

# **Design & Access Statement**

New Hibernia House,  
Winchester Walk London SE1 9AG

Prepared by:

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The logo for Collective Design, featuring the words "COLLECTIVE" and "DESIGN" stacked vertically in a bold, white, sans-serif font, centered within a dark grey rectangular background.

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DESIGN**

## **Introduction**

The following Design & Access statement is to support an application for external alterations to a site located within a conservation area. The document will investigate the proposed site and conservation area to ensure all historical features have been considered sensitively within the design. Analysis is to be conducted on both National and Local Policy Frameworks to certify the proposition aligns with governmental and local authority guidelines of acceptable developments. Justification will be delivered on the relevant policies to allow for ample information regarding the proposed works.

New Hibernia house is located within the local authority of Southwark in the Bankside and Borough district. This area is the heart of commercial and cultural development where the historic meets contemporary.

The site lies within the Roman settlement at Southwark which later became known as Lundenwic, the Saxon settlement eventually growing into the west of Londinium. After a number of years suffering from abandonment, looting and thievery, the area was acquired by the Bishops of Winchester c.1144-9, Development began creating the high-status London residence with construction commencing during the early 13th century and continuing into the later 14th century. Ownership of the area remained with the Bishops into the seventeenth century. The palace became a prison in 1642, during the Civil war, but was restored and then sublet as tenements, industrial premises and storage. Maps dated to the 16th century and first half of the 17th century (1530 Newton View of London; 1553-9 Hogenberg view of London; 1560-79 Agas Plan of London; 1638 Merian view of London) shows the site occupied by buildings and open areas. Moreover, a reconstruction plan of Winchester House dated 1649, shows the site located within an open area labelled as 'Tennis Court' with an area labelled as 'Bowling Alley' immediately to the north of the site. Unfortunately a fire in 1814 destroyed much of the fabric of the area and by the 19th century the site was occupied by warehouse buildings, and by the 20th century it was occupied by New Hibernia House.

Adjacent to the site is Borough Market, a wholesale and retail market which is accredited as one of the largest and oldest markets in London. Previously serving the green grocers of south London; it now acts as a pinnacle for sustainable produce, transparent supply chains and social connection. Primarily selling specialty foods with influence from across the globe it draws custom from employees of the adjacent financial district, tourists and residents.

The New Southwark Plan (2018-2033) formed by Southwark Council applies to New Hibernia House. This was adopted by the Council in 2018 and aims to ensure Southwark maintains its status as a contemporary and prosperous 21st century area. This sets out the long-term plan for development across the city to 2033. It will ensure that the right type of development is focused in the right places to meet the needs of local people and businesses.

## **SCHEME DESIGN**

### External Development

The proposal identifies and assesses the particular significance of the building within the conservation area which in this case is the external facade.

It is understood that heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. Substantial harm to or loss of a protected building should be exceptional, in this case the only harm is the addition of external signage to enhance the Class E application.

The building has recently undergone a change of use from Class E(g)(i) to Class E(b). Due to this reason there has not been a historic application for signage at these premises. The proposal looks to install sensitive signage which does not harm nor detract from the historical significance of the property.

With this in mind a fascia sign is proposed to be affixed above the main entrance whereby an aluminium louvre panel has been installed as part of the previous development. The sign will be halo illuminated and constructed in brass. It will be affixed into the panel with a 20mm spacer fixing into existing ground. Adjacent to the main entrance on the left hand side, a brass menu box is proposed. This will be fixed directly into the brickwork with non ferrous fixings.

A menu box will be secured to the left hand side of the main entrance with non ferrous fixings. Constructed in brass, it will be lined internally with bright white LED, concealed by a clear prismatic diffuser. The menu will be visible through a clear acrylic face panel, protecting it from the elements, and will be accessed via a hinged and lockable door.

## **ACCESS**

The access to the site has been improved. By implementing signage surrounding the main entrance it increases the visibility and wayfinding to the main entrance.

## **SCALE**

There will be no impact on the historic interest of the building with regards to the size and scale of the proposed refurbishment. This alteration will be fully reversible ensuring no long term impact to the building's history.

## **NATIONAL & LOCAL PLANNING POLICY AND JUSTIFICATION**

National Planning Policy Framework (NPPF) policies apply to New Hibernia House:

Achieving well-designed places:

*127. Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The proposal aims to ensure that New Hibernia House signage achieves well-designed status from the view of the NPPF. The proposal has only utilised high quality materials which will not depreciate in appearance when subject to inclement weather adding to the quality of the area for the lifetime of the development. By utilising brass and simple halo illumination the proposal will not be garish in the streetscape ensuring no detraction from existing heritage assets.

*185. In determining planning applications, local planning authorities should take account of:*

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- The desirability of new development making a positive contribution to local character and distinctiveness.*

New Hibernia House has undergone a huge transformation from its previous use to be brought into a viable Class E(b) site. This proposal understands the significance of the previous development, and the efforts put in place to preserve the building. With this in mind, this application is the final requirement to ensure that the historic site becomes economically viable. Signage is vital for attracting passing custom and the proposed has balanced the need for visibility with the necessity of conservation.

*193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*

The design was created so that “No Significant harm” nor features are lost through alterations to the heritage assets. All proposals minimise any initial impact but are designed to be easily removable. Our intervention in time would be completely reversible without any lasting or visible scars to the building. Even with these discreet and reversible alterations we believe the substantial public benefits would be sizable. The public would be able to utilise a historic space which otherwise would be inaccessible to a protected sector of society.

The New Southwark Plan (2018-2033) applies to New Hibernia House:

*P13 Design quality outlines parameters for developments:*

*Development must provide:*

- 1. High standards of design with including building fabric, function and composition; and*
- 4. Respond positively to the context using durable, quality materials;*
- 5. Buildings and spaces which are constructed and designed sustainably;*
- 6. Buildings and spaces that utilise active design principles that are fitting to the location, context, scale and type of development;*
- 7. Active frontages and entrances that promote activity and successfully engage with the public realm in appropriate locations; and*

The proposed development adheres to policy 13 by enhancing a historic building within a conservation area by implementing a high quality design. Renovating a historic building is a great sustainable practice whereby new construction including heavy machinery and vast quantities of building materials is not required. To ensure the development is respectful and responds positively to the historic environment, the proposition is to be fixed with non-ferrous fixings located around the main door. Furthermore the materials have been matched to existing signage in the area ensuring the fascia which blends seamlessly into the streetscape.

## **CONCLUSION**

Every part of the proposal has been investigated to allow for a design which will not only be fully reversible but also allow for minimal; to no damage to the original exteriors or what is deemed to be of high significance.

In conclusion the design respects the desire to enhance the local community by putting the property into viable uses consistent with the local values. The space should be admired by the local community and the proposal allows for this.