark Street is a red route which limits servicing solutions
- Railway extension work has restricted development at the rear of the building, shown in cloud on map.
- There is currently little relationship between the internal floor 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



| KEY | |
|-----|-----------------|
| | KEY VIEWS |
| | RAILWAY VIADUCT |
| | ACTIVE FRONTAGE |
| | SITE BOUNDARY |
| | PUBLIC ROUTE |
| | SUN PATH |
| | NOISE POLLUTION |

Evaluation of Site- Servicing

- At present the building is serviced from both Park Street and Southwark Street
- The arches to the rear of the site are mainly used for parking and servicing
- The passageway to the west of the Hop Exchange is currently gated off from the public.
- There is an existing bus stop to the front of the Hop Exchange along with a Santander bike stand.
- The main public entrance to the building is off Southwark Street via the Portico entrance.

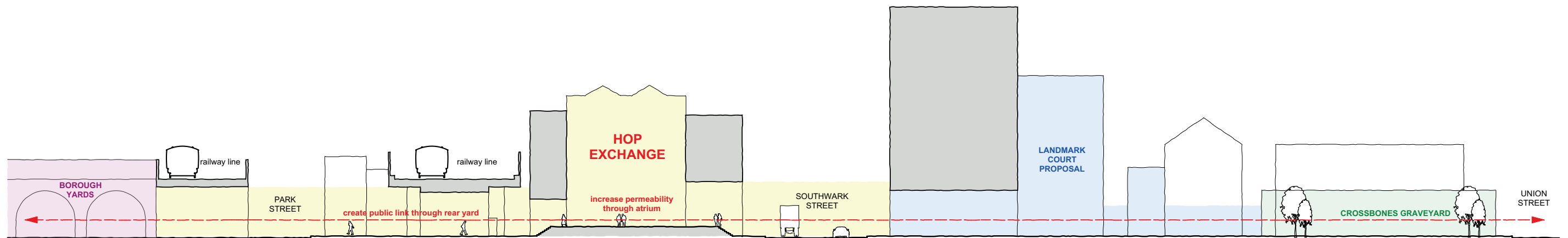


Evaluation of Site- Routes

- The Hop Exchange is situated in the heart of key business and retail destinations such as Borough Market (to the north east), Borough Yards (to the north), the proposed Landmark Court (to the south) and Flat Iron Square (a little further to the west), all of which constitute an ecosystem of complementary businesses and land uses. Currently the northern part of this community is somewhat disconnected from the southern parts, primarily due to the Thames Link viaduct and the historic use and arrangement of the arch space beneath.
- It is intended that some of these arches and Low Line to the rear of the Hop Exchange will be opened-up permitting footfall and activity to a new rear entrance during business hours. The rear entrance will allow the new restaurant units in the central building to be accessed from both Southwark Street at the front as well as Park Street from the rear, creating a dual aspect dynamic. This new entrance will also provide increased connectivity to the Exchange Hall (atrium) from the rear which will benefit office users that are travelling from the north.
- Incidentally, these plans will result in better and more direct day time connections between Park Street and Southwark Street via the Lowline, improving accessibility and permeability in the area. We see this new dynamic as being mutually beneficial to the Hop Exchange and the local community alike.



Nolli map showing opportunities for enhanced connections



Section showing opportunities for enhanced connections