

19d Sworders Court Yard
North Street
Bishops Stortford
Hertfordshire
CM23 2LD

HERITAGE STATEMENT



6 Park Street, Borough Market, London SE1 9AB

DESIGN & ACCESS STATEMENT

Client: Mark Dobbie, SSBM23

Project: KOLEA Restaurant.

Site Address:

6 Park Street, Borough Market, London. SE1 9AB

INTRODUCTION

This Statement assesses the potential impacts of a proposal to install new signs to the front elevation of 6 Park Street as part of approved restaurant scheme.

THE SITE AND SURROUNDING AREA

The newly fitted out restaurant at 6 Park Street forms part of a terrace of 19th century, three-storey, properties (Nos 2 to 8), comprising of shops with former warehouses above, situated on the north side of Park Street (Figure 1).



Figure 1

The terrace lies at the eastern end of the street, opposite Borough Market. The ground floor of No.6 was formerly a cobbled undercroft affording access to a rear yard and, subsequently, a three-storey workshop/warehouse. This has now been converted to a restaurant, approved under a full planning application (23/AP/0439), granted on 26th May 2023. The entrance gates (Figure 2) have been retained with a shopfront constructed behind to enclose the majority of the ground floor restaurant. These gates have been painted and are to receive a non-illuminated sign. This sign is to be painted directly to the gate. (Figure 3) Sign to fascia to be kept minimalist.



Figure 2



Figure 3

The workshop/warehouse, now a restaurant is physically linked to all the terrace properties, as well as the terrace comprising Nos 10 to 13 Stoney Street, via a single storey structure, (Figures 4).



Figure 4

The land to the rear is a small public square (Figure 4), accessed from a pedestrian link running between Stoney Street and Dirty Lane, which provides secure cycle parking and seating. Permission was granted in June 1991 to convert Nos 6 & 8 Park Street from warehouse to restaurant use (ref 1080-90-A).

This Statement, and the assessment set out herein, is proportionate to the importance of the assets and the potential impacts.

IDENTIFICATION AND SIGNIFICANCE OF HERITAGE ASSETS

Nos 2 to 8 Park Street

No.6 Park Street is not currently identified as a heritage asset. Southwark does, however, propose to create a 'local list' of buildings and structures that are important or significant to localities and local communities. It has prepared a draft list which was subject to public consultation late last year. Nos 2 to 8 Park Street are included on the draft list as:

"... this terrace or buildings is an important part of the history, scale and character of the Borough Market area".

The proposed local listing does not include the three-storey workshop/warehouse building or the linking single-storey addition (see Figure 11).



(Figure 11)

Nos 10 to 13 Stoney Street

The Council also intends to include Nos 10 to 13, Stoney Street on the local list Figure 11 as this terrace of buildings forms an important part of the history and character of Borough Market and the local townscape.

Nos 1 to 11 Park Street

This Grade II listed terrace lies opposite the subject property. The list description reads: *6 terraced houses. 1831, later C19 shops. By Henry Rose. Brick in Flemish bond and hipped roof of slate to No.5, the rest hidden by a parapet. 3 storeys, No. 5 with 2 dormers; Nos 1-5 & 9 of 2-window range, the rest of 3 windows each. Substantial remains of C19 shop fronts with broad fascia and projecting cornice, pilasters on party walls and brackets to cornice of No.5. 6x6 sashes of an authentic design to 1st and 2nd floors, except for 2nd floor of No. 3 Stucco-faced parapet to 2nd floor. Stucco plaque between 1st and 2nd floors of No. 7: 'This part of the estate of the late Thomas Cure Esq, Sadler to Queen Elizabeth and Founder of the College was rebuilt AD 1831. John Wild Jr., Warden, Archt. [obscured]'. INTERIOR: not inspected. HISTORICAL NOTE: the houses were built to generate income for almshouses that stood to the rear of the site and were reached through the gap between Nos 11 & 13 (qv). When the railway was constructed, these almshouses were rebuilt in Norwood.*

Nos 13 Park Street

This Grade II listed property lies on the opposite side of Park Street, to the southwest of No.6. The list entry reads:

House. 1831. By Henry Rose. Brick in Flemish bond. 3 storeys and 2-window range. Mid to late C19 shop front to ground floor, to match those found on Nos 1-11 (qv). All openings flat-arched; upper-floor windows with gauged brick lintels. INTERIOR: not inspected. HISTORICAL NOTE: built to generate income for Thomas Cure's almshouses, which stood to the rear of the group and were reached via the gap between Nos 11 (qv) & 13.

Borough High Street Conservation Area

The property also lies within the Borough High Street Conservation Area. An appraisal produced by the Council in June 2006 describes the eastern part of Park Street, as follows:

West of the market, the angular street pattern continues into Stoney Street and Park Street, and Park Street is crossed by the western arc of the railway viaduct. On the south side, Park Street has a particularly good line of early 19th century shops: these include some good traditional shop fronts. The strong line of the three-storey facades turns sharply and passes below the railway, closing the westward view, and the viaduct completes the enclosure of the street space. Lively retail businesses related to the market occupy shops on both sides of the street, and the corner buildings onto Stoney Street are particularly strong (no. 9 is the Market Porter pub, brightly decorated and decked out in flowering hanging baskets).

IMPACT UPON SIGNIFICANCE

The proposed works do not impact that part of No.6 that the Council proposes to include within its Local List. It does, however, have the potential to impact the setting of adjacent heritage assets, together with the character and appearance of the Borough Market Conservation Area.

Annexe 2 of the National Planning Policy Framework (NPPF) defines setting as:-

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of the setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England's 'Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets' makes it clear that setting is not a heritage asset in itself but that it can contribute towards the significance of a heritage asset. When considering the contribution that setting makes to significance, it is appropriate to consider both the physical surroundings of the asset, including its relationship with other heritage assets, and the way that the assets is experienced.

Nos 2 to 6 Park Street comprise a terrace of 19th century warehouse properties, with retail units on the ground floor. The former undercroft (which is now the ground floor of No.6) has been infilled (although the original entrance gates to Park Street have been retained), whilst the rear yard, itself, was built over an early stage with a three-storey brick workshop/warehouse.

The ground floor retail units of both the Park and Stoney Street terraces have been converted to commercial units.

The new signs have been kept to a minimalist application, to ensure low or no impact that will effect the existing street scene.