

**LAND BOUNDED BY ST
THOMAS STREET, FENNING
STREET, VINEGAR YARD
AND SNOWFIELDS
INCLUDING NOS. 1-7
FENNING STREET & NO.9
FENNING STREET**

HERITAGE STATEMENT

NOVEMBER 2021



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EXECUTIVE SUMMARY

This Heritage Statement provides an assessment of the impact of the proposed redevelopment of land bound by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields on the significance of heritage assets.

Part of the application site, comprising the existing former brick warehouse, is located within the boundary of the Bermondsey Street Conservation Area. This report will present a description of the significance of the Bermondsey Street Conservation Area and assess the likely effect of the proposed development on that significance.

There are heritage assets in the wider area and the Heritage Statement also assesses the potential of the proposed development to impact their setting and, therein, significance.

The assessment has been prepared in accordance with legislation, planning policy and best practice guidance.

The Heritage Statement forms part of a suite of documents submitted as part of the planning application, including an Environmental Statement. Volume 2 of the Environmental Statement comprises a Heritage, Townscape and Visual Impact Assessment. The findings in this Heritage Statement are coterminous to the relevant section of the HTVIA. Where appropriate, this Heritage Statement cross refers to the HTVIA, including reference to accurate visual representations (verified views) and non-verified massing studies contained within that document.

Planning History

December 2018 Scheme

St Thomas Bermondsey Limited submitted an application for full planning permission for the redevelopment of Vinegar Yard to the London Borough of Southwark on 21 December 2018 under reference 18/AP/4171. The application was considered by the London Borough of Southwark's Planning Committee on 29 June 2020. Officers recommended the planning application for approval subject to conditions and S106, although the London Borough of Southwark resolved to refuse.

The application comprised the comprehensive redevelopment of the site to form a 5 to 19 storey building (plus ground and mezzanine) with a maximum height of 86.675m (AOD) and a 2 storey pavilion building (plus ground) with a maximum height of 16.680m (AOD) with 3 basement levels across the site providing a total of 30,292 sqm (GIA) of commercial floorspace comprising of use classes B1, A1, A2, A3, A4, D1, D2 and sui generis (performance venue), cycle parking, servicing, refuse and plant areas, public realm (including soft and hard landscaping) and highway improvements and all other associated works.

On 24 August 2020 the Mayor of London notified London Borough of Southwark and the applicant of his intention to recover the planning application for his own determination (GLA ref. GLA/6208/S2). Since then, the applicant has been working with officers at the Greater London Authority and London Borough of Southwark to amend the development proposals, seeking amongst other changes to address London Borough of Southwark's heritage concerns that had led to the local resolution to refuse.

This standalone Heritage Statement has been prepared at the request of the Greater London Authority, as part of a package of materials for the purposes of public consultation and consideration of the revised scheme by the Mayor.

Policy Designations

Policy designations outline the strategic aspirations for an area, contribute to the understanding of its function and the potential for, or even lack of, change. It is material to the determination of the planning application that the site is located in the London Bridge/Bankside Opportunity Area, the London Bridge District Town Centre and the Central Activities Zone. These are all areas targeted for significant growth, including the optimisation of development including medical, research and development, retail and offices uses..

In addition, the application site is located within an area identified as suitable for tall buildings in both the extant Statutory Development Plan and the emerging New Southwark Plan.

The emerging New Southwark Plan identifies the application site in the 'London Bridge Area' and states "*London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs*". The application site forms one of four key sites that have a site specific allocation in the London Bridge Area within the emerging New Southwark Plan. Allocation 'NSP51: Land between St Thomas Street, Fenning Street, Melior Place and Snowfields' seeks to re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater. The allocation recognises that the comprehensive mixed-use redevelopment of the application site could include taller buildings subject to consideration of impacts on heritage and townscape assets.

The application site is located immediately to the south of London Bridge station and benefits from a PTAL rating of 6B (the highest). The policy designations for the application site and proximity to public transport is therefore conducive to development at a greater density, subject to satisfying other policy criteria.

St Thomas Street East Framework Area

The proposed development has evolved in conjunction with schemes located in the 'London Bridge Area' also accessed off St Thomas Street. These schemes are collectively known as the 'St Thomas Street East Framework Area'. The Framework, which is an initiative by major landowners / developers on St Thomas Street, comprises the following sites:

- Capital House (Greystar) -18/AP/0900;
- 'EDGE London Bridge' at 60-68 St Thomas Street and 42 Weston Street by Edge Technologies, following previous ownership by Columbia Threadneedle (ref: 20/AP/0944);
- Vinegar Yard (the Applicant); and
- Bermondsey Snowfields - 19/AP/0404.

The Heritage Statement gives due consideration to the additional heritage effects of the proposed development on top of cumulative baseline created by existing or approved development in the surrounding area. In addition, following a request from the Council, this assessment also gives consideration to nearby 'emerging' or 'Cumulative Scenario B' schemes that are not subject to an approval.

Mindful of the varying planning status of several schemes in the surrounding area, the cumulative assessment is sub-divided into the following scenarios:

- Cumulative: consented schemes, including Capital House (Greystar), Becket House (EDGE London Bridge); and
- Emerging Cumulative (Scenario B): submitted planning applications that are subject to a resolution to grant, including Bermondsey Snowfields (19/AP/0404), New City Court (18/AP/4039) and Colechurch House (20/AP/3013).

Heritage

Bermondsey Street Conservation Area

The existing former brick warehouse on the site forms part of the Bermondsey Street Conservation Area. The National Planning Policy Framework (2021) requires the decision maker to consider the impact of a proposed development on the significance of heritage assets; this comprises all stages of the proposed development, including site clearance and redevelopment. The existing application site includes a temporary market, although generally comprise a cleared area enclosed by hoardings in which the warehouse sits. This existing site condition is poor and a detracting feature to the setting of the Conservation Area.

The redevelopment of the application site to a high density would include provision of tall buildings. There will be a considerable juxtaposition in scale between the proposed development and the immediate area surrounding the application site, including the Horseshoe Inn public house. The Conservation Area as a whole is, however, large in geographical extent. The Zone of Theoretical Visibility provided in the HTVIA (and reproduced at Appendix 1 of this Heritage Statement) demonstrates that the visual impact of the proposed development would be relatively limited and inter-visibility from Bermondsey Street and further east is very limited. The existing setting of the Conservation Area includes tall and large development near London Bridge, such as The Shard, Guy's Hospital, Capital House and Becket House. The juxtaposition of tall buildings in the Opportunity Area with lower rise areas is inevitable mindful of the allocations identified by the extant Statutory Development Plan and the emerging New Southwark Plan.

The application site context is material to this assessment and due consideration has been given to this, where relevant. In addition, one must consider the extent to which the proposed design mitigates any perceived heritage harm.

The assessment has identified harm to the Bermondsey Street Conservation Area, which is at the lower level of the 'less than substantial' using the terminology of paragraph 202 of the National Planning Policy Framework. The gradation of heritage harm is endorsed by National Planning Policy Guidance (NPPG) which states: "within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated"¹. In relation to a finding on that basis, the decision maker is required to give considerable importance and weight to the less than substantial harm when taking into account the public benefits of the proposed development.

Paragraph 200 of the National Planning Policy Framework advises the grant of consent only where there is a clear and convincing justification for harm, which comprises the balance of planning benefits set out in paragraph 202. The decision maker must consider the policy designations for the application site that envisage significant change across the masterplan area and the embedded design mitigation within the proposed development.

Equally, the assessment identifies countervailing heritage benefits to the Bermondsey Street Conservation Area. In particular, the proposed development includes the refurbishment of the existing warehouse building on the application site. The early 20th century warehouse is complementary to the historic industrial character of the Conservation Area and its retention is seen by the London Borough of Southwark as an important move to protect its character and appearance.

The existing warehouse building on the site is proposed for retention and repurposed for a community use. The architectural design would make enlarge existing openings in the building elevations and add a contemporary roof structure to convert the building for a community use.

At ground floor, the proposed development would comprise significant urban design benefits, including opening up views of the Horseshoe Inn public house along Melior Street, animation of the ground floor through active frontages and creation of new public garden and permeable routes through the application site towards St Thomas Street.

Equally, the elevations of the proposed tall building have a high degree of modulation that helps articulate their appearance in longer views. The architectural quality of the building is undoubtedly outstanding and would raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. This attracts significant weight to the determination of the planning application, in accordance with paragraph 134 of the National Planning Policy Framework (2021). The balanced judgement of the decision maker would also include planning benefits, such as the improvements to townscape function and visual amenity discussed below. Additionally, one must consider the benefits arising from the intensification of the land use and other public benefits set out in the Planning Statement prepared by Montagu Evans.

Heritage Setting

The (built) heritage assessment has also considered the contribution that setting makes towards the significance of heritage assets in the wider area and the impact of the proposed development upon that setting, and therein, significance.

The application site is located adjacent to the Grade II listed railway viaduct arches at London Bridge. The heritage significance of the arches is derived from their historical interest as a surviving, early feature of the boom in railway development in the 19th century. The arches have architectural interest for the design, materials and craftsmanship of the structure which would have been unusual in what was a poor, inner-city district. The association with the architect, Charles Henry Driver, also contributes to their interest.

The recent expansion of London Bridge included the restoration of the arches and their renovation for retail use. The proposed development would include the creation of new active frontages along St Thomas Street and the provision of new public realm, which would enhance the setting of the arches. It would be complementary to their use and function, including indirectly the generation of greater footfall and creation of a sense of 'place' that would further help secure their long-term conservation. The assessment has identified a beneficial effect arising from the impact of the proposed development to the Grade II listed arches.

¹ Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019

In the wider area, Accurate Visual Representations (AVRs) of the proposed development contained in the HTVIA have informed the assessment of visual impact to the setting of heritage assets and the impact on townscape areas. In all cases, the assessment finds the proposed development would have a neutral effect upon setting and thus would preserve their significance.

Policy HC2 of the London Plan and draft Policy P23 of the emerging New Southwark Plan seeks to protect the Outstanding Universal Value of World Heritage Sites. The proposed development has been significantly reduced in scale (height) during the pre-application process in response to views from within and across the Tower of London WHS. The height increase relative to the December 2018 submission does not materially alter this impact. The proposed development may be glimpsed in views from the Inner Ward. Where visible, the top of the building would be highly modulated and seen over a distance of approximately 690m. The proposed development is not considered to impact the Outstanding Universal Value of the Tower of London WHS, as demonstrated by a series of views at Section 10.0 of the HTVIA.

In relation to the strategic impact of the proposed development, including upon the setting of St Paul's Cathedral, the application site is not located within the Landmark Viewing Corridor of any identified views in the London View Management Framework (2012). The application site is, however, located in the Wider Setting Consultation Area of view 2A.1 from Parliament Hill and 3A.1 from Kenwood. Verified views of the proposed development from these locations are provided within the assessment. The views demonstrate that the proposed development will have no impact to the Strategically Important Landmark in either view.

Policy P21: Borough Views identifies five views that the development plan seeks to protect. A verified view of the proposed development from 'View 1: The London panorama of St Pauls Cathedral from One Tree Hill' is provided at Section 10.0 of the HTVIA. The proposed development will not adversely impact the view.

The proposed development does not have the potential to impact any other views identified by Policy P21 of the emerging New Southwark Plan. A non-verified massing study of the proposed development from 'View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery' is provided at Appendix 1.0 of the HTVIA for completeness.

Summary

The proposed development has evolved through a detailed understanding of the application site, its surrounding context and the aspirations of the extant Statutory Development Plan and the emerging New Southwark Plan.

The assessment has identified harm to the Bermondsey Street Conservation Area, which is at the lower level of the 'less than substantial' category identified at paragraph 202 of the NPPF. In relation to a finding on that basis, the decision maker is invited to weigh the harm (giving such harm considerable importance and weight) against the public benefits of the proposed development. The decision maker must consider the policy designations for the application site that envisage significant change across the sites contained in the Framework and the embedded design mitigation within the proposed development.

The proposed development represents an opportunity for optimisation of brownfield land that would contribute to the delivery of much needed medical and / or research and development, office and retail development in the area and improvement to the function of the public realm in close proximity to London Bridge, a major public transport hub.

1.0 INTRODUCTION

- 1.1 Montagu Evans has been instructed by St Thomas Bermondsey Limited (hereafter the 'Applicant') to prepare this Heritage Statement to support an application for planning permission to redevelop land bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields including Nos. 1-7 Fenning Street and No. 9 Fenning Street, SE1 3QR (the 'Site').
- 1.2 The Site comprises a 0.3 acre parcel of land located off St Thomas Street, on the south side of the road from London Bridge. It falls within the administrative boundary of the London Borough of Southwark (the 'Council' or 'LBS').
- 1.3 The Site is cleared with the exception of a vacant brick-built industrial building of partly two and partly three storeys.
- 1.4 A description of the proposed development (the 'Proposed Development') is set out in the Planning Statement prepared by Montagu Evans. It may be summarised as follows:

Redevelopment of the site to include the demolition of existing buildings, retention and refurbishment of the warehouse and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising of café and community space within the warehouse and within the new building office, flexible medical and research and development, and flexible retail and affordable workspace, alongside cycle and disabled car parking, servicing, refuse and plant areas, public garden (including soft and hard landscaping), highway improvements and all other associated works.

- 1.5 The application is being submitted with an Environmental Impact Assessment (EIA) in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations'). Volume 2 of the Environmental Statement comprises a Heritage, Townscape and Visual Impact Assessment. The findings in this Heritage Statement are coterminous with the relevant sections of the HTVIA. Where appropriate, this Heritage Statement cross refers to the HTVIA, including reference to accurate visual representations (verified views) and non-verified massing studies within that document.

Purpose of the Report

- 1.6 The purpose of this Heritage Statement is to outline the heritage significance of the identified heritage assets and the impact of the Proposed Development upon that significance. This assessment is provided to assist the determination of the planning application by the decision maker. The assessment is undertaken in accordance with statute, and policy and guidance at national and local level.
- 1.7 There are no statutorily listed or locally listed buildings within the Site boundary. Part of the Site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street Conservation Area. This report will present a description of the significance of the Bermondsey Street Conservation Area and assess the likely effect of the Proposed Development on that significance.
- 1.8 There are heritage assets in the wider area and the Heritage Statement also assesses the potential of the Proposed Development to impact their setting and, therein, significance.

2.0 LEGISLATION AND PLANNING POLICY

Planning and Compulsory Purchase Act 2004

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the Development Plan applicable to the site for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise. Relevant documents of the statutory development plan is identified for this assessment as follows:

- London Plan (2021);
- London Borough of Southwark Core Strategy (2011); and
- London Borough of Southwark Saved Southwark Plan Policies 2007 (2013).

2.2 Policies SP12 (Design and Conservation), 3.16 (Conservation Areas) and 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) of the Local Plan relate to heritage matters.

2.3 Policy HC1 (Heritage Conservation and Growth) of the London Plan accords with the principles of the NPPF, which seeks to avoid harm and identify enhancement opportunities. Policy HC2 (World Heritage Sites) relates to the protection of Outstanding Universal Value.

2.4 Policies HC4 (London View Management Framework) of the London Plan and 3.22 (Important Local Views) of the Southwark Local Plan relates to the management of strategic and local views designed to protect landmarks, including their heritage setting.

Planning (Listed Buildings and Conservation Areas) Act 1990

2.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory provisions at sections 66 and 72.

2.6 Section 66(1) states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.7 Section 72(1) states:

In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Policy

2.8 At the national level, policies are set out in the National Planning Policy Framework 2021 (NPPF).

2.9 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 194 specifies that:

"local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

2.10 Significance' (for heritage policy) is defined in the NPPF (Annex 2) as:

“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

2.11 The Policy approach to harm is set out in paragraphs 199 to 202. Paragraph 199 states that:

“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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.12 Paragraph 202 indicates that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

2.13 The great importance and weight is consistent with the provisions set out under Section 66(1) and 72(1) of the 1990 Act.

Emerging Local Plan

New Southwark Plan (August 2020) plus Inspector Main Modifications

2.14 The New Southwark Plan (NSP) will be a new borough-wide planning and regeneration strategy up to 2033. Once finalised and adopted, it will replace the Saved Southwark Plan policies (2013) and the Core Strategy (2011). The Inspector issued their main modifications on the New Southwark Plan in May 2021. The Main Modifications were consulted on for 7 weeks between 6 August and 24 September 2021.

2.15 Policies P18 (Listed Buildings and Structures), P19 (Conservation Areas), P20 (Conservation of the Historic Environment and Natural Heritage), P21 (Borough Views) and P25 (Local List) are particularly relevant to the Heritage Statement. We have made reference to the emerging policy below, where appropriate.

Material Consideration

2.16 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- Historic Environment Advice Note 4: Tall Buildings (2015); and
- London Borough of Southwark Conservation Area Appraisals.

3.0 HISTORIC DEVELOPMENT

3.1 This section describes the historical development of the Site and surrounding area. This is used to inform the assessment of heritage significance presented at Section 4.0.

Historical Development of Southwark

3.2 The origins of Southwark date to the early settlement on the southern bridgehead of the first Thames crossing, which was created by the Romans in AD43. At this time, the area now known as Southwark and Borough was the gateway to London on the important road south to Dover.

3.3 Southwark remained an important civic and strategic location throughout the Middle Ages, notwithstanding its abandonment by the Anglo-Saxons after the collapse of the Roman empire.

3.4 London was re-established and Southwark was recorded as 'Sudwerca' in the Domesday Book in 1086, by which time it already possessed a large church. Borough, to the south, had been created as a result of a defensive settlement or 'burgh' by the Saxons.

3.5 By the 11th century London was the largest town in England and it continued to grow in size, wealth and power. The development of London increased the strategic importance of Southwark as an access point and supplier of goods and services into the city. The importance of Southwark persevered as a result of the fact that London Bridge remained the only river crossing until 1750.

3.6 Southwark attracted the trades and industries which were unwelcome in the city but vital to its socio-economic development. The area was also home to a quarter of London's prisons.

3.7 Southwark also accommodated the more frivolous activities and entertainments enjoyed by its residents, such as theatres and bear and bull baiting, and it sustained a thriving coaching trade, particularly along Borough High Street.

3.8 The industries which were not welcome within the city walls included tanning, leather works, hat making and breweries. Other industries cultivated the by-products of the primary trades, including vinegar yards which distilled the effluent beer from the breweries. These industries and the wharves formed the backbone of development in the area until the 20th century.

3.9 There is no evidence to suggest the Site at Vinegar Yard was named after such an endeavour, although the prevalence of breweries in the area does not make it impossible that it was once part of a site used for distillation.

3.10 Ecclesiastical ownership kept much of the hinterland rural until the Dissolution in the mid-16th century. Development spread along the main thoroughfares and it began to diversify. Residential development was beginning to emerge and support the growing population.

3.11 An important development in the area was the foundation of Guy's Hospital in 1721 which transformed an area of land to the south east of Borough High Street into a major medical facility. Guy's Hospital was created to treat the 'incurables' which were discharged from St Thomas's nearby.

3.12 Increasing international trade from the mid-18th century saw development spread southwards. As manufacturing and warehousing increased so did housing for the growing workforce. The population of Bermondsey doubled between 1801 and 1841.

3.13 The side alleys off Bermondsey Street now led to tenements, 'rents' and workshops huddled around open yards, the streams reduced to drains. Many of these became 'Rookeries' – multiple occupancy, chronically overcrowded dwellings, lacking basic facilities and in poor condition, which Victorians believed to be hotbeds of crime and corruption.

- 3.14 In 1836 the first railway station in London was created at London Bridge. Carys's 1837 map of London at shows the line into London Bridge from the south east cutting across the existing development. It severed the wharves to the north of from the areas to the south (Figure 1).



Figure 1 Carys's 1837 map of London.

- 3.15 Carys's map shows the extent of development by this time. The riverside areas have experienced dense development with characteristic warehouse and industrial footprints. To the south there remain more open, undeveloped areas of land to the rear of the main thoroughfares where ribbon development has spread.
- 3.16 The railway expanded in several phases until it reached its present course in the 1870s. This precipitated further population growth in the latter half of the 19th century.
- 3.17 Booth's Poverty Map (1898-9) shows the area in general to be 'Poor: 18s to 21s a week for a moderate family' with chronic want.
- 3.18 In the late 19th century there was a move towards slum clearance and altruistic 'improvement' in the area which is represented in the Guinness Trust Buildings, school and Mission Hall on Snowsfield.
- 3.19 Tower Bridge was rebuilt in 1886-94 and its approach road cut through old Bermondsey. The creation of a new road and the necessary slum clearance was said to be part of its improvement.

- 3.20 Southwark was one of the major targets of aerial bombing during the Second World War and large swathes of land were flattened. The subsequent clearance provided opportunities for redevelopment and change within the area.
- 3.21 The bomb damaged sites and some of the earlier buildings stock which survived the Blitz were gradually replaced throughout the early to mid-20th century including a large number of social housing projects such as St Saviours, Kipling and south of Long Road.
- 3.22 In the later 20th century the industrial activity which had defined Southwark since the medieval period relocated to areas outside central London as a result of containerisation. Many of the disused warehouses and buildings in Bermondsey Square were taken over by antiques dealerships and new trades emerged.
- 3.23 The large and obsolete warehouses, particularly to the riverside, began to be redeveloped into residential and leisure facilities from the 1980s, although empty plots were still visible in aerial photographs in 1993. Hay's Galleria and Butlers Wharf are key survivals which were adapted for new uses.
- 3.24 Tall buildings formed part of the redevelopment: the 22 storey point blocks of the Kipling Estate in the late 1950s early 1960s; the 11 storey New Guy's House hospital extension in 1961; 10 storey Capital House in 1965 (a 31 storey replacement building was approved for the site in 2015) and Guy's Tower in 1974 - at 34 storeys still the tallest hospital building in the world.
- 3.25 The 21st century has seen the consolidation of the regeneration of the area, including:
- Continued conversion of warehouses to residential use;
 - Infill development;
 - Expansion of Guy's Hospital including tall buildings;
 - The creation of More London and the new London City Hall; and
 - The regeneration of the London Bridge Quarter including the redevelopment of the station and the building of The Shard in 2012.
- 3.26 The resultant character of the area is a diverse range of buildings and uses which relate the evolution of the area.

Vinegar Yard

Early Development

- 3.27 The Site remained part of the rural hinterland to the east of Borough High Street between Tooley Street and Bermondsey Street until the early 18th century.
- 3.28 Vinegar Yard is first named on John Rocque's map of 1746 (Figure 2). It is one of the many of narrow lanes leading west from 'Barnaby Street' (now Bermondsey Street). Rocque's map shows an area of orchard and open ground bisected by a stream at the west end of Vinegar Yard.
- 3.29 By the late 18th century much of the land adjacent to the Site was owned by John Weston Webb. Webb developed workers housing along roads he named after himself.
- 3.30 The area of the Site was developed with short terraces of two to four properties randomly dispersed around an open yard enclosed.



Figure 2 The area in the 18th century (John Rocque's map, 1746, The British Library).



Figure 3 The area after the construction of the railway (1848, Crutchley Pocket Plan of London, Harvard University).

Victorian Development

- 3.31 The arrival of the railway line immediately north of the Site in the late 1830s established the layout of the Site as it appears today (Figure 3). The 1872 Ordnance Survey (OS) map at Figure 4 shows the development which had taken place in the area by mid-late 19th century.
- 3.32 An open yard remains within the Site to the south of St Thomas Street. The yard is enclosed by a large Hop Warehouse to the east and there is a timber yard adjacent to it, separated by the alleyway, 'Vinegar Yard'.
- 3.33 John Street to the west has been developed with terraced housing and a public house at the corner with St Thomas Street. To the south, the earlier Georgian townscape appears to survive.
- 3.34 The Goad Insurance Plan of 1887 (Figure 4) shows the yard between the hop warehouse and John Street infilled with offices ('Gordon Chambers') fronting St Thomas Street. To the rear, tenement blocks are under construction, labelled as 'Artizans Dwellings'. The timber yard is also subject of development, being labelled as 'Unfinished buildings' on the Goad plan.
- 3.35 The 1895 OS Map shows the former timber yard overbuilt with another hop warehouse (Figure 6). The east block of the Artizans Dwellings has been completed, but it is shown to form part of Gordon Chambers. The west block of the Artizan Dwellings was not realised and this land remains unbuilt. There has been some clearance to the south, between the Site and the Public House on Melior Place.



Figure 4 1872 OS Map



Figure 5 The 1887 Goad Plan

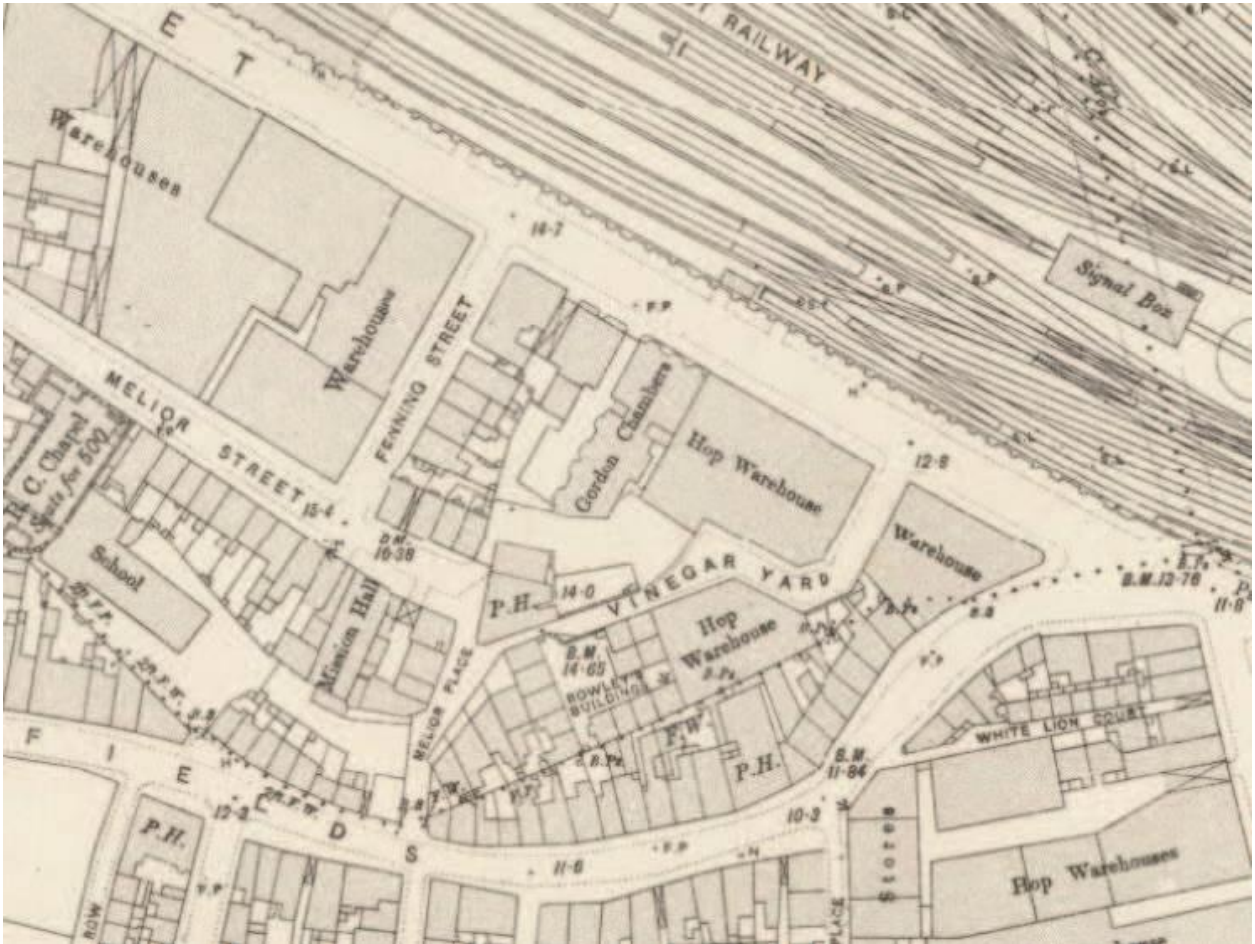


Figure 6 1895 OS Map

Development in the 20th Century to Present

3.36 The OS map at Figure 7 was surveyed in 1915 but not published until 1934. It shows that the Georgian terrace fronting Melior Street has been replaced with the single commercial building which forms the south east corner of the Site. The central part of the Site has been almost entirely built over.

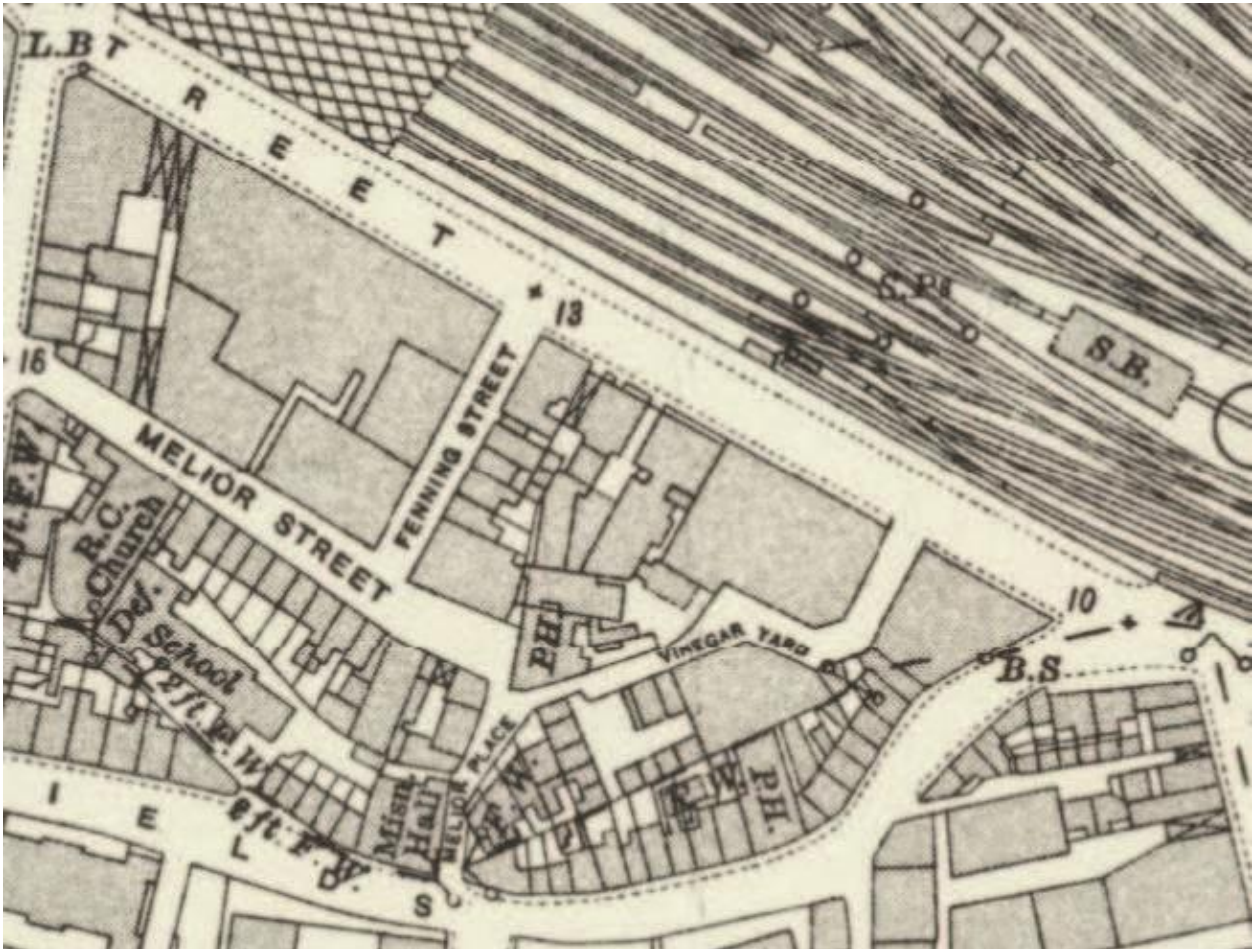


Figure 7 The OS map published in 1934

- 3.37 Southwark was subject to considerable aerial bombardment during the Second World War. A high explosive bomb hit Vinegar Yard in 1941 and caused damage to many of the buildings in and around the Site. The extent of damage is illustrated on the Bomb Damage Map prepared by London County Council (Figure 8).
- 3.38 The warehouse in the centre of the Site is shaded in light red, indicating that it was seriously damaged but repairable at a cost. The building at the north west corner of the Site sustained minor blast damage.
- 3.39 The next OS map in 1950 shows that the residential terrace on Fenning Street had been cleared by this time, but the remainder of the Site remained built up as before the war (Figure 9).



Figure 8 LCC Bomb Damage Map (1947) showing the damage to the area surrounding the Site



Figure 9 1950 OS Map

- 3.40 The end wall of the tenement blocks can be seen beyond the Horseshoes Public House in a photograph from 1974 (Figure 10). Both of these buildings have been demolished by 1984 (Figure 11).



Figure 10 The Horseshoe Pub from Melior Place, looking towards the Site, 1974 (LMA)



Figure 11 The Horseshoe Pub from Melior Place, looking towards the Site, 1984 (LMA)



Figure 12 Aerial view of Site, 1993. Source: London Borough of Southwark

- 3.41 An aerial photograph of the Site taken in 1993 shows the Site as cleared, with the exception of the 20th century warehouse fronting Melior Street (now painted white) and a modern building fronting Fenning Street in the gap made by bomb damage (Figure 12).
- 3.42 The eastern section of the Site remains as a cleared area which is used as a car park and yard.
- 3.43 A five storey prefabricated building was erected on the Site abutting St Thomas Street to accommodate Network Rail workers. It was removed in 2018.
- 3.44 On Fenning Street, a two storey, brick built warehouse which was erected in the 1970s has been demolished.

4.0 HERITAGE BASELINE

- 4.1 In accordance with paragraph 194 of the NPPF this section outlines the heritage significance of the designated and non-designated heritage assets in the study area that may be impacted by the Proposed Development.
- 4.2 Table 1 summarises the built heritage assets considered in the assessment and their respective heritage significance identified at the baseline stage. The map at Figure 4.1 below shows the location of the heritage assets identified for full assessment.

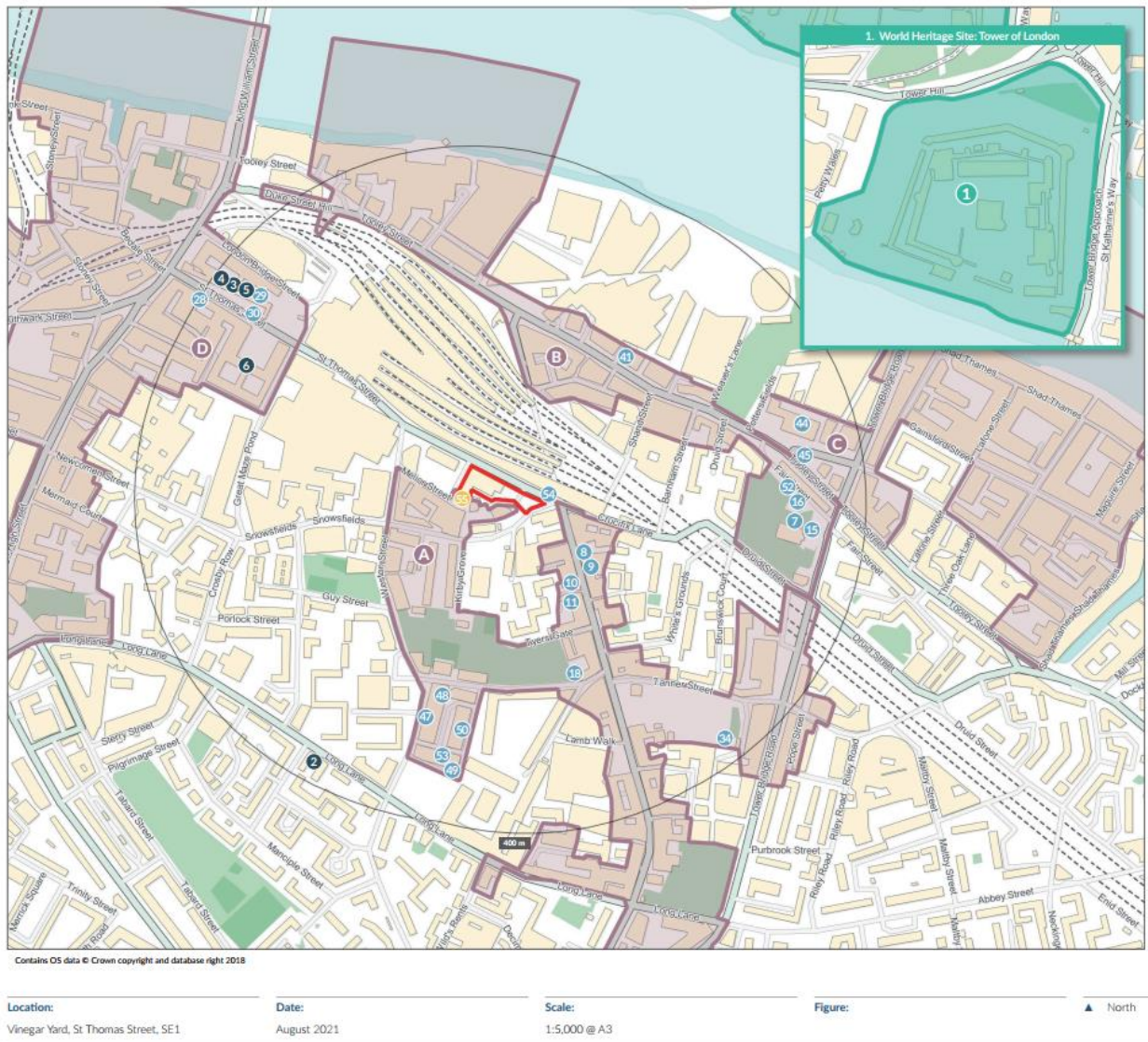


Figure 4.1: Heritage Asset Plan showing Heritage Receptors for Full Assessment

HERITAGE RECEPTORS FOR FULL ASSESSMENT

World Heritage Site

1. Tower of London

Listed Buildings

Grade II*

2. No 142 and Attached Railings
3. No 9 and Attached Railings
4. 9A, St Thomas Street
5. Mary Sheridan House (Part) and Area Railings
6. Guys Hospital Main Building Including Wings and Chapel

Grade II

7. War Memorial
8. 55, Bermondsey Street
9. Nos 59, 61 and 63 and Attached Railings
10. 68-76, Bermondsey Street
11. 78, Bermondsey Street
15. No 10 and Attached Railings to Front Door Steps
16. Watch House In St Johns Churchyard (Recreation Ground)
18. 2 and 4, Leathermarket Street
28. Nos 4-8 and 12-16 and Attached Railings
29. Mary Sheridan House (Part) and Attached Area Railings
30. K2 Telephone Kiosk Outside Nos 17 and 19 (Nos 17 and 19 Not Included)
34. Drinking Fountain In South East Corner of Tanner Street Recreation Ground
41. Fire Station

44. South London College
45. Statue On Island Site In Front of South London College and Railings
47. Leather Market
48. "London Leather, Hide and Wool Exchange The Jugglers Arms Public House"
49. Leathermarket Yard
50. Warehouse Block to East of Leathermarket Yard, Units 13-16
52. Gate Piers and Railings to The Churchyard of The Former Church of St John
53. Units 7 and 8, Bermondsey Leather Market
54. Railway Viaduct Arches

Conservation Areas

- A. Bermondsey Street
- B. Tooley Street
- C. Tower Bridge
- D. Borough High Street

Non-designated Heritage Receptor

55. 9 Fenning Street

- 4.3 Where appropriate, heritage assets have been grouped for assessment. Grouping has only been undertaken where there is a common heritage significance and/or setting. Justification is set out within the accompanying qualitative text and may relate to a shared period or purpose of development, architectural characteristics or geographical area. The setting of grouped heritage assets is often coterminous.
- 4.4 There are no statutorily listed or locally listed buildings within the Site boundary. Part of the Site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street CA.
- 4.5 The 2003 Appraisal for the Bermondsey Street CA identifies the warehouse as a positive contributor. In the context of the National Planning Practice Guidance (online) it therefore may be considered a non-designated heritage asset, defined as

having “a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets”.

- 4.6 The Appraisal identifies a high number of buildings that are identified as making a positive contribution to the CA. It would be disproportionate to assess each of these as separate assets (i.e. non-designated heritage assets), mindful of their overarching CA designation.
- 4.7 A thorough assessment of the character and appearance of the CA, and the particular area where the non-designated heritage assets located closest to the Site is presented in this baseline. This is considered to be sufficient to understand the effect of the Proposed Development on the historic environment, as the effects will be limited to setting effects.

Baseline: Heritage Assets within the Site Boundary

Conservation Areas

Bermondsey Street CA (map ref. A)

- 4.8 Bermondsey Street CA was first designated in 1972 and extended in 1991, 1993 and 2010. A CA Appraisal was adopted by the Council in January 2003.
- 4.9 The CA designation is defined by Bermondsey Street which runs between the London Bridge railway line and Bricklayers Arms roundabout. It includes areas of surviving historical development along a small number of streets which intersect the high street: Leathermarket Street and Tanner Street at the CA’s north end and Grange Road to the south.
- 4.10 A description of the historical development of this area is presented at Section 3.0. In summary, this part of Southwark emerged first as a Roman settlement and grew to become a major suburb of the city of London.
- 4.11 The historical development of the area depended upon trade and industry and it was under a constant process of renewal and change. The arrival of the railway in the mid-19th century and bomb damage were important catalysts for change in the area when areas of land were cleared and built over, as well as the socio-economic climate more generally.
- 4.12 The CA designation recognises the rich and varied character of Bermondsey Street which represents its historical development since the medieval period. The CA has a distinctive townscape character of narrow streets and building plots with alleyways leading to rear yards.
- 4.13 This early street pattern has largely remained but the building stock has been renewed over time. It is now characterised by a mix of 18th century houses and shops alongside 19th and 20th century warehouse and office buildings. There is no prevailing use in the CA, which hosts a mix of residential, industrial, retail and commercial activity.
- 4.14 Despite the mixed building typologies the CA does have unifying elements. These include the consistent use of yellow stock brick, classical lines with parapets that create horizontal rooflines, simple facades that open directly onto pavements and courtyards of buildings grouped behind accessed by alleyways from the main streets.
- 4.15 The CA Appraisal identifies four sub-areas within the CA. The Site abuts the CA boundary at sub-area 3 (SA3), Weston Street/Snowsfields.
- 4.16 A large number of the buildings within this sub-area are identified as making a positive contribution to the CA, and their heritage significance is derived from their character and appearance as a collection of historic buildings around the early street pattern. This is captured in the sub-area.
- 4.17 It is for this reason that the character and appearance of SA3 is given special attention in this assessment of the heritage significance of the CA.
- 4.18 The south west corner of the Site (9 Fenning Street) falls within the CA and is identified as making a positive contribution to the CA. It is assessed as a non-designated heritage asset separately.
- 4.19 SA3 is separated from Bermondsey Street by Leathermarket Gardens and the Tyers Estate.

4.20 In SA3 the street pattern was broadly established by the 18th century. The present buildings largely date from the 19th century when the area was redeveloped with small warehouses and housing. There is later infill in this part of the CA area which occurred as a result of redevelopment of sites cleared by bomb damage.

4.21 The Site is adjacent to the area around Melior Street which is described in the CA Appraisal as follows:

“3.4.7 Melior Street forms the northern boundary of the Conservation Area. Its primary significance is as an approach to the Horseshoe Inn, which closes the view from Weston Street. The pub is also the visual focus viewed from Snowsfields via Melior Place to the south. The building is contemporary with the Guinness Trust housing and is elaborately decorated and detailed, drawing the eye from its more mediocre immediate surroundings.

3.4.8. In this pivotal location, the pub creates a small and sheltered public space that customers use. Much of the quality of the spaces around the pub derives from their informal and intimate scale, and the pub is visually the most important feature in views along Melior Street, Melior Place and Vinegar Yard. The individual variety of other small buildings such as the Catholic Church and the Glasshouse Theatre Studio, contribute further to the interest.”

Heritage Significance

4.22 The heritage significance of the CA lies in the survival of the early street pattern despite events such as the arrival of the railway and bomb damage which cleared large areas in this part of London elsewhere. The historical and architectural interest is derived from the rich variety of buildings from the medieval period to present which reflects its evolution, many of which are listed.

4.23 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

4.24 The CA designation recognises the elements of surviving historic townscape which comprise Bermondsey Street and some of its tributaries. It follows that the areas excluded by the CA boundary – those adjacent to it and which form part of its setting – do not share the same level of historical or architectural interest.

4.25 The setting of the CA in the areas to the east and west of Bermondsey have experienced substantial later development which has removed the historic context and introduced a range of modern architectural styles which do not conform to the area's historic character.

4.26 That said, the nature of the street pattern means that the later development in the surrounding area is not overbearing the experience of the historic streetscapes included in the CA.

4.27 Along Bermondsey Street for example, the primary component of the CA, the character of the narrow, three storey thoroughfare is not compromised by the later developments in the surrounds. The focus is on its linear quality and appearance.

4.28 Overall, the setting makes a neutral contribution to the heritage significance of the CA.

4.29 In accordance with the proportionate approach set out in paragraph 194 of the NPPF the particular setting characteristics which are relevant to the Proposed Development are subject to a focussed assessment.

4.30 The Site lies at the northern boundary of the CA, and the building at the south west corner of the Site is included in the CA boundary.

4.31 In contrast to Bermondsey Street, the experience of the CA is heavily influenced by the later developments in this location, in particular which have taken place to the north west of the CA at London Bridge and St Thomas Street. The later, tall development at Guy's Hospital and London Bridge appears above the 2-5 storey development in SA3 of the CA.

- 4.32 There is a clear juxtaposition between the Conservation Area and development to the north. The contrast in scale, use and materiality is marked. Although contrasting, the variation is not uncommon in an established urban environment in a highly sustainable location, adjacent to a major public transport hub.
- 4.33 The CA Appraisal states that views into the CA from the west along Snowfields and from the south along Weston Street from Long Lane are important.
- 4.34 The Site adjoins the CA at Melior Place. The vacant plot which is enclosed by hoardings detracts from the overall townscape character of the CA's setting and prevents any visual relationship with the historic, brick railway viaduct arches from within CA3. With the exception of 9 Fenning Street, none of the earlier buildings stock survives on the Site.

Non-Designated Heritage Assets

9 Fenning Street (Map Ref. 55)

- 4.35 The Bermondsey Street CA Appraisal identifies the former warehouse at the south west corner of the Site (9 Fenning Street) as a building which makes a positive contribution to the CA.
- 4.36 In this part of the CA, the views towards The Horseshoe Pub are particularly important, and 9 Fenning Street appears in the view of the pub from the west. It is notable that this is not the main elevation of the pub, which it to the south, and 9 Fenning Street does not feature in that.
- 4.37 9 Fenning Street is two storeys in a square plan which addresses the corner with Melior Place. The warehouse was originally erected between 1895 and 1915. It is therefore a relatively late example of a warehouse in this style and does not possess any of the finer detailing, scale or important historical associations seen elsewhere in the CA.
- 4.38 The building has some local heritage significance derived from aspects of its warehouse aesthetic such as exposed brick and remnants of industrial character manifested through the loading bays on the west elevation and hoist at first floor for heavy goods. These features are not present on the later extension to the north which is excluded from the CA designation.
- 4.39 Overall, the building is in a poor condition and its detailing is unexceptional. It is for this reason it is judged to have a **Very Low** heritage significance.
- 4.40 This significance judgement is qualified by the contrast of the warehouse at 9-17 Vinegar Yard which is also a positive contributor to the CA. This building retains more of its original character, scale and legibility as a warehouse which was typical in this part of Southwark. For the avoidance of doubt, 9-17 Vinegar Yard falls outwith the Site boundary.

Contribution of Setting to Heritage Significance

- 4.41 The setting of 9 Fenning Street includes the historic development in the Bermondsey Street CA to the south which makes a positive contribution to its heritage significance as part of the tightly defined townscape at Melior Place.
- 4.42 The later developments to the north make a negative contribution to the heritage significance of the former warehouse, which is indicated by their exclusion from the CA. There is some association between the station infrastructures to the north, the original parts of which would have stimulated industrial development in this area.

Baseline: Heritage Assets outside the Site boundary and within the Study Area

World Heritage Sites

The Tower of London World Heritage Site (Map Ref. 1)

- 4.43 The Tower of London was designated as a World Heritage Site (WHS) in 1988. It is located approximately 800m north east on the Site on the north bank of the River Thames.
- 4.44 The WHS designation includes a Scheduled Ancient Monument and 14 listed buildings, five of which are listed Grade I.

Summary of Historical Development

- 4.45 The Tower of London originated when William the Conqueror built the White Tower in c.1070 as his London stronghold shortly after the Norman Conquest. The design of the tower was highly innovative and the building performed as a both a symbol of William's power, a fortress and a Royal palace.
- 4.46 The Tower was adapted and extended by successive monarchs over the centuries. The result of which is an extensive complex of buildings which reflect the history and functions of a fortified palace, as well as the development of military and palace architecture. The phasing plan at Figure 13 shows the periods of history reflected in the fabric of the WHS.
- 4.47 The Tower also served as the Royal Observatory in the 17th century, the Royal Mint and a stronghold for the Crown Jewels. It supported a small community of staff, guards and the Royal Court. The Yeoman Wardens and their families remain residents of the Tower to this day.

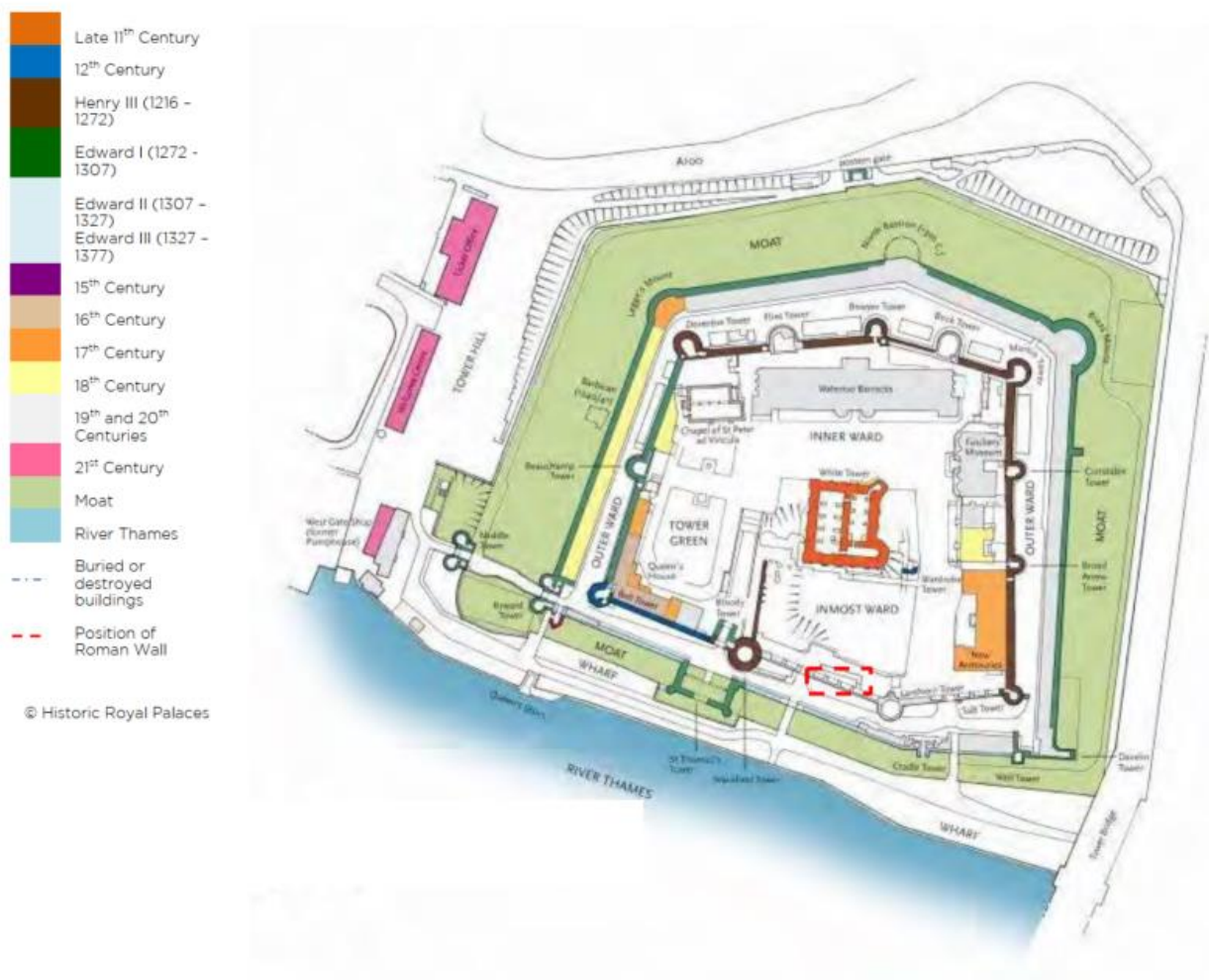


Figure 13 Tower of London Phasing Plan

Heritage Significance (Outstanding Universal Value)

- 4.48 The heritage significance of the Tower of London WHS is derived from its exceptional historical and architectural interest as the oldest and most complete complex of fortified royal palace buildings in the world.
- 4.49 The Tower was inscribed onto the World Heritage List under the criteria ii) and iv) which highlight its symbolism as a monument to Royal power since the 11th century and as an exemplar of castle and fortress design which is par excellence.
- 4.50 The Outstanding Universal Value of the Tower is summarised in the Management Plan as follows:
- Its landmark siting for protection and control of the city and, by extension, the country;

- Its function as a symbol of Norman power which reflects the last military conquest of England;
- Its merit as an outstanding example of late 11th innovative Norman military architecture;
- Its merit also as a model example of a medieval fortress palace, which evolved from the 11th to the 16th centuries;
- The association with British State institutions; and
- Its role as the setting for key historical events in European history.

4.51 Heritage Significance: **Exceptional**.

Contribution of Setting to Heritage Significance

4.52 The WHS Management Plan identifies three tiers of the setting of the WHS:

- *“The ‘local setting’ of the WHS comprises the spaces from which the Tower can be seen from street and river level and the buildings which enclose or provide definition to those spaces. Its extent covers the area around the WHS at Tower Hill and the south bank of the river.*
- *The ‘intimate setting’ of the WHS is the part of the local setting on the north bank of the river.*
- *The ‘wider setting’ of the WHS comprises “the buildings and areas beyond the local setting that are inter-visible with the Tower, or which could (if redeveloped) have an effect on its setting. The wider setting is therefore not fixed, and is proportionate to the scale of development in the vicinity of the Tower - the taller the development, the further its visual impact will extend.”*

4.53 The setting of the WHS includes a mix of historic and modern development which is inevitable as a result of the evolution of London over time, especially in this location. The wider setting of the WHS includes taller development, in particular in the areas at the City of London, Isle of Dogs and London Bridge. The experience of the Tower includes this context of London as a ‘World City’.

4.54 The views from the raised ground which forms the setting of the WHS to the north, and within its ramparts, provides wide prospects across from the Tower to the south bank of the river. The modern development at More London and London Bridge is a key element of the view, directly opposite the Tower. Tower Bridge is also a focal feature with the river setting to the south.

4.55 Broadly speaking, the setting of the WHS makes a positive contribution to its heritage significance, particularly where it is possible to appreciate its OUV in views from the close and longer positions.

4.56 The Site forms part of the wider setting of the WHS and, specifically, the area to the south west at London Bridge. The nature of the Site at present means there is no intervisibility between the heritage asset and the Site which therefore makes a neutral contribution to its heritage significance.

Listed Buildings – Grade II*

No. 142 and Attached Railings (Map Ref. 2)

4.57 No. 142 Long Road was Grade II* listed in December 1949. It is located approximately 400m south west of the Site.

4.58 The listed building is comprised of a pair of houses which date to 1721. The houses once formed part of a terrace fronting Long Lane which have since been demolished and redeveloped. The houses were extended to the rear in the 20th century.

4.59 Each property is three storeys set across three bays (six bay frontage in total) with a sunken basement contained within a lightwell. They are stock brick with red brick dressings and particular features of note are the embellished timber door cases. The interiors were not inspected as part of this assessment.

4.60 The heritage significance of no. 142 Long Road is derived from the quality of its early Georgian character and survival in Long Lane. It is the only Georgian building to remain in the street and it provides evidence of the prosperity of the people living in this area of Southwark before industrialisation in the 19th century.

4.61 Heritage significance: **High**.

Contribution of Setting to Heritage Significance

4.62 The original setting of the listed building has been lost to later redevelopment and infill, including 20th century housing estates to the north and west. The later development makes a negative contribution to the heritage significance of the listed building because of the contrasts in layout, character and scale. That said, the modern infill adjoining the listed building has sought to replicate its materiality and proportions and therefore complements the listed building.

4.63 It is possible to appreciate the taller development at London Bridge in the context of the heritage asset which introduces commercial use into the otherwise residential character of the area.

4.64 The distance and interposing development between the heritage asset and the Site, which includes residential tower blocks, prevents any intervisibility. There are no historical associations between the Site and the heritage asset, which makes a neutral contribution to its significance.

No. 9 and Attached Railings (Map Ref. 3)

4.65 The property at no. 9 St Thomas Street and the attached railings was listed at Grade II* in December 1949. It is located approximately 400m north west of the Site.

4.66 The property was originally built as the Treasurer's House for the former St Thomas's Hospital in c.1706. It was part of the redevelopment of the hospital and its associated church by Sir Robert Clayton in the late 17th century, and the architect for the building is likely to have been Thomas Cartwright. The building was later adopted as part of the Chapter House Annexe and is now in use as offices.

4.67 The listed building comprises three storeys set across seven bays with a basement and attic mansard. It is constructed in brown brick with red brick dressings and string course in the Queen Anne style. To the left there is a wide, early 18th century enriched doorway which originally formed the entrance to a covered passage to Edward Square to the rear. The fenestration comprises 12-light sashes. The railings which enclose a large forecourt date to 1852.

4.68 The heritage significance of the listed building is derived from its historical and architectural interest as a late Stuart building which survives from the redevelopment of St Thomas's Hospital in the late 17th century. The quality and integrity of the Queen Anne architecture is key to its special interest.

4.69 It has strong group significance with its neighbouring contemporaries, nos. 9A St Thomas Street (Grade II*) and nos. 11-15 St Thomas Street (a.k.a. Mary Sheridan House, Grade II*/Grade II). Together, the list entry description describes the group as "one of the more important survivals of Queen Anne architecture in London".

4.70 Heritage significance: **High**.

Contribution of Setting to Heritage Significance

4.71 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage significance of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.

4.72 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage significance of the listed building because of the shared architectural characteristics and historical associations with the hospital.

4.73 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage significance of the asset because it jars against the historic roof profile.

- 4.74 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.
- 4.75 The later development does not prevent an ability to appreciate the heritage significance of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage significance of the listed building.

9A St Thomas Street (Map Ref. 4)

- 4.76 The property at no. 9A St Thomas Street was listed at Grade II* in December 1949. It is located approximately 400m north west of the Site.
- 4.77 No. 9A St Thomas Street dates to c.1702-3 when it was the parish church of St Thomas. It was built as part of the redevelopment of the hospital by Sir Robert Clayton in the late 17th century, and the architect for the building is likely to have been Thomas Cartwright. It has a plain, Queen Anne style. The building incorporates work by the carver, Jonathan Maine.
- 4.78 Between 1822 and 1862 the attic of the former church was used as an operating theatre for St Thomas's Hospital. The theatre was rediscovered in 1957 complete with a reproducing gallery and surgeon's equipment.
- 4.79 It was converted by Arthur Bartlett in 1901 to become the Chapter House for Southwark Cathedral. It remained the Chapter House until 1980 and is now a museum.
- 4.80 The former church has a rectangular plan with an advanced, square tower of four storeys to the south west. The south elevation to St Thomas Street has four, double height bays containing round-headed windows with stone architraves and cherub head keystones. The glazing incorporates stained-glass shields. The corners have rusticated quoins. According to the list entry description, decorative fabric from Bartlett's reordering and earlier survives internally.
- 4.81 The heritage significance of the listed building is derived from its high historical and architectural interest as a late Stuart parish church which was associated with both St Thomas's Hospital and Southwark Cathedral. The quality and integrity of the Queen Anne architecture is key to its special interest.
- 4.82 It has strong group value with its neighbouring contemporaries, nos. 9 St Thomas Street (Grade II*) and nos. 11-15 St Thomas Street (a.k.a. Mary Sheridan House, Grade II*/Grade II). Together, the list entry description describes the group as "one of the more important survivals of Queen Anne architecture in London".
- 4.83 Heritage significance: **High**.

Contribution of Setting to Heritage Significance

- 4.84 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage significance of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.
- 4.85 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage significance of the listed building because of the shared architectural characteristics and historical associations with the hospital.
- 4.86 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage significance of the asset because it jars against the historic roof profile.

- 4.87 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.
- 4.88 The later development does not prevent an ability to appreciate the heritage significance of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage significance of the listed building.

Mary Sheridan House (Part) and Area Railings (Map Ref. 5)

- 4.89 Mary Sheridan House (nos. 11-13 St Thomas Street) and the area railings were listed at Grade II* in December 1949. The list entry description was updated in September 1998. It is located approximately 400m north west of the Site.
- 4.90 The listed building comprises two houses in a terrace of three (the third is listed at Grade II due to alteration). The houses were built in the early 18th century as part of the redevelopment of St Thomas's Hospital by Sir Robert Clayton. The houses were originally occupied by the receiver and minister of the hospital. They are now used as administrative offices for Guy's Hospital.
- 4.91 The houses are three storeys each with an attic mansard and basement. They are set across three bays of 12-light sash windows and the main entrance is in the left bay at ground floor within an enriched door case. The buildings are constructed in brown brick with stucco banding. The area railings which enclose a large forecourt have the same design as the railings at no. 9 St Thomas Street and they are believed to date from 1852 also.
- 4.92 The heritage significance of the listed building is derived from its high historical and architectural interest as a pair of Georgian houses which were associated with the former St Thomas's Hospital.
- 4.93 The original architectural character of building survives well and it has group value with the other listed buildings associated with the hospital in this location (nos. 9 and 9A St Thomas Street (both Grade II*) and the other part of Mary Sheridan House (Grade II)).
- 4.94 Heritage Significance: **High**.

Contribution of Setting to Heritage Significance

- 4.95 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage significance of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.
- 4.96 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage significance of the listed building because of the shared architectural characteristics and historical associations with the hospital.
- 4.97 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage significance of the asset because it jars against the historic roof profile.
- 4.98 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.
- 4.99 The later development does not prevent an ability to appreciate the heritage significance of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage significance of the listed building.

Guys Hospital Main Building Including Wings and Chapel (Map Ref. 6)

- 4.100 The main building of Guy's Hospital, including its wings and chapel were Grade II* listed in September 1972. The list entry description was updated in September 1998. It is located approximately 400m north west of the Site.
- 4.101 Guy's Hospital was founded by the philanthropist Thomas Guy in 1720 to treat 'incurables' who were discharged from St Thomas' Hospital. The main hospital building, wings and chapel were first built in 1721-8 with later alterations taking place in the 18th and later 20th century. The east wing was completely rebuilt in facsimile after the Second World War.
- 4.102 The listed building comprises three ranges around a large forecourt with two inner quadrangles to the south. The main building is in multi-coloured stock brick with Portland stone dressings. The wings are brick with stucco at ground floor.
- 4.103 The significance of the listed building is derived from the high historical and architectural interest of the early Georgian hospital by well-known architects for a philanthropic patron. The character and appearance of the main hospital building survives well, as well as the plan form around an open courtyard. The chapel is understood to be the only 18th century hospital chapel to survive in England.
- 4.104 The hospital represents the Georgian attitudes towards healthcare and evolution of this part of Southwark as an expanding population centre.
- 4.105 Heritage Significance: **High**.

Contribution of Setting to Heritage Significance

- 4.106 The setting of Guy's Hospital is much altered by later development including tall buildings and the modern redevelopment of London Bridge Station. The Shard and mid-late 20th century hospital buildings are notable features in the experience of the Georgian hospital complex.
- 4.107 The open courtyard to the north of the main hospital building makes a positive contribution to the setting of the listed building because it makes it possible to appreciate the architecture and design of the original building from St Thomas Street to the north.
- 4.108 The group of listed buildings on the north side of St Thomas Street make a very positive contribution to the heritage significance of the listed building because of the shared architectural characteristics and historical associations with the hospital.
- 4.109 The Site forms part of the wider setting of later redevelopment which makes no contribution to an appreciation of the heritage significance of the listed building.

Listed Buildings – Grade II

War Memorial (Map Ref. 7)

- 4.110 The War Memorial in the former churchyard of the Church of St John (now demolished) was listed at Grade II in July 2002. It is located approximately 390m east of the Site.
- 4.111 The War Memorial commemorates the First World War and it was erected in c.1920. It is a wooden cross with bronze effigy on stone plinth under tiled weather hood. The heritage significance of the war memorial is derived from its architectural and historical interest as an interwar memorial.
- 4.112 Heritage significance: **Low**.

Contribution of Setting to Heritage Significance

- 4.113 The setting of the war memorial is well-contained by the former churchyard of the Church of St John, now a public park. The park makes a positive contribution to the heritage significance of the asset because it provides a tranquil environment for quiet contemplation and appreciation of the memorial.

4.114 The considerable distance and interposing development means the Site does not form part of the experience of the asset.

55 Bermondsey Street (Map Ref. 8)

4.115 No. 55 Bermondsey Street was Grade II listed in May 1996. It is located approximately 130m south east of the Site.

4.116 The listed building is a late 19th century warehouse which was originally used as a tannery. It was designed by George Legg in a Gothic Revival style.

4.117 The former tannery is five storeys over a basement set across a seven window range to Bermondsey Street. The elevation is asymmetrically arranged about a large, segmental-arched carriageway to centre and there is an attractive multifoil stone window above the doorway. It is brown brick with embellished stone and red brick dressings. It has been converted into commercial studios and offices.

4.118 The heritage significance of no. 55 Bermondsey Street is derived from its historical and architectural interest as an example of a Victorian warehouse which served the leather trade in Bermondsey. The quality and survival of its Gothic architecture is also important to its special interest.

Contribution of Setting to Heritage Significance

4.119 The listed building sits on a narrow section of Bermondsey Street, where three to four storey buildings open directly onto the narrow road create an enclosed, linear historic high street setting. Interspersed Victorian warehouses and the railway arch providing glimpses north add an urban industrial element that places the asset in context, positively reinforcing its heritage significance.

4.120 This confined setting means that there is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which this asset is experienced.

Nos 59, 61 and 63 Bermondsey Street and Attached Railings (Map Ref. 9)

4.121 Nos. 59, 61 and 63 Bermondsey Street and the attached railings were Grade II listed in September 1998. The listed building is located approximately 140m south east of the Site.

4.122 It appears as though the listing covers only no. 59 Bermondsey Street and the titling of the list entry may be incorrect to include nos. 61 and 63.

4.123 The listed building is an early-mid 19th century dwelling house which has been converted into offices. It is a three storey building set across three bays over a basement. It is constructed in yellow brick in Flemish bond with brick banding, pronounced quoins and rusticated architraves. There is a Modillion cornice to the parapet.

4.124 The heritage significance of the listed building is derived from its historical and architectural interest as a surviving example of domestic, Georgian architecture in this part of Bermondsey Street.

4.125 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.126 The listed building sits on a narrow section of Bermondsey Street, where three to four storey buildings open directly onto the narrow road create an enclosed, linear historic high street setting. Interspersed Victorian warehouses and the railway arch providing glimpses north add an urban industrial element that places the asset in context, positively reinforcing its heritage significance.

4.127 This confined setting means that there is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which this asset is experienced.

Bermondsey Street North

- 4.128 A group of two Grade II listed buildings has been identified at the north end of Bermondsey Street. The listed buildings are assessed as a group because their shared heritage significance, setting and relationship to the Site.
- 4.129 They are located approximately 150m south east of the Site and comprise:
- 68-76 Bermondsey Street (map ref. 10); and
 - 78 Bermondsey Street (map ref. 11).
- 4.130 Nos. 68-76 Bermondsey Street was listed in September 1972. It comprises a terrace of five houses which date to the mid-18th century. The properties are now in mixed commercial use. The three storey terrace is constructed in red brick with later stucco in the elevation and parapet.
- 4.131 No. 78 Bermondsey Street was listed in September 1972. It was built as a dwelling house in the late 17th century and is now in commercial use. The first three storeys are stucco and the upper, fourth storey projects and is in timber. There is a later shopfront at the ground floor which is understood to have been a workshop.
- 4.132 The heritage significance of the listed buildings is derived from their architectural and historical interest as examples of adapted domestic architecture in an evolved medieval high street, which retain their alleyway to the former back plots typical of this area.
- 4.133 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.134 The setting of the heritage assets is defined by their immediate surroundings in an evolved medieval high street. The townscape includes industrial buildings alongside earlier, fine grain buildings to the south. The narrow street and its surrounding buildings prevent the Site from forming part of the setting in which these assets are experienced.
- 4.135 The assets are experienced as part of the evolved medieval high street, and its setting within a variety of historic and later buildings that form the high street contributes positively to an understanding and appreciation of the asset.
- 4.136 This confined setting means that there is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which this asset is experienced.

Bermondsey Street South

- 4.137 A group of two Grade II listed buildings has been identified at the north end of Bermondsey Street. The listed buildings are assessed as a group because their shared heritage significance, setting and relationship to the Site.
- 4.138 They are located approximately 320m south of the Site and comprise:
- 124-130 Bermondsey Street (map ref. 12); and
 - 132 Bermondsey Street (map ref. 13).
- 4.139 Nos. 124-30 Bermondsey Street were designated in September 1972. It comprises a terrace of four early 19th century houses. Each property is three storeys in yellow brick with brick cornice and parapet. All now carry later timber shop fronts at ground floor level.
- 4.140 No. 132 Bermondsey Street was listed in September 1998. The listed building is an early 19th century terraced house which contains a later 19th century shopfront at ground floor. It is three storeys set across two bays in brown brick with some stucco dressings.

4.141 The heritage significance of the heritage assets is derived from their historical and architectural interest as simply detailed classical architecture from the early 19th century which forms part of an historic high street. The shopfronts contribute to an appreciation of the evolution of the area.

4.142 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.143 The setting of the heritage assets is defined by their immediate surroundings in an evolved medieval high street. The assets are experienced as part of a longer terrace of similar properties and the classical proportions and simple facades contribute positively to their heritage value.

4.144 The listed buildings are opposite Tanner Street Park, from which the façades of the buildings can best be appreciated, the open green space of which provides contrast to the otherwise enclosed, linear high street setting.

4.145 There is limited to no visibility into the wider, surrounding area and the Site does not form part of the setting within which these heritage assets are experienced.

Tooley Street Warehouses

4.146 A group of three Grade II listed buildings has been identified on the north side of Tooley Street. The listed buildings are assessed as a group because their shared heritage significance, setting and relationship to the Site.

4.147 They are located approximately 350m north of the Site and comprise:

- Hays Galleria (map ref. 14);
- 47 and 49 Tooley Street (map ref. 38); and
- The Counting House (map ref. 39).

4.148 The three heritage assets were developed by Snooke and Stock as part of the Hays Wharf complex for John Humphrey. By the turn of the 20th century, Hays Wharf covered most of the land between the river and Tooley Street from London Bridge to Tower Bridge.

4.149 Hays Galleria was designated in June 1998. It was built in 1856 as a wharf around a wet-dock and repaired after the Tooley Street fire of 1861. There was further repair following bomb damage sustained during the Second World War and it was eventually converted and covered over in the 1980s.

4.150 When completed in 1857, the Galleria's fireproof construction was at the vanguard of commercial building development and it was considered to be an exemplary building of its type.

4.151 Nos. 47-49 Tooley Street were added to the Hays Galleria complex in the 1860s, after the Tooley Street fire destroyed the previous buildings on the site. The Counting House, at 51-67 Tooley Street, was added in 1887. The buildings were listed in May 1971.

4.152 All three buildings are in similar classical style in yellow stock brick. They are four storeys above a double height ground floor.

4.153 The significance of the heritage assets is derived from their historical and architectural interest as remnants of the Victorian development of Hays Galleria by a single client. They create an impressive group of monumental industrial architecture which was associated with London's inner City docks, and incorporated the most advanced buildings technology of the day.

4.154 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.155 The principal element in the setting of the group of industrial buildings on the north side of Tooley Street is the river and the associated surrounding buildings. On the south side of Tooley Street there is London Bridge station. The station's the scale, horizontal line, materiality and the archways to the west end reflect and positively contribute to an appreciation of the assets.
- 4.156 Narrow cobbled lanes and high surrounding and interposing buildings dislocate the heritage assets from the areas further to the south.
- 4.157 The tall buildings of The Shard, Capital House and Guy's Hospital form part of the wider setting, mitigated from Tooley Street by the interposing station they are neutral contributors from street level but will have greater impact when the assets are viewed from the river or opposite bank, from where they will form a more distinctive part of the setting.
- 4.158 There is currently no intervisibility with the Site as a result of the interposing development and its character as vacant land. The Site makes a neutral contribution to the special interest of the assets.

Former Churchyard of the Church Of St John

- 4.159 A group of three Grade II listed buildings has been identified in the former churchyard of the Church of St John which is now a recreation ground.
- 4.160 The listed building are assessed as a group for their shared historical association and setting. They are located approximately 400m east of the Site and comprise:
- No. 10 and attached railings to front door steps (map ref. 15);
 - Watch House in St Johns Churchyard (recreation ground) (map ref. 16); and
 - Gate Piers and Railings to the churchyard of the former Church of St John (map ref. 52).
- 4.161 The property at no. 10 Fair Street is the former Rectory of the Church of St John (now demolished). It was designated in September 1972. It is an early 18th century building in a plain, classical style with red brick and stone dressings. It is two storeys set across three bays with a basement and attic accommodation. A pediment is carried over the projecting central entrance bay.
- 4.162 The Watch House is located at the north boundary of the former churchyard. It was designated in September 1972. It is a small, single storey building in brown brick with stone dressings. A Watch House would have accommodated the local watch who patrolled the dockside streets and graveyards before the creation of the police force.
- 4.163 To either side of the Watch House are gate piers and railings which date to the early-mid 19th century. They are a good and well-preserved (if relatively plain) example of late Georgian ironwork which was designated in December 2009.
- 4.164 The Church of St John was built in 1727-1733 to the design of Nicholas Hawksmoor and John James. It was demolished as a result of damage it sustained in the Second World War and replaced with a new building on its footprint in 1972-76. The churchyard was opened as a public park in 1882.
- 4.165 This group of listed buildings derive their heritage significance from their historical and architectural interest as a set of Georgian buildings associated with the former Church of St John.
- 4.166 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.167 The former churchyard is the setting for the heritage assets, which also contribute positively the setting of each other as a group of related buildings. The replacement building for the missing church is incongruous to the group and a negative element to their setting. The wider setting comprises the later development around Tower Bridge which makes a neutral

contribution to the heritage significance of the assets, insofar as the arrangement of streets allows their architectural character to be appreciated.

- 4.168 The considerable distance and interposing development means that the Site does not form part of the experience of the heritage assets. It is part of the wider setting which makes a neutral contribution to their special interest.

Bridge over north end, London Bridge Station (Map Ref. 17)

- 4.169 The bridge over the north end of London Bridge Station was Grade II listed in January 1998. It is located approximately 370m north west of the Site at the west end of Tooley Street.
- 4.170 The iron bridge was constructed in 1850 to support railway tracks and the station forecourt at London Bridge Station. The bridge utilised the trussing technique patented by James Warren which exploited the differing properties of wrought and cast iron to act under tension and compression.
- 4.171 The heritage significance of the bridge is derived from its historical and architectural interest as a surviving mid-Victorian bridge within London Bridge Station. It is an early example of the Warren Truss technique and is evidence of the progress in iron-framed construction techniques in the 19th century.
- 4.172 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.173 The listed bridge forms part of the structure of the station which is its principal setting. The retention of the brick supporting arches of the raised station infrastructure, during the recent renovation of the station, assists the observer in reading the design and character of the heritage asset which makes a positive contribution to its heritage significance.
- 4.174 The wider setting makes a neutral contribution to the heritage significance of the asset, whose primary interest is described above.
- 4.175 The distance and interposing development (of London Bridge station) means that the Site does not form part of the experience of the asset.

2 and 4 Leathermarket Street (Map Ref. 18)

- 4.176 Nos. 2 and 4 Leathermarket Street were listed at Grade II in September 1972. The heritage asset is located approximately 270m south east of the Site.
- 4.177 The listed building comprises an early 19th century warehouse, now offices, of three storeys in yellow brick with modillion cornice and stucco blocking course.
- 4.178 The materials and detailing are identical, excepting that no. 2 has a corner turret above the entrance doorway. Three storey brick pilasters indicate load bearing floors within and there are three light windows recessed between. The loading bays are in the central bay of the side return.
- 4.179 The heritage significance of the listed building is derived from its historical and architectural interest as early examples of the smaller late Georgian warehouses which proliferated in the back streets and yards off Bermondsey Street in the 19th century. Their simple architectural detail has a charm and quality, reflecting the structure within.
- 4.180 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.181 The warehouse is in a cluster of similar buildings set just off Bermondsey High Street. They share the form and materiality of The Morocco Stores building on the opposite corner of the street. These Stores provide the predominant feature of the setting of the asset and have group value as examples of the smaller warehouses that grew up in the Bermondsey hinterland in the 19th century.
- 4.182 The tall warehouses and narrow street create an enclosed setting, and direct the eye west along the linear street to the point blocks of the Kipling Estate, which form a key feature in the broader setting.
- 4.183 Intervening trees in the adjacent Leathermarket Gardens soften the inner urban former industrial setting, the open green space broadening out the setting to include the tall buildings by London Bridge Station, adjacent to the Site. The Site is not currently visible from the Gardens and therefore does not form part of the experience of the asset.
- 4.184 This setting makes a positive contribution to the setting of the asset insofar as it provides a pleasant environment in their immediate context, although it is not possible to appreciate the primary elevation from the Gardens and they do not represent of the area's industrial heritage. The contribution is limited.

Three Bollards (Map Ref. 19)

- 4.185 The three Victorian bollards on Potters Lane, south of Tooley Street, were designated at Grade II in July 1983. They are located approximately 200m east of the Site. Their heritage significance lies in their historical and artistic interest which demonstrates the evolution of decorative Victorian street furniture.
- 4.186 Heritage Significance: **Low**.

Contribution of Setting to Heritage Significance

- 4.187 The setting of bollards comprises the road junction. This setting makes a positive contribution to their heritage significance as street furniture. The Site does not form part of the experience of the asset which is defined by its immediate context.

Sarsons Vinegar Factory

- 4.188 A group of eight Grade II listed buildings has been identified at the former Sarsons Vinegar Factory on Tanner Street.
- 4.189 The listed building are assessed as a group for their shared historical association and setting. They are located approximately 400m south east of the Site and comprise:
- Bonded Warehouse, Sarsons Vinegar Factory (map ref. 20);
 - Fermentation Vats, Sarsons Vinegar Factory (map ref. 21)
 - Malt Store, Sarsons Vinegar Factory (map ref. 22)
 - Brewhouse, Sarsons Vinegar Factory (map ref. 23)
 - Engine House, Boiler House and Coal Store, Sarsons Vinegar Factory (map ref. 24)
 - Plumbers Office, Sarsons Vinegar Factory (map ref. 25);
 - Former Still House, Sarsons Vinegar Factory (map ref. 26); and
 - Warehouse, Sarsons Vinegar Factory (map ref. 27).
- 4.190 The Sarsons Vinegar Factory was founded in 1794 in Shoreditch by Thomas Sarson. The vinegar works opened in Tanner Street in 1814. The pungent smell was distinctive to the surrounding area until the factory closed in 1992.
- 4.191 The heritage assets were developed between 1825 and the 1860s. They are all of yellow stock brick in Flemish bond and range from two to four storeys. The fabric of the buildings retain features associated with the production of the site and have common architectural characteristics.
- 4.192 The heritage significance of the listed buildings is derived from their historical and architectural interest as a complex of Victorian industrial buildings associated with a well-known brand. They have strong group value.

4.193 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.194 The setting of the heritage assets which comprise the former Sarsons Vinegar Factory has experienced change which has removed the historic, instruction context. The heritage assets are dislocated from the wider setting to the north by the railway line which cuts east to west across the development.

4.195 The later residential development in the immediate vicinity of the assets makes a negative contribution to the heritage significance of the listed buildings which do not share architectural or historical associations.

4.196 Each of the listed buildings within the group gives and receives to the heritage significance of the other. They are best appreciated as a group from within the precinct of the former factory.

4.197 The considerable separating distance and interposing development means that the Site does not form part of the experience of the assets.

Nos. 4-8 and 12-16 St Thomas Street and Attached Railings (Map Ref. 28)

4.198 Nos. 4-8 and 12-16 St Thomas Street and attached railings were Grade II listed in May 1971. The list entry description was updated in September 1998. They are located approximately 400m west of the Site.

4.199 The listed building comprises a row of six early 19th century terraced houses in yellow brick. There is a variety in the architectural detailing across the terrace but the properties are each three storeys in a classical style. The houses are set behind railings with arrow head and urn finials which form part of the listing.

4.200 The heritage significance of the listed buildings is derived from its historical and architectural interest as a late Georgian terrace.

4.201 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.202 The heritage assets forms part of the enclave of historic buildings at the west end of St Thomas Street. This immediate setting makes a positive contribution to the heritage significance of the asset.

4.203 The tall modern buildings of Guys Hospital and London Bridge Station (which includes The Shard) dominates the wider setting to the east. Railway arches terminate the view, the curve in the narrow road preventing the Site forming part of the current setting of the listed terrace.

Mary Sheridan House (part) and Attached Area Railings (Map Ref. 29)

4.204 The part of Mary Sheridan House at nos. 15 St Thomas Street was listed at Grade II in December 1949. The list entry description was updated in September 1998. It is located approximately 400m north west of the Site.

4.205 The house was built as part of a terrace of three in the early 18th century and extended in the 19th century. It was originally the house of the apothecary of the old St Thomas's Hospital and is now offices. The remaining part of the terrace is listed separately at Grade II*. It is a three storey building set across four bays with dormers and basement. It is constructed in mixed yellow and red brick with stucco bands and slate mansard. It shares architectural details with nos. 11-13 St Thomas Street such as a matching timber doorcase.

4.206 The heritage significance of the listed building is derived from its historical and architectural interest as a Georgian terraced house associated with the former St Thomas's Hospital. The original architectural character of building survives well and it has group value with the other listed buildings associated with the hospital in this location.

4.207 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.208 The setting of the listed building is primarily defined by St Thomas Street. At the west end of St Thomas Street there is a concentration of historic buildings comprising three to four storey development in exposed brick. This setting makes a positive contribution to the heritage significance of the listed building because it preserves the historic context and the development complements the scale and materiality of the listed building.

4.209 In particular, the group of listed buildings on the north side of St Thomas Street and Guy's Hospital to the south make a very positive contribution to the heritage significance of the listed building because of the shared architectural characteristics and historical associations with the hospital.

4.210 The experience of St Thomas Street also includes the tall development to the east and north, the latter of which appears above the roofline of the listed building. The tall building to the north detracts from the heritage significance of the asset because it jars against the historic roof profile.

4.211 The modern development to the east is seen together with the listed building in views along St Thomas Street from the west. The Site falls within this part of the setting of the listed building, but there is no direct intervisibility because of the distance and interposing development.

4.212 The later development does not prevent an ability to appreciate the heritage significance of the listed building, but the contrast in scale and materiality does not complement it either. The later development makes a neutral contribution to the heritage significance of the listed building.

K2 Telephone Kiosk outside nos. 17 and 19 (nos. 17 and 19 Not Included) (Map Ref. 30)

4.213 The K2 telephone kiosk on St Thomas Street was Grade II listed in December 1986. It is located approximately 350m west of the centre of the Site.

4.214 The heritage significance of the listed building is derived from its architectural and historical interest as an example of a 1920s telephone kiosk designed by Giles Gilbert Scott.

4.215 Heritage significance: **Low**.

Contribution of Setting to Heritage Significance

4.216 The setting of the listed building includes the mixed setting along St Thomas Street which includes historic and modern development, and tall buildings. The urban character of the setting makes a positive contribution to the heritage significance of the asset because of the intended function of the asset.

4.217 The Site forms part of the wider setting in which the asset is appreciated. There is currently no visibility between the Site and the asset because of the slight curve in St Thomas Street.

Guys Hospital (Grade II Listed Buildings)

4.218 A group of three Grade II listed buildings has been identified at Guy's Hospital. The listed buildings are assessed as a group for their shared historical association and setting. They are located approximately 345m north east of the Site and comprise:

- Gates, Gate Piers and Street Railings to Guys Hospital (map ref. 31);
- Statue of Thomas Guy in Courtyard of Guys Hospital, Pedestal and Railings (map ref. 32); and
- Alcove from Old London Bridge in Inner Quadrangle of Guys Hospital (map ref. 33).

4.219 Each of the listed buildings was designated at Grade II in September 1972.

4.220 The heritage significance of the assets is derived from their historical interest as a group of structures which form part of the main block of Guy's Hospital, a Grade II* listed building. The heritage significance of Guy's Hospital is assessed earlier in this section. These features have artistic interest arising from the use of material, design and associations with important people or other notable structures (as in the case of the alcove).

Contribution of Setting to Heritage Significance

4.221 The setting of the heritage assets is wholly defined by Guy's Hospital which makes a positive contribution to their heritage significance, and provides the way in which they are appreciated. Guy's Hospital is a well-contained setting and the Site does not form part of the experience of the assets.

Drinking Fountain in South East Corner of Tanner Street Recreation Ground (Map Ref. 34)

4.222 The drinking fountain at the south east corner of Tanner Street recreation ground was Grade II listed in September 1998. It is located approximately 420m south east of the Site.

4.223 The drinking fountain was created in 1929 by converting a capping turret from St Olav's Church (1738-9, now demolished). The heritage significance of the asset is derived from its historical interest as the last remnant to survive of St Olav's Church which was designed by a reputed architect.

4.224 Heritage significance: **Low**.

Contribution of Setting to Heritage Significance

4.225 The drinking fountain is experienced in its immediate setting of a public park with high brick boundary wall, children's play area and tennis courts. Buildings visible in the longer view make the wider setting legible, but otherwise their contribution is neutral. There is no intervisibility between the Site and the heritage asset which forms part of this wider setting.

London Bridge Hospital on Tooley Street

4.226 A group of two Grade II listed buildings has been identified at the west end of Tooley Street. The listed buildings are assessed as a group for their shared historical association and setting. They are located approximately 360m north west of the Site and comprise:

- Denmark House (map ref. 35); and
- London Bridge Hospital (part) (map ref. 36).

4.227 London Bridge Hospital was designated in July 1983. It was built in 1903 to the design of C. S. Peach for commercial use. It is comprised of five storeys set across nine bays to Tooley Street. The building is in nominal Wrenaissance style. It is constructed in red brick with stone dressings. The end bays project forward and have stone façades as well as the ground floor.

4.228 Denmark House was listed in July 1983 to recognise its historical and architectural interest as an Edwardian office building. It was built in 1908 to the design of S. D. Adshead for a steamship company. It is a five storey building in red brick with stone dressings, and there is artificial stone façade at ground floor. It has a single bay frontage to Tooley Street and the three bay side return faces a small piazza.

4.229 Denmark House appears as an extension to the hospital where it replicates some of the Wrenaissance character and materiality. The buildings are now linked by their use as part of the hospital.

4.230 The heritage significance of the heritage assets is derived from their historical and architectural interest as Edwardian commercial buildings which have latterly been remodelled for London Bridge Hospital. The Wrenaissance style adds to the architectural variety in the area.

4.231 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.232 The setting of the heritage assets is defined by the mixed development on Tooley Street. The architectural character of the listed buildings is best appreciated in the views from the west along Tooley Street because of the orientation of the buildings and turn in the road, which makes a positive contribution to their heritage significance.
- 4.233 The setting of the heritage assets includes the redevelopment of London Bridge station and tall buildings (The Shard and Guy's Hospital) form part of this experience. These features contrast with the historic, wharf development to the north and east. The architectural forms in the surrounding area makes a neutral contribution to the heritage significance of the assets.
- 4.234 The Site does not form part of the experience of the assets as a result of the railway line which divorces the heritage asset from the wider setting to the south.

29, 31 and 33 Tooley Street (Map Ref. 37)

- 4.235 Nos. 29, 31 and 33 Tooley Street were listed at Grade II in May 1971. They are located approximately 330m north of the Site.
- 4.236 The listed building dates to c.1840 when it was built as a single composition for commercial/residential use. It has a classical style comprising four storeys set across nine bays. It is yellow brick with stone dressings. The upper storey is set above a Modillion cornice and the central three bays break forward slightly. There are 20th century shopfronts in a historic style at ground floor.
- 4.237 The heritage significance of the asset is derived from its historical and architectural interest as a Victorian office building which represents the former commercial character of the area (Hays Wharf/Southwark docklands). The condition and historical appearance of the building contribute to its special interest.
- 4.238 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.239 The setting of the heritage asset is defined by the mixed development on Tooley Street. The architectural character of the listed buildings is best appreciated in the views from the west along Tooley Street. There is some group value with the listed hospital building to the north west because of their shared architectural characteristics.
- 4.240 The setting of the heritage assets includes the redevelopment of London Bridge station and tall buildings (The Shard and Guy's Hospital) form part of this experience. These features contrast with the historic, wharf development to the north and east. The architectural forms in the surrounding area makes a neutral contribution to the heritage significance of the assets.
- 4.241 The Site does not form part of the experience of the assets as a result of the railway line which divorces the heritage asset from the wider setting to the south.

Shipwrights Arms Public House (Map Ref. 42)

- 4.242 The Shipwrights Arms Public House was listed at Grade II in September 1998. It is located approximately 275m north of the Site.
- 4.243 The heritage significance of the listed building is derived from its historical and architectural interest as a good example of a Victorian public house. It was built in the mid-late 19th century and there is a later, historic frontage at ground floor. It is three storeys in red brick with stucco dressings. The form of the building is unusual in the way it addresses the curved corner site at Bermondsey Street. According to the list entry description, "the most striking feature of the building, apart from its unusual plan, is the crouching Caryatid with outstretched arms beneath the corner segmental bay".
- 4.244 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.245 The asset is experienced as part of a busy street with a mix of building scales, materials and typologies. These include a backdrop of the tall buildings on the far side of the station complex, including the Shard.
- 4.246 The heritage asset is an isolated fragment of historic development in the area and the later redevelopment makes a slightly negative contribution to its heritage significance, which has removed its context. That said, the building's prominent position in the streetscape, emphasised by the landscaping around the railway arch, provides a setting in which the building can be appreciated as a survivor of change.
- 4.247 The Site is separated from the heritage asset by the railway line. It does not form part of the experience of the asset.

Fire Station (Map Ref. 41)

- 4.248 The Fire Station was listed at Grade II in October 1986. It is located approximately 230m north east of the Site.
- 4.249 The fire station was built in 1877 in a Gothic Revival style to the design of Alfred Mott. It is three storeys with an attic in red brick with sandstone and terracotta dressings over a black brick plinth. The street frontage is four bays wide, with western bay slightly projecting, eastern bay with projecting square bay at ground floor level only. The building includes a 21st century steel and glass extension.
- 4.250 Windows at first and second floor levels are paired, with segmental relieving arches. A central pair of fire carriage entryways at ground floor level are flanked by tripartite windows. Above this, terracotta bosses surround a name plate.
- 4.251 The heritage significance of the asset lies in its historical and architectural interest as a good example of fire station design following the great fire of Tooley Street earlier in that decade. The expression of the Gothic Revival by Mott is also of interest.
- 4.252 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.253 The asset is experienced as part of a busy street with a mix of building scales, materials and typologies. These include a backdrop of the tall buildings on the far side of the station complex, including the Shard.
- 4.254 The building is within the Tooley Street CA, with buildings of similar date, height and materials to the south of the street. Its north, east and west elevations are enveloped by the modern blocks of More London. The building's extension providing a positive contribution to transitioning the eye from the historic to modern buildings.
- 4.255 The Site is separated from the heritage asset by the railway line. It does not form part of the experience of the asset.

115-121 Tooley Street (Map Ref. 44)

- 4.256 No. 115-121 Tooley Street was listed at Grade II in October 1986. It is located approximately 260m north of the Site.
- 4.257 The listed building comprises the distillery office which was designed by Aston Webb in 1900-1 for Boord & Son. It is a three storey building in yellow brick with red and black brick detailing and stonework. It has a nominal Loire Gothic style expressed in the attic, turreted corner towers and other architectural features.
- 4.258 The heritage significance of the listed building is derived from its architectural and historic interest as a fin de siècle Gothic office building by a prominent architect. Webb was responsible for the principal façade of Buckingham Palace, the Victoria & Albert Museum and Admiralty Arch. He served as President of the Royal Academy.
- 4.259 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.260 The setting of the heritage asset comprises the later, modern development of More London which has removed the historic context. It is enclosed by taller buildings which form part of the appreciation of the asset from Tooley Street. They make a negative contribution to the heritage significance of the listed building arising from the contrasts in scale and materiality.
- 4.261 The asset is experienced as part of a busy street with a mix of building scales, materials and typologies. These include a backdrop of the tall buildings on the far side of the station complex, including the Shard.
- 4.262 The Site is separated from the heritage asset by the railway line. It does not form part of the experience of the asset.

Former London and County Bank (Map Ref. 45)

- 4.263 The former London and County Bank on Tower Bridge Road was listed at Grade II in July 1996. It is located approximately 400m east of the Site.
- 4.264 The bank was designed by William Campbell Jones in 1900 in a Renaissance style. It is three storeys with attic dormers in red brick with extensive stone dressings and architectural detailing.
- 4.265 The heritage significance of the listed building lies in its historical and architectural interest as one of the original buildings developed on the new Tower Bridge approach road. It is a typical example of Jones's work for the London and County Bank in 'free classical' style, the majority of its good quality fabric remaining intact.
- 4.266 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.267 The heritage asset is situated on an island site, on the corner of the Tower Bridge approach road, Queen Elizabeth Street and Tooley Street. The busy junction, adjacent empty lot revealing a black brick north elevation and its isolation on an island between three roads are a negative contributors. The modern single storey café to the immediate west is a neutral element.
- 4.268 The heritage asset falls within the Tower Bridge CA and the historic development in the wider setting to the north of the asset makes a positive contribution to its heritage significance as part of the earlier development of the area.
- 4.269 The Site is separated from the heritage asset by considerable distance and interposing development, which includes the railway line. The Site does not form part of the experience of the asset.

South London College (Map Ref. 46)

- 4.270 South London College was listed at Grade II in September 1972. It is located approximately 380m north east of the Site.
- 4.271 The College is a flamboyant Queen Anne Revival building in red brick with white stone dressings. It was designed by Mountford in 1893.
- 4.272 The hall with double height windows forms the central section of the principal building with multiple stone banding, applied pilasters and balustrade parapet. The slate roof is topped by a clock Georgian lantern. There are three storey projecting wings under attics, and a subsidiary west wing with turret completes the group. A banded boundary wall with iron railing enclosing the whole.
- 4.273 The heritage significance of the assets is derived from its historical and architectural interest as a late Victorian education in the Queen Anne style building by a well-known architect. The association with the College, founded in the 16th century, also contributes to its interest.

- 4.274 Heritage significance: **Medium**.
Contribution of Setting to Heritage Significance
- 4.275 The setting of the heritage asset comprises the mixed development around the southern bridgehead of Tower Bridge. The later development to the north at More London and the riverside makes a neutral contribution to the setting of the asset.
- 4.276 Tooley Street makes a positive contribution to the asset because the front elevation addresses the road and its architectural character can be appreciated. The open green space at Potters Fields makes a positive contribution to the heritage significance of the asset because it creates a pleasant townscape setting alongside the front courtyard.
- 4.277 The Site is separated from the heritage asset by considerable distance and interposing development, which includes the railway line. The Site does not form part of the experience of the asset.

Statue on Island Site in front of South London College and Railings (Map Ref. 45)

- 4.278 The statue and railings outside the South London College were listed at Grade II in September 1972. It is located approximately 360m north east of the Site.
- 4.279 The heritage significance of the heritage asset is derived from its historical and artistic interest as a portrait sculpture of the first Mayor of Bermondsey, Samuel Bourne Bevington, by the prolific sculptor Sydney March. It is a bronze statue on stone plinth.
- 4.280 Heritage significance: **Low**.

Contribution of Setting to Heritage Significance

- 4.281 The heritage asset is located on a traffic island, addressing the junction. This setting makes a positive contribution to its heritage significance because it provides the busy, public setting in which the statue can be appreciated. The buildings in the setting of the asset make a neutral contribution to its heritage significance which is derived from the individual it remembers and its artistic design.
- 4.282 The Site is separated from the heritage asset by considerable distance and interposing development, which includes the railway line. The Site does not form part of the experience of the asset.

K2 Telephone Kiosk at junction with Roper Lane (Map Ref. 46)

- 4.283 The K2 telephone kiosk at the junction with Roper Lane was listed at Grade II in December 1986. It is located approximately 360m south east of the Site.
- 4.284 The heritage significance of the listed building is derived from its architectural and historical interest as an example of a late 1920s telephone kiosk designed by Giles Gilbert Scott.
- 4.285 Heritage significance: **Low**.

Contribution of Setting to Heritage Significance

- 4.286 The setting of the listed building includes the mixed setting along Tower Bridge Road which includes historic and modern development, and tall buildings. The urban character of the setting makes a positive contribution to the heritage significance of the asset because of the intended function of the asset.
- 4.287 The considerable separating distance and interposing development means that the Site does not form part of the experience of the asset.

Bermondsey Leather Market

- 4.288 A group of five Grade II listed buildings has been identified at the former leather market to the south of Leathermarket Street.
- 4.289 The listed building are assessed as a group for their shared historical association and setting as part of Bermondsey leather market. They are located approximately 300m south of the Site and comprise:
- Leather Market (map ref. 47);
 - London Leather, Hide and Wood Exchange The Jugglers Arms Public House (map ref. 48);
 - Leathermarket Yard (map ref. 49);
 - Warehouse Block to East of Leather Market Yard Units 13-16 (map ref. 50); and
 - Units 7 and 8 Bermondsey Leather Market (map ref. 53).
- 4.290 The Leather Market was designated in September 1972. It is a large commercial building of three storeys set across 16 bays which was built in 1833. It is in a classical style comprising yellow stock brick on stone plinth with vermiculated quoins. Its central section carries tall, stone capped pilasters and heavy cornice. There is an enriched carriage entrance through the building at the north end.
- 4.291 The Leather, Hide and Wool Exchange was designated in February 1995. It was built in 1878 by George Elkington & Sons is in red brick with stone and terracotta dressings. It has a hanging corner turret and tall central loading bay lies on north return. The northern two bays of the building form the Leather Market public house, previously the Jugglers Arms.
- 4.292 The warehouse block at the east end of Leather Market (Units 13-16) were designated in September 1998. The four storey warehouse dates from the late 19th century in a plain classical style of yellow stock brick with red brick and stone dressings.
- 4.293 The warehouse at Units 7 and 8 Leather Market were designated in August 2010. The heritage asset comprises two early 19th century warehouse buildings.
- 4.294 Leathermarket Yard was designated in September 1998. It is a late 19th century warehouse in a red brick, Gothic style.
- 4.295 The heritage significance of the each listed building is derived from their historical interest as a surviving complex of Victorian industrial buildings associated with tanning, an important aspect of Southwark's history from the 14th to 20th centuries. The buildings have strong group value and represent the evolution of warehouse design in the 19th century, from simple classicism to late Victorian elaboration.
- 4.296 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.297 The listed buildings which form the former leather market make a very positive contribution to the setting of each other. They preserve a fragment of the area's late Georgian and Victorian industrial heritage where there has been considerable later redevelopment, which has removed the historic context. The 20th century residential estates make a negative contribution to the heritage significance of the listed buildings because of the differences in architecture and use.
- 4.298 The group of listed building is well-contained and inward looking. The setting therefore makes a limited contribution to an appreciation of their heritage significance.
- 4.299 There are some longer views to the north owing to the orientation of the inner courtyard and opening at its north west corner. The appearance of later development from this location does not influence the experience of the heritage significance of the assets. There is no visibility of the Site.

25 and 27 Crosby Row (Map Ref. 51)

- 4.300 Nos. 25 and 27 Crosby Road were listed at Grade II in February 2004. The listed building is located approximately 410m south west of the Site.

4.301 The listed building comprises a pair of three storey houses which form part of a terrace of four buildings. They date to 1770-80. No. has six panelled door with consoles supporting a flat porch and flush wooden shutters at the single ground floor window. No. 27 has a Victorian shop front, decorated consoles terminating the fascia, with central double entrance doors and a side service door.

4.302 The heritage significance of the asset is derived from its historical and architectural interest as a substantially intact example of Georgian domestic architecture later adapted for commercial use.

4.303 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.304 The setting of the heritage asset is defined by Crosby Row, a narrow road of three to four storey brick buildings. This creates an enclosed setting and the tall buildings at either end of the street confine the setting in which the assets are experienced to their immediate surroundings.

4.305 The buildings on Crosby Row reflect the scale, materiality and use of decorative brick banding of the assets, the effect of which is neutral to positive. The larger buildings closing the setting to south and north make the historic townscape and the assets role within it illegible and are a marginally negative contributor.

4.306 The distance and interposing development means that the Site does not form part of the experience of the asset.

Railway Viaduct Arches (Map Ref. 54)

4.307 The railway viaduct arches on St Thomas Street were listed at Grade II in July 2011. The listed building is located approximately immediately opposite the Site on the north side of St Thomas Street.

4.308 The arches were originally designed in 1864-6 by Charles Henry Driver for the London, Brighton and South Coast Railway at London Bridge Station. The viaduct is in yellow stock brick, with red brick band beneath stone cornice. It comprises 19 decorated bays with two larger archways carrying the north-south roads of Bermondsey Street and Shand Street.

4.309 The heritage significance of the asset is derived from its historical interest as a surviving, early feature of the boom in railway development in the 19th century. The arches have architectural interest for the design, materials and craftsmanship of the structure which would have been unusual in what was a poor, inner-city district. The association with Driver also contributes to their interest.

4.310 Heritage significance: **Medium**.

Contribution of Setting to Heritage Significance

4.311 The arches are an integral part of London Bridge Station which forms their immediate setting and provides them with their historic and functional context. The station infrastructure, including the later redevelopment, therefore makes a positive contribution to the significance of the heritage asset. The experience of the railway arches includes the later, tall development at the west end of St Thomas Street at London Bridge and Guy's Hospital. This development does not affect the ability to appreciate the heritage significance of the asset and therefore makes a neutral contribution to its heritage significance.

4.312 The fragmentary development on the south side of the street, and an inconsistent building line, detracts from the sinuous horizontal form of the arches and is a negative contributor. This includes the Site whose appearance currently detracts from the character and vitality of the townscape.

Conservation Areas

Tooley Street CA (Map Ref. B)

- 4.313 Tooley Street Conservation Area (CA) was designated in 1988 and extended in 1991. A Conservation Area Appraisal (CAA) was adopted in 2003. It is located approximately 350m north of the Site at the nearest point.
- 4.314 The CA designation recognises on one of the oldest streets in Southwark which retains its historic layout, width and purpose as an access route to the wharves, warehouses and Thames riverbank.
- 4.315 The CA runs between the busy vehicular and pedestrian approaches to London Bridge at its western end and the Tower Bridge approach to the east. On the north it is bounded by the River Thames, the raised railway viaduct leading to London Bridge Station forming its southern boundary.
- 4.316 The Great Fire of Tooley Street in 1861 destroyed most of the buildings in the CA except Hays Wharf, 29-33 Tooley Street and the buildings of St John's Churchyard. Therefore, despite the long history of the street, most buildings represent a very brief period of development from the mid-19th century until containerisation moved shipping out of central London.
- 4.317 The CAA identifies four sub-areas – Hays Wharf (SA1), Tooley Street West (SA2), St John's Churchyard (SA3) and Tooley Street East (SA4).
- 4.318 In SA1 and SA2 buildings are large-scale Victorian and later former warehouses and offices of 7-9 storeys, predominantly in yellow brick or Portland/artificial stone. Narrow lanes between the buildings lead towards the riverside walk, creating intimate, quiet spaces between.
- 4.319 The riverside Queen's Walk provides extensive river views towards the landmarks of Tower Bridge, the Tower of London World Heritage Site, St Paul's Cathedral and the City.
- 4.320 SA3 is dominated by railway infrastructure to the south and the Tower Bridge Road to the east. The prevailing building height is 4-5 storey buildings with commercial street frontages lie to the north of the street, with 6-7 storey tenement blocks to the south, creating a linear character.
- 4.321 The residential blocks follow the form and materiality of Victorian warehouses nearby, with plain brick facades and large windows with square panes that create rhythmic façades, contributing to the character of the area as a whole.
- 4.322 SA4 is the open green space of St John's Churchyard containing the oldest listed buildings in the CA – the Rectory and Watch House – described earlier. Mature trees provide a soft element in an otherwise urban landscape, which contrasts with the high traffic Tower Bridge Road abutting the space to the east.
- 4.323 The heritage significance of the CA is derived from the character, appearance and mix of commercial and residential architecture which represents area's former role as one of the primary wharves in central London. Its architecture is a good example of innovative 19th century warehouse construction whereby form followed function whilst maintaining a simple, classical aesthetic.
- 4.324 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.325 The setting of the CA is defined by the river to the north, which provides views into and out of the CA and helps establish the context of the buildings within. This aspect of the setting of the CA therefore makes a positive contribution to the experience and understanding of its heritage significance.
- 4.326 The tall buildings to the south of the station form part of the experience of the heritage asset. They provide a vertical element that contrasts with the linear pattern of Tooley Street and the adjacent railway infrastructure. In doing so, they emphasise the historic character of the development within the CA and therefore make a neutral contribution to the heritage significance of the asset.
- 4.327 The distance and interposing development, which includes the railway line separating the CA from the Site, means that the Site does not form part of the experience of the asset.

Tower Bridge CA (Map Ref. C)

- 4.328 Tower Bridge CA was designated in September 1978 and extended in 1985. A CAA was adopted in 2003 with an additional Shad Thames Conservation Areas Management Plan which includes the CA, approved in April 2014.
- 4.329 The CA is bordered by the Thames to the north, Shad Thames to the east, Tooley Street to the south and the Tower Bridge approach road to the west. It is a compact area, accessed by narrow lanes from the busy thoroughfares or via the pedestrian archway beneath Tower Bridge.
- 4.330 The CA is located approximately 500m north east of the Site at the nearest point.
- 4.331 The CA designation recognises the 19th century street pattern and development which was created as part of the redevelopment of the area with the new Tower Bridge. The Tower Bridge forms a key focal point in the CA.
- 4.332 Tower Bridge Road is broad and the buildings which line it vary in height and scale. They are united by the use of red brick and extensive stone embellishment which, along with the linear aspect of the road, distinguishes these SAs from those at the heart of the CA.
- 4.333 Away from the main road leading to the bridge, the CA is characterised by narrow lanes which run between canyons of six storey warehouses at Butlers Wharf. It is a planned area of grid-like streets of coarse grain buildings in simple, Victorian industrial classical style. Iron gantry ways connect the buildings at upper storeys, further enclosing the lanes. The built form reduces in height further from the riverbank where Victorian warehouses become interspersed with modern development which complements the scale, form and materiality of the CA.
- 4.334 The heritage significance of the asset lies in the completeness of the surviving 19th century warehouses and wharves and the retention of the historic street pattern. The large number of surviving gantry-ways which connect the warehouses at the upper levels are an important feature of note.
- 4.335 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

- 4.336 The setting of the CA includes the modern civic and commercial development at More London to the west and 20th century residential estates to the south and east. The later development makes a slightly positive contribution to the heritage significance of the CA because it emphasises, through contrast, the CA's character and appearance as an area of historic industrial development.
- 4.337 The river forms the northern boundary of the CA which makes a positive contribution to its heritage significance because of the historical association between the built form within the CA (warehousing) and the historic river transport of goods.
- 4.338 The distance and interposing development, which includes the railway line separating the CA from the Site, means that the Site does not form part of the experience of the asset.

Borough High Street CA (Map Ref. D)

- 4.339 Borough High Street CA was first designated in July 1968 and extended in 1973 and 1980. A CAA was adopted in 2006.
- 4.340 The CA is defined by Borough High Street, which runs north-south from London Bridge to St George the Martyr, and across King's Reach to Southwark Bridge. It is located approximately 530m west of the Site at the nearest point.
- 4.341 The CA designation recognises an area that has a long history of dense, urban development. It is characterised by the eclectic mix of developments which date from all periods of its history and sit alongside each other.
- 4.342 There is very little open space and the river provides an important relief to the intensity of dense development to the south.

4.343 The CA has a diverse, commercial character which is interspersed with institutional and religious buildings in larger plots. The historic character of trade and commerce is legible in the townscape as a result of surviving Victorian developments and alterations to the earlier building stock. With the exception of the Cathedral etc. and modern infill, the building stock is, in the main, of the 18th to early 20th century designed on Classical principles.

4.344 The heritage significance of the CA lies in its historical interest as the oldest developed part of Southwark. The CA includes some of the most significant buildings in this part of London (Southwark Cathedral, London Bridge, Guy's Hospital and Borough Market) as well as Victorian transport infrastructure and a very high concentration of listed buildings.

4.345 Heritage Significance: **Medium**.

Contribution of Setting to Heritage Significance

4.346 The CA is embedded in the area of dense development at Southwark. It includes a range of scale, massing, materials and uses. The contrast between the later redevelopment in the surrounding area emphasises the historical and architectural interest of the high street. The later development does have a contrasting character, however. The setting of the CA therefore makes a neutral contribution to the heritage significance of the asset overall.

4.347 The nature of the development on the high street means that the experience of the area is fairly well contained. The later, tall development to the east at London Bridge is legible from some points within the CA, particularly The Shard which punctures above the roofline. The neutrality of the setting to the CA's heritage significance remains.

4.348 The distance and interposing development (which includes the substantial development at Guy's Hospital) means the Site does not form part of the experience of the CA.

The Assessment of Heritage Assets

4.349 The baseline assessment provides an opportunity to identify the heritage assets which may experience effects arising from the Proposed Development, particularly in terms of understanding the particular setting considerations.

4.350 As part of the baseline stage of assessment, the heritage assets which will be subject of a full assessment have been refined to only those which are likely to experience effects.

4.351 The judgement is taken on the basis of:

- The extent to which setting contributes to the heritage significance of the asset;
- The particular setting relationship between the heritage asset and the Site; and
- The analysis of theoretical visibility presented in the Zone of Theoretical Visibility (ZTV) (see HTVIA and Appendix 1).

4.352 In the instances where the ZTV indicates that the Proposed Development will be invisible from the Site, there is a considerable separating distance and the Site makes no contribution to the heritage significance of the asset, that asset is excluded from full assessment. The magnitude of effect being None and the likely effect None.

4.353 The heritage assets which will be taken forward for full assessment are identified in Table 1 below.

Table 1 Heritage Assets for Assessment

Map Ref	Name	Grade	Full Assessment Required
1	Tower of London (including 14 listed buildings a-n)	N/A	Yes
2	No 142 and Attached Railings	II*	Yes
3	No 9 and Attached Railings	II*	Yes
4	9A St Thomas Street	II*	Yes

5	Mary Sheridan House (Part) and Area Railings	II*	Yes
6	Guys Hospital Main Building	II*	Yes
7	War Memorial	II	Yes
8	55 Bermondsey Street	II	Yes
9	Nos 59, 61 and 63 and Attached Railings	II	Yes
10	68-76, Bermondsey Street	II	Yes
11	78, Bermondsey Street	II	Yes
12	124-130, Bermondsey Street	II	No
13	132, Bermondsey Street	II	No
14	Hays Galleria	II	No
15	No 10 and Attached Railings to Front Door Steps	II	Yes
16	Watch House In St Johns Churchyard (Recreation Ground)	II	Yes
17	Bridge Over North End, London Bridge Station	II	No
18	2 and 4, Leathermarket Street	II	Yes
19	Three Bollards	II	No
20	Bonded Warehouse, Sarsons Vinegar Factory	II	No
21	Fermentation Vats, Sarsons Vinegar Factory	II	No
22	Malt Store, Sarsons Vinegar Factory	II	No
23	Brewhouse, Sarsons Vinegar Factory	II	No
24	Engine House, Boiler House And Coal Store, Sarsons Vinegar Factory	II	No
25	Plumbers Ofce, Sarsons Vinegar Factory	II	No
26	Former Still House, Sarsons Vinegar Factory	II	No
27	Warehouse, Sarsons Vinegar Factory	II	No
28	Nos 4-8 and 12-16 and Attached Railings	II	Yes
29	Mary Sheridan House (Part) and Attached Area Railings	II	Yes
30	K2 Telephone Kiosk Outside Nos 17 & 19 (Nos 17 & 19 Not Included)	II	Yes
31	Gates, Gate Piers and Street Railings to Guys Hospital	II	No
32	Statue of Thomas Guy In Courtyard of Guys Hospital, Pedestal and Railings	II	No
33	Alcove from Old London Bridge In Inner Quadrangle of Guys Hospital	II	No
34	Drinking Fountain In South East Corner of Tanner Street Recreation Ground	II	Yes
35	Denmark House	II	No
36	London Bridge Hospital (Part)	II	No
37	29, 31 and 33, Tooley Street	II	No
38	47 and 49, Tooley Street	II	No
39	The Counting House	II	No
40	Shipwrights Arms Public House	II	No
41	Fire Station	II	Yes
42	115-121, Tooley Street	II	No
43	Former London and County Bank	II	No
44	South London College	II	Yes
45	Statue On Island Site In Front of South London College and Railings	II	Yes
46	K2 Telephone Kiosk At Junction with Roper Lane	II	No
47	Leather Market	II	Yes
48	"London Leather, Hide and Wool Exchange The Jugglers Arms Public House"	II	Yes
49	Leathermarket Yard	II	Yes
50	Warehouse Block to East of Leathermarket Yard, Units 13-16	II	Yes
51	25 and 27, Crosby Row	II	Yes
52	Gate Piers & Railings to The Churchyard of The Former Church of St John	II	Yes
53	Units 7 and 8, Bermondsey Leather Market	II	Yes
54	Railway Viaduct Arches	II	Yes
A	Bermondsey Street	n/a	Yes
B	Tooley Street	n/a	Yes
C	Tower Bridge	n/a	Yes
D	Borough High Street	n/a	Yes
55	9 Fenning Street	n/a	Yes

5.0 HERITAGE ASSESSMENT

5.1 This section provides a qualitative assessment of the effect of the Proposed Development on the built heritage assets identified in Table 1 Heritage Assets for Assessment.

5.2 A summary of the effects arising from impacts to heritage assets is provided at Table 2 Summary of the likely effects on heritage assets.

Demolition and Construction

5.3 ES Volume 1 sets out the anticipated programme of works and the key activities that would be undertaken on the Site during demolition and construction necessary to facilitate the Proposed Development. The likely effect of these activities on the significance of the heritage assets identified in the baseline is assessed below.

5.4 During this phase, the Site would be enclosed with hoardings which would change the appearance of the Site in the setting of the heritage assets. This phase of the Proposed Development could also introduce new environmental conditions into the setting (and experience) of the heritage assets: there will be increased noise, vibration, dust and traffic in the surrounding area. The magnitude of this impact will be experienced within close proximity to the Site, comprising:

- Railway Viaduct Arches;
- Bermondsey Street CA; and
- 9 Fenning Street (non-designated heritage asset).

5.5 With the exception of these assets, there will be no permanent change to the way the heritage significance of the assets identified in the baseline is appreciated or understood arising from this phase of the Proposed Development.

5.6 The appearance of construction activity for the remainder of the assets where there is some visual relationship between the Site and the asset is not considered to have any effect on their heritage significance, which is defined by their character and appearance.

5.7 The likely effect of the demolition and construction phase of the Proposed Development on the heritage assets identified in the list above will be assessed below. For the remaining assets in the baseline, the demolition and construction residual effects are considered to have a Negligible likely effect. Any construction activity that will form part of the experience of the assets will be short to medium term in duration and there will be no long-term effects.

Railway Viaduct Arches (Grade II) (Map Ref. 54)

5.8 Section 4.0 identifies the railway viaduct arches as being of Medium heritage significance.

5.9 The activity associated with the demolition and construction of the Proposed Development will occur immediately opposite the listed arches and temporarily change their setting along St Thomas Street. The asset is judged to have a Low susceptibility and Low/Moderate sensitivity to this phase because it will be temporary and there will be no permanent effects on their heritage significance.

5.10 The existing condition of the Site is a cleared area enclosed by hoardings. The demolition and construction phase of the Proposed Development is judged to have a Negligible to Low magnitude of impact on the heritage significance of the asset. This is because the change to the setting will be temporary and, in any event, this part of the setting is already associated with construction activity for the redevelopment of London Bridge station.

5.11 It is possible that the construction activity on the Site will limit the ability to appreciate the special interest of the heritage asset if road closures are required, but these will be temporary and wholly reversible.

5.12 The likely effect is **Negligible / Minor Adverse**. This likely effect is temporary in nature, reversible and not significant.

Bermondsey Street CA (Map Ref. A)

- 5.13 Section 4.0 identifies the Bermondsey Street CA as being of Medium heritage significance.
- 5.14 The demolition and construction of the Proposed Development will introduce construction activity in the immediate setting of the heritage asset, at the northern boundary in sub-area 3. The CA is considered to have a Medium to High susceptibility to the demolition and construction of the Proposed Development which results in an overall Moderate sensitivity.
- 5.15 The non-designated heritage asset 9 Fenning Street (map ref.55) is located within the Site and as such the construction effects will be particularly prominent. The Horseshoe Inn public house, which makes a positive and considerable contribution to the character and appearance of this sub-area will also be affected by the construction activity. Both buildings are accessed off Melior Street and therefore their continued function may be maintained, although the visual and sensory experience of the buildings setting will be altered in the short-term. This activity will introduce new visual elements, such as cranes, hoarding and other equipment, into the experience of the CA, and there will also be increased noise, vibration, dust and traffic in the surrounding area.
- 5.16 The CA as a whole is large in geographical extent and the Site comprises a small element. The construction activity will be of short to medium term duration and there will be no permanent change to the heritage significance of the CA.
- 5.17 The magnitude of impact on the CA during the demolition and construction phase of the Proposed Development is judged to be Low. The likely effect is judged to be **Minor Adverse**. This likely effect is not significant.
- 5.18 The NPPF requires the impact of the Proposed Development to any heritage asset be considered as a whole. In deciding whether paragraph 202 of the NPPF is engaged one may strike an internal heritage balance first, weighing up heritage harm versus heritage benefits. We therefore refer the reader to the 'Completed Development' section of this Heritage Statement to understand an impact of the Proposed Development as a whole to the Bermondsey Street Conservation Area.

9 Fenning Street (Non-Designated Heritage Asset) (Map Ref. 55)

- 5.19 Treated in isolation, the historic and architectural interest of the warehouse at 9 Fenning Street is set out Section 4.0. The section identifies that the architectural and/or historic interest of the building is very limited and at a local level. The asset is identified as having a Very Low heritage significance. It is considered to have a Medium to High susceptibility to the demolition and construction of the Proposed Development which results in an overall Low sensitivity due to the relatively low significance of the assets.
- 5.20 Again, the assets will be affected by the construction activity. Both buildings are accessed off Melior Street and therefore their continued function may be maintained, although the visual and sensory experience of the buildings setting will be altered in the short-term. This activity will introduce new visual elements, such as cranes, hoarding and other equipment, into the experience of the assets, and there will also be increased noise, vibration, dust and traffic in the surrounding area.
- 5.21 The construction activity will be of short to medium term duration and there will be no permanent change to the heritage significance of the assets. The magnitude of impact on the assets during the demolition and construction phase of the Proposed Development is judged to be Medium to Low. The likely effect is judged to be **Minor Adverse**. This likely effect is not significant.
- 5.22 The long-term impact on the non-designated heritage asset will be discussed in the 'Completed Development' section of this Heritage Statement below.

Completed Development

Heritage Assets within the Site Boundary

Conservation Areas

Bermondsey Street CA (Map Ref. A)

- 5.23 Section 4.0 identifies the Bermondsey Street CA as being of Medium heritage significance.

- 5.24 The redevelopment of the Site will deliver a significant quantity of employment floorspace (flexible medical and research & development (Use Classes D1 and / or B1(b))) as well as flexible retail (Use Classes A1-4) in accordance with the aspirations of the draft site allocation and the emerging development plan.
- 5.25 The immediate setting of the CA to the north comprises tall and large development associated with London Bridge and the nearby Guy's Hospital complex. This includes a range of modern architectural styles that juxtapose the vernacular associated with the area's historic character. The contrast in scale, use and materiality is marked; it is not uncommon in an established urban environment in a highly sustainable location, adjacent to a major public transport hub.
- 5.26 Equally, the existing wider Site condition is poor, largely comprising a cleared area enclosed by hoardings. This existing state is a detracting feature to the setting of the Conservation Area.
- 5.27 The heritage asset has a Medium to High susceptibility to the Proposed Development as a result of its proximity to the Site and the nature of proposals which will contrast with the prevailing heights and uses within the CA which define its character and appearance. This results in a Moderate sensitivity.
- 5.28 The redevelopment of the Site to a high density would include provision of tall buildings. The principal building will rise to ground, mezzanine plus 18 storeys. It will further reinforce the juxtaposition in scale between the Site and the immediate surrounding to the south, including the Horseshoe Inn public house.
- 5.29 Notwithstanding, the Conservation Area as a whole is large in geographical extent. The baseline description at Section 4.0 identifies that the CA is comprised of four sub-areas, which provides a sequential way of understanding and evaluating the effect on the heritage asset as a whole.
- 5.30 The ZTV at Appendix 1 demonstrates that the visual impact of the Proposed Development would be relatively limited and inter-visibility from Bermondsey Street and further east is very limited.
- 5.31 The Proposed Development will have a very limited effect on the character and appearance of sub-areas 1, 2 and 4 because of the limited visibility, which is demonstrated in the ZTV (Figure 2.1 in the submitted BHTVIA). This limited intervisibility combined with the distance between the Site and these sub-areas restricts other potential setting effects as listed in Historic England's Good Practice Advice note 3: The Setting of Heritage Assets.
- 5.32 The ZTV demonstrates sub-areas 2 and 4 in particular have no visibility, or, where glimpsed, none that would materially impact setting. As such the proposals would not materially alter the experience from within the CA in sub-areas 2 and 4. The character and appearance of these areas will thus be preserved and no harm is identified.
- 5.33 An exception may be found in areas of open space within sub-area 1 from which glimpsed views of the proposals can be afforded, including Bermondsey Street, Tanner Street Park and St Mary Magdalen Churchyard. This is illustrated in Proposed View 14 and 14W in the HTVIA (Section 10) from St Mary Magdalen Churchyard. As these illustrate, the proposals are almost entirely screened in summer months and where visible they are experienced as part of a skyline which is already subject to similar influences such as The Shard and Guy's Hospital.
- 5.34 The proposals would be most visible from within sub-area 1 at the north end (at the junction between Bermondsey Street, St Thomas Street and Snowfields). Here, the character and appearance of the CA is markedly different from that to the south and the observer is readily aware of the proximity to London Bridge Station and existing high density development. The proposed public realm improvements would provide an enhanced immediate setting for the CA, encouraging movement through the area. The proposals would form a landmark building on the junction, largely screening views of Guy's Hospital to the west. This visual impact is illustrated in proposed View 17 of the BHTVIA (Section 10.0).
- 5.35 The Proposed Development will be visible along the eastern pavement of Bermondsey Street as demonstrated by the ZTV at Figure 2.1 of the BHTVIA. Views 15 and 15N are representative of the general visibility from this location. Those views will change as the observer travels south to north along the high street, including adjacent to the listed Nos. 68-76 and 78 Bermondsey Street (Heritage Asset Plan references 10 and 11 of the BHTVIA). The proposed form and massing has been modulated to ensure the visible elements are recessive and not overbearing. Visibility on the west pavement is occluded.

- 5.36 The Proposed Development will have the greatest impact on sub-area 3 because of the proximity to this part of the CA and the alignment of streets on the north-south axis which will deliver views of the Proposed Development from within the CA.
- 5.37 The existing setting of the Conservation Area to the north includes tall and large development near to London Bridge, such as The Shard, Guy's Hospital, Capital House and Becket House. The juxtaposition of tall buildings in the Opportunity Area with lower rise areas is inevitable, mindful of the allocations identified by the development plan. One must consider the context of this juxtaposition and, if harm is identified, the extent to which design mitigates.
- 5.38 The Proposed Development would be of high architectural quality. The design of the Proposed Development has sought to mitigate the impact on the CA by locating the tallest part of the Proposed Development at the north-west edge of the Site, i.e. set furthest away from the CA. The building would appear as several massing volumes, by virtue of the variation in height, stepped form and architectural treatment to elevations.
- 5.39 Moreover, the Proposed Development includes the retention of 9 Fenning Street, discussed below. The retained warehouse will offer a new community and retail space which will animate the public space around the application site. In combination with the industrial high-tech aesthetics of the new elements and traditional materials such as brick, the existing warehouse brings the industrial legacy of the area back to life. Retention and restoration of the building is a heritage benefit as it secures the long term conservation of the building and its presence ensures the industrial history of the area surrounding the Site remains legible.
- 5.40 At ground floor, the Proposed Development would deliver townscape and urban design benefits, including animation through active frontages and creation of new permeable routes through the Site towards St Thomas Street. The retention of the warehouse and removal of the previously proposed building volume in this location will pull back the building line along the south-west corner of the Site from the boundary, opening up views of the Horseshoe public house along Melior Street (see view 20 at Section 10.0).
- 5.41 The redevelopment of the Site also offers the opportunity to provide a new public garden at the junction of Bermondsey Street, St Thomas Street and Snowfields, a key node in sub-area 1 of the CA as mentioned in paragraph 5.32. This garden is one of the few open green spaces in the area, inviting visitors to linger and enjoy the CA's appearance and character.
- 5.42 The impact of the Proposed Development will be experienced to the greatest degree in sub-area 3 and this is located adjacent to the Site and, whilst this is an important impact to consider, it would have a Medium magnitude of impact to the immediate area surrounding the Site, which would reduce to a Low magnitude to the wider Conservation Area that would remain largely unaffected.
- 5.43 Taking into account the development as a whole, including the Site demolition and redevelopment, plus the countervailing heritage benefits of the Proposed Development, the assessment has identified a Minor Adverse effect arising from the impact of the Proposed Development to the Bermondsey Street Conservation Area. The effect will be direct, long-term and at a regional scale.
- 5.44 The assessment has identified harm to the Bermondsey Street Conservation Area, which is at the lower level of the 'less than substantial' category identified at paragraph 202 of the NPPF. The gradation of harm is endorsed by sections 18a-018 and 18a-019 of the NPPG. In relation to a finding on that basis, the decision maker is required to give considerable importance and weight to the heritage harm when making a balanced judgment taking into account the public benefits of the Proposed Development.
- 5.45 Paragraph 200 of the National Planning Policy Framework advises the grant of consent only where there is a clear and convincing justification for harm, which comprises the balance of planning benefits set out in paragraph 202. The decision maker should consider the policy designations for the application site that envisage significant change across the masterplan area and the embedded design mitigation within the Proposed Development.

Non-Designated Heritage Asset

9 Fenning Street (Non-Designated Heritage Asset) (Map Ref. 55)

- 5.46 The revised design includes the retention and repurposing of the warehouse building for a community use. The historic and architectural interest of the warehouse is set out Section 4.0. The section identifies that the architectural and/or historic interest of the building is very limited and at a local level. The asset is identified as having a Very Low heritage significance. The susceptibility of the asset to change is High and this would result in a Low/Moderate sensitivity.
- 5.47 9 Fenning Street is two storeys in a square plan which addresses the corner with Melior Place / Street. The warehouse was originally erected between 1895 and 1915. It is therefore a relatively late example of a warehouse in this style and does not possess any of the finer detailing, scale or important historical associations seen elsewhere in the CA.
- 5.48 The building has some local heritage significance derived from aspects of its warehouse aesthetic such as exposed brick and remnants of industrial character manifested through the loading bays on the west elevation and hoist at first floor for heavy goods. These features are not present on the later extension to the north which is excluded from the CA designation.
- 5.49 Those elements that contribute towards the heritage significance of the warehouse have informed the design of the Proposed Development. The proposed architectural design of the warehouse would make enlarge existing openings in the building elevations and add a contemporary roof structure to convert the building for a community use. A contemporary roof structure would be added to the building. The roof would be subservient to the principal building and, where visible, provide an attractive visual juxtaposition between the retained older fabric.
- 5.50 The later northern extension is to be removed. The extension is in a complementary use and neutral architectural style to the main warehouse; however, its removal would not harm its setting. This must have been borne in mind when drafting the Conservation Area boundary, which omits the later extension.
- 5.51 The setting of 9 Fenning Street includes the historic development in the Bermondsey Street CA to the south which makes a positive contribution to its heritage significance as part of the tightly defined townscape at Melior Place. The wider setting of the warehouse would change considerably through the introduction of the proposed taller building to the north. This area is one of great contrast and markedly different to the secondary routes along Melior Street and Melior Place. The contrast will be marked, although one of striking and attractive juxtaposition through the high architectural design of the proposed tall building.
- 5.52 The design of the tall building is heavily modulated to help break down the overall mass and meditate the scale. The component parts of that modulation are each influenced by the materiality and forms of the Conservation Area, which have a robust and industrial character.
- 5.53 The impact of the Proposed Development would have a High magnitude of impact to the warehouse. The proposed interventions to the building fabric are considered and the reuse and repurposing of the building will help secure its long-term conservation. As a whole, the assessment has identified a **Minor Beneficial** effect arising from the impact of the Proposed Development to 9 Fenning Street. The effect will be direct, long-term and at a regional scale. This effect is not significant.

Heritage Assets within the Study Area

World Heritage Sites

Tower of London WHS (Map Ref. 1)

- 5.54 Section 4.0 identifies that the Tower of London WHS has Exceptional heritage significance.
- 5.55 The Proposed Development will take place within the 'wider setting' of the WHS which is identified in the Management Plan. This setting comprises the buildings and areas beyond the local setting that have the potential to be intervisible with the WHS. The Management Plan is clear that the "wider setting is therefore not fixed, and is proportionate to the scale of development in the vicinity of the Tower – the taller the development, the further its visual impact will extend".

- 5.56 The wider setting already comprises a mix of historic and modern commercial buildings, including clusters of tall buildings in the City and at London Bridge. In terms of its relationship to the WHS, the Proposed Development is located in the established area of tall development to the south west at London Bridge.
- 5.57 The susceptibility of the WHS to the Proposed Development is, therefore, judged to be Medium. Notwithstanding, the sensitivity remains High.
- 5.58 The primary way in which the WHS will be affected by the Proposed Development is the appearance of the new building in the prospects over the river to the south bank which are available from within the immediate setting of the WHS and the designated heritage assets contained therein.
- 5.59 There will be no physical change to the way the heritage significance of the WHS is appreciated, and the effects are entirely setting-related.
- 5.60 The ZTV (Appendix 1) has been used to understand the impact of the Proposed Development and there have been seven AVRs prepared (nos. 1-7) and five supporting appendix views (A9-A13). The views are included at Section 10.0.
- 5.61 From the Inner Curtain Wall (AVR no. 4) the Proposed Development will appear above the existing, 21st century development at More London on the south bank of the Thames. As the observer moves along the wall, the uppermost storeys of the Proposed Development will become visible, although would be subservient to the established ridgeline of development on the riverfront. Similarly, the Proposed Development will appear in the view of the WHS from south west at Wakefield Gardens.
- 5.62 The appearance of the Proposed Development from the Inner Curtain Wall is not judged to have any material impact on the heritage significance of the WHS; the views south across the Thames from this location are panoramic and expansive, including several modern and tall buildings on the south bank. The physical and visual separation created by the Thames creates a clear buffer from the WHS.
- 5.63 The resultant relationship between the WHS and emerging development along the south bank is one that is contemplated within the Management Plan. The buildings along the south bank are included within the area defined as the 'Local Setting'. This area does not extend beyond the London Bridge Station, nor across the Site. Notwithstanding, the historical development of London is described as "complex and dynamic", which should not be limited to a defined area. Paragraph 7.3.21 of the Management Plan states a desire to "Regulate any further build-up of the area surrounding the 'Shard of Glass', ensuring that approved heights do not exceed a height whereby they would become visible [from the Inner Ward]".
- 5.64 AVR nos. 1-3 demonstrate that the Proposed Development would not be visible from large areas within the Inner Ward of the Tower of London. It would be glimpsed in views from the northern boundary of the Inner Ward where longer views are afforded. The Proposed Development would appear as a peripheral and incidental element on the skyline, with the highly modulated and articulated top of the building not drawing the eye of the observer or the principal elements in the foreground, including the White Tower.
- 5.65 The Proposed Development will not appear in the view of the WHS west from Royal Mint Court or north-west from Tower Gateway (AVR nos. 6 and 7 respectively).
- 5.66 Overall, it is clear that the visibility of the Proposed Development identified by the ZTV in terms of the impact on the heritage significance of the WHS will be very limited (see Appendix 1). The heritage significance of the WHS, in particular from the Inner Ward, will be preserved.
- 5.67 The Proposed Development will only appear from certain locations from raised levels within the WHS which provide panoramic prospects across the river towards the south bank. This panorama includes later development such as More London and The Shard at London Bridge and the Proposed Development will form a secondary feature in the backdrop to the existing, later developments.

The magnitude of impact on the heritage significance of the WHS is judged to be Very Low. The likely effect is **Negligible Neutral**. This likely effect is not significant.

Listed Buildings – Grade II*

No. 142 and Attached Railings (Map Ref. 2)

- 5.68 Section 4.0 identifies no. 142 Long Lane as having High heritage significance.
- 5.69 The setting of the listed building makes a neutral to negative contribution to its heritage significance as a result of the extent of later redevelopment in the surrounding area, in particular the late 20th century housing estate to the north. The listed building is appreciated in the context of established contrasts in height, scale and buildings typologies, which includes tall buildings.
- 5.70 The ZTV at Appendix 1 indicates that there is likely to be some visibility of the Proposed Development from the area surrounding the heritage asset. The Proposed Development would appear as a new feature on the skyline to the north of the Site. The visibility is provided by the loose grain of the 20th century housing estate.
- 5.71 This part of the experience of the asset already includes tall, modern developments including the residential tower blocks in the foreground and the commercial buildings at London Bridge. The asset therefore has a Low susceptibility to the type of change presented by the Proposed Development, which results in a Moderate sensitivity.
- 5.72 The Proposed Development will appear to the north of the listed building and so it will not be seen together with the primary elevation. The appreciation of the listed building will be unchanged.
- 5.73 The position of AVR no. 19 is located approximately 120m south east of the listed building on Long Lane. The AVR demonstrates how the Proposed Development will appear on the skyline in the wider experience of the asset. As before, this part of the setting already includes tall buildings in a variety of architectural styles and the Proposed Development will not have a material effect on this.
- 5.74 The Proposed Development is judged to have a Very Low magnitude of impact on the heritage significance of the asset. The likely effect is **Negligible Neutral**. This likely effect is not significant.

No. 9 and Attached Railings (Map Ref. 3)

- 5.75 Section 4.0 identifies no. 9 St Thomas Street as having High heritage significance.
- 5.76 The listed building is set within an area of historic buildings at the west end of St Thomas Street. This setting makes a positive contribution to the heritage significance of the asset. The wider setting of the asset includes busy urban thoroughfares and tall, modern development. The later development in the area makes a neutral contribution to the value of the heritage asset.
- 5.77 The Proposed Development will introduce a new tall building in the townscape to the east of the heritage asset. This area of the asset's setting has already experienced change of this type, and there are established contrasts in scale and architecture. The asset is judged to have a Low susceptibility to the Proposed Development. This results in a Moderate sensitivity.
- 5.78 AVR no. 22 shows how the Proposed Development will appear above the existing seven storey brick building on the south side of St Thomas Street in the setting of the asset. It will be appreciated as part of the existing cluster of taller development around London Bridge station.
- 5.79 The Proposed Development is considered to have a Very Low magnitude of impact on the heritage significance of the asset because it is similar to existing components of the baseline condition and, whilst noticeable, the distance and interposing development means that it will be a tertiary feature in the appreciation of the listed building, whose primary heritage significance will be unaffected including the strong group relationship with neighbouring listed buildings.
- 5.80 The likely effect will be **Negligible Neutral**. This likely effect is not significant. The design of the Proposed Development is of a high architectural quality which will introduce an attractive new building in the setting of the asset. The materiality

and regular, grid pattern used in the west elevation responds to the historic building forms in the area surrounding the asset.

9A St Thomas Street (Map Ref. 4)

- 5.81 Section 4.0 identifies no. 9A St Thomas Street as having High heritage significance.
- 5.82 The setting of 9A St Thomas Street is the same as that of no. 9 St Thomas Street described above because they form part of the same collection of buildings on the north side of St Thomas Street. Accordingly, the assessment of the likely effect is the same.
- 5.83 No. 9A St Thomas Street is judged to have a Low susceptibility to the Proposed Development. This results in a Moderate sensitivity. This is because the Proposed Development will take place in a part of the setting of the listed building which has already experienced modern development and there is an established contrast in scale and architecture to the east of the asset.
- 5.84 The magnitude of impact will be Very Low as the Proposed Development is commensurate with the characteristics of the asset's setting and there will be no change to the ability to appreciate its heritage significance, or understand the important group value with neighbouring listed buildings. The likely effect will be **Negligible Neutral**. This likely effect is not significant.

Mary Sheridan House (Part) and Area Railings (Map Ref. 5)

- 5.85 Section 4.0 identifies nos. 11-13 St Thomas Street (Mary Sheridan House) as having High heritage significance.
- 5.86 The setting of Mary Sheridan House is the same as that of nos. 9 and 9A St Thomas Street described above because they form part of the same collection of buildings on the north side of St Thomas Street. Accordingly, the assessment of the likely effect is the same.
- 5.87 Mary Sheridan House is judged to have a Low susceptibility to the Proposed Development. This results in a Moderate sensitivity. This is because the Proposed Development will take place in a part of the setting of the listed building which has already experienced modern development and there is an established contrast in scale and architecture to the east of the asset.
- 5.88 The magnitude of impact will be Very Low as the Proposed Development is commensurate with the characteristics of the asset's setting and there will be no change to the ability to appreciate its heritage significance, or understand the important group value with neighbouring listed buildings. The likely effect will be **Negligible Neutral**. This likely effect is not significant.

Guy's Hospital Main Building including Wings and Chapel (Map Ref. 6)

- 5.89 Section 4.0 identifies the main building at Guy's Hospital as a heritage asset of High significance.
- 5.90 The setting of the listed building comprises the mixed urban townscape of the area to the east of Borough High Street. It is a densely developed area and later redevelopment has removed much of the building's original context. There is a very positive setting relationship with the other listed buildings on St Thomas Street who share architectural characteristics and historical associations with Guy's Hospital.
- 5.91 The heritage asset is well contained and it is separated from the Site by the later, tall development of the hospital on the land to the east. The ZTV at Appendix 1 demonstrates that the later hospital buildings will create a barrier between the Proposed Development and the heritage asset and there will be no inter-visibility. The heritage asset therefore has a Low susceptibility to the Proposed Development which gives it a Moderate sensitivity.
- 5.92 The primary way in which the heritage significance of the listed buildings is appreciated is from within its perimeter; it is an inward-looking building because of the layout around internal courtyards and the surrounding development which it is

enclosed by. The Proposed Development will not be visible when moving around and through the heritage asset and there will be no change to the ability to appreciate its heritage significance.

- 5.93 There is no historical association between the Site and the heritage asset. The Site is already located in a part of the asset's wider setting which has experienced change of the type and nature of the Proposed Development.
- 5.94 The magnitude of impact on the heritage asset arising from the Proposed Development is judged to be Very Low.
- 5.95 The Proposed Development will appear in the long view with the north elevations of the ranges which enclose the courtyard, but this effect is not considered to have any effect on the ability to appreciate the listed building, which is primarily from looking south into its demise from St Thomas Street.
- 5.96 The Proposed Development will have a **Negligible Neutral** likely effect on the heritage significance of the main building of Guy's Hospital. This likely effect is not significant.

Listed Buildings – Grade II

War Memorial (Map Ref. 7)

- 5.97 Section 4.0 identifies that the war memorial in the former churchyard of St John is a heritage asset of Low significance.
- 5.98 The war memorial is contained within St John's Church Park and its setting comprises an open green space enclosed by mature trees. This setting is suitable for quiet contemplation of the event the memorial commemorates and therefore makes a positive contribution to its purpose.
- 5.99 Immediately to the south of the asset is the building which replaced the former church at this site. The church, boundary trees and railway line which runs further south prevent any wider views of the urban area to the south.
- 5.100 Notwithstanding the ZTV analysis at Appendix 1 demonstrates there might be visibility of the Proposed Development from the war memorial, the nature of its heritage significance and immediate setting means that it has a Low susceptibility to the Proposed Development and a Low sensitivity.
- 5.101 The Proposed Development is judged to have a magnitude of impact of Nil on the heritage significance of the asset. It will not have any effect on the green quality of the park in which the memorial is appreciated. The park is already understood as green space in an urban area, and even if the Proposed Development does appear it will not fundamentally change the character of the asset's setting. The likely effect is **None**. This likely effect is not significant.

55 Bermondsey Street (Map Ref. 8)

- 5.102 Section 4.0 identifies 55 Bermondsey Street as having Medium heritage significance.
- 5.103 The enclosed, historic character of Bermondsey Street makes a positive contribution to the heritage significance of the asset. It is primarily appreciated as part of the mixed, historic townscape along this route.
- 5.104 The Site forms part of the area of later redevelopment to the north west which has removed the original setting. The principle of a new tall building in this area, where there is already an established contrast in scale and architecture, means that the susceptibility of the asset is judged to be Low. This results in a Low/Moderate sensitivity.
- 5.105 The ZTV at Appendix 1 indicates that the Proposed Development will not be visible from the north end of Bermondsey Street where the heritage asset is located. This is because of the visual parallax provided by the 3-4 storey development on the opposite side of the narrow street which prevents any visibility of the context to the west.
- 5.106 The heritage asset's intimate setting will be unchanged and the Proposed Development is judged to have a magnitude of impact of Nil on its heritage significance as a Victorian warehouse. The likely effect is therefore **None**. This likely effect is not significant.

Nos 59, 61 and 63 Bermondsey Street and Attached Railings (Map Ref. 9)

- 5.107 Section 4.0 identifies nos. 59, 61 and 63 Bermondsey Street as having Medium heritage significance.
- 5.108 This heritage asset is located next door but one to no. 55 Bermondsey Street and the setting and likely effect is judged to be the same. The intimate, localised setting of the heritage asset means that it has a Low susceptibility to the Proposed Development and a Low/Moderate sensitivity.
- 5.109 The ZTV at Appendix 1 indicates that the Proposed Development will not be visible from the north end of Bermondsey Street where the heritage asset is located. This is because of the visual parallax provided by the 3-4 storey development on the opposite side of the narrow street which prevents any visibility of the context to the west.
- 5.110 The setting of the heritage asset will be unchanged and the Proposed Development is judged to have a magnitude of impact of Nil on its heritage significance. The likely effect is therefore **None**. This likely effect is not significant.

Bermondsey Street North (Map Refs. 10 and 11)

- 5.111 Section 4.0 identifies the two listed buildings on the west side of Bermondsey Street at its north end as having Medium heritage significance.
- 5.112 Similarly to nos. 55 and 59-63 Bermondsey Street above, the intimate character of Bermondsey Street defines the setting of the listed buildings and the mixed, historic townscape makes a positive contribution to their heritage significance as 18th and 19th century dwellings with later alterations.
- 5.113 The heritage assets are situated on the west side of Bermondsey Street and slightly further south than nos. 55 and 59-63 which increases the possibility of tall development to the west appearing above the established ridgeline. It is possible to see the tip of The Shard in views of the primary elevations from the south. The heritage assets are judged to have a Low susceptibility to the Proposed Development and a Low/Moderate sensitivity.
- 5.114 The Proposed Development sits considerably below The Shard in terms of height and the ZTV at Appendix 1 indicates that the Proposed Development will not be visible in the context of the heritage assets. There is only visibility from the south end of Bermondsey Street at Whites Grounds and Tanner Street, in which location the heritage assets are not legible as part of the streetscape. The magnitude of impact will be Very Low and the likely effect will be **Negligible Neutral**. The likely effect is not significant.

Former Churchyard of the Church of St John (Map Refs. 15, 16 and 52)

- 5.115 Section 4.0 identifies the three listed buildings in the former churchyard of the Church of St Johns as having Medium heritage significance.
- 5.116 The three listed buildings are each located at the boundary of the former churchyard, facing the road frontages to the north and east. The setting of the listed buildings comprises the former churchyard of the Church of St John which is open green space enclosed by tall, mature trees. They give and receive heritage value from each other as part of a complex of buildings associated with the lost church.
- 5.117 The listed buildings are judged to have a Low susceptibility to the Proposed Development because of the distance and interposing development (including vegetation and the railway line) which creates a physical barrier between the listed buildings and the Site to the south west. They have a Low/Moderate sensitivity.
- 5.118 The ZTV at Appendix 1 indicates that the Proposed Development may be visible in the gaps between the listed buildings across the former churchyard, which is now a public park. Any visibility will be filtered by the trees in the park and there will be no change to the ability to appreciate the architectural character of the listed buildings, or their historical interest as a group.

- 5.119 The introduction of a new feature on the skyline, when the trees are not in leaf, would have no material impact on the listed buildings, which are appreciated in a later urban context.
- 5.120 The magnitude of impact on the heritage assets associated with the former Church of St John is judged to be Very Low. The likely effect is therefore **Negligible Beneficial**. This likely effect is not significant.

2 and 4 Leathermarket Street (Map Ref. 18)

- 5.121 Section 4.0 identifies nos. 2 and 4 Leathermarket Street as a heritage asset of Medium significance.
- 5.122 The setting of the late Georgian warehouse has changed as a result of later development and the move of industry away from this part of Southwark. The open, landscaped green space to the north does not contribute to its heritage significance because it is at odds with the building's industrial history, and that of the area, and does not provide an ability to appreciate the listed building's architectural character in a meaningful way.
- 5.123 The susceptibility of the heritage asset to the Proposed Development is judged to be Low because of the distance, extent of change to its setting and interposing development. It has a Low/Moderate sensitivity.
- 5.124 The ZTV at Appendix 1 indicates that there will be no visibility of the Proposed Development from the setting to the south east of the asset, from which the architectural character of its primary elevations can be appreciated.
- 5.125 The Proposed Development will be visible on the skyline from the area of green space to the rear of the listed building. As before, this setting does not contribute to the heritage significance of the asset. In any event, later, tall development already punctuates the skyline and will not change the character or nature of the wider setting.
- 5.126 The Proposed Development is judged to have a magnitude of impact of Nil on the heritage significance of the asset and the likely effect is **None**. This likely effect is not significant.

Nos. 4-8 and 12-16 and Attached Railings (Map Ref. 28)

- 5.127 Section 4.0 identifies nos. 4-8 and 12-16 St Thomas Street as a heritage asset of Medium significance.
- 5.128 The listed building is set within the area of historic buildings at the west end of St Thomas Street. This setting makes a positive contribution to the heritage significance of the asset. The wider setting of the asset includes busy urban thoroughfares and tall, modern development. The later development in the area makes a neutral contribution to the significance of the heritage asset.
- 5.129 The Proposed Development will introduce a new tall building in the townscape to the east of the heritage asset. This area of the asset's setting has already experienced change of this type, and there are established contrasts in scale and architecture. The asset is judged to have a Low susceptibility to the Proposed Development. This results in a Low to Moderate sensitivity.
- 5.130 AVR no. 22 shows how the Proposed Development will appear above the existing seven storey brick building on the south side of St Thomas Street in the setting of the asset. It will be appreciated as part of the existing cluster of taller development around London Bridge station.
- 5.131 The Proposed Development is considered to have a Very Low magnitude of impact on the heritage significance of the asset because it is similar to existing components of the baseline condition and, whilst noticeable, the distance and interposing development means that it will be a tertiary feature in the appreciation of the listed building, whose primary heritage significance will be unaffected including the relationship to the neighbouring listed buildings.
- 5.132 The likely effect will be **Negligible Neutral**. This likely effect is not significant. The design of the Proposed Development is of a high architectural quality which will introduce an attractive new building in the setting of the asset. The materiality and regular, grid pattern used to articulate west elevation responds to the historic building forms in the area surrounding the asset.

Mary Sheridan House (part) and Attached Area Railings (Map Ref. 29)

- 5.133 Section 4.0 identifies no. 15 St Thomas Street (Mary Sheridan House) as a being of Medium heritage significance.
- 5.134 The assessment of likely effect on the heritage asset is the same as nos. 11-13 St Thomas Street which form the western half of this building and is listed at Grade II*.
- 5.135 The listed building is set within an area of historic buildings at the west end of St Thomas Street. This setting makes a positive contribution to the heritage significance of the asset. The wider setting of the asset includes busy urban thoroughfares and tall, modern development. The later development in the area makes a neutral contribution to the significance of the heritage asset.
- 5.136 The Proposed Development will introduce a new tall building in the townscape to the east of the heritage asset. This area of the asset's setting has already experienced change of this type, and there are established contrasts in scale and architecture. The asset is judged to have a Low susceptibility to the Proposed Development. This results in a Low to Moderate sensitivity.
- 5.137 AVR no. 22 shows how the Proposed Development will appear above the existing seven storey brick building on the south side of St Thomas Street in the setting of the asset. It will be appreciated as part of the existing cluster of taller development around London Bridge station.
- 5.138 The magnitude of impact will be Very Low as the Proposed Development is commensurate with the characteristics of the asset's setting. It is similar to existing components of the baseline condition and, whilst noticeable, the distance and interposing development means that it will be a tertiary feature in the appreciation of the listed building, whose primary heritage significance will be unaffected including the strong group relationship with neighbouring listed buildings. There will be no change to the ability to appreciate its heritage significance, or understand the important group value with neighbouring listed buildings. The likely effect will be **Negligible Neutral**. This likely effect is not significant.

K2 Telephone Kiosk Outside Nos. 17 and 19 (Nos. 17 and 19 Not Included) (Map Ref. 30)

- 5.139 Section 4.0 identifies the two telephone kiosks on St Thomas Street as having Low heritage significance.
- 5.140 The setting of the listed building is formed of the mixed townscape on St Thomas Street. The activity along this route makes a positive contribution to their heritage significance solely because of their function. There is nothing in the surrounding architecture which contributes to their significance. The asset has a Low susceptibility to the Proposed Development because new development will not change the experience or appreciation of the asset as a telephone kiosk designed by Giles Scott. This results in a Low sensitivity.
- 5.141 The Proposed Development will appear as part of the area of later, tall development to the east along St Thomas Street. The introduction of a new building will have no effect on an appreciation of the kiosk's heritage significance. The magnitude of impact is Nil and the likely effect is **None**. This likely effect is not significant.

Drinking Fountain in South East Corner of Tanner Street Recreation Ground (Map Ref. 34)

- 5.142 Section 4.0 identifies the drinking fountain at Tanner Street as being of Low heritage significance.
- 5.143 Tanner Street Park forms the setting of the asset and it is experienced in the context of buildings and structures associated with recreational activities. It is possible to appreciate the wider urban environment from within the park. The open space means that the Proposed Development might be visible from the drinking fountain, although this is not considered to change an ability to appreciate its heritage significance at all.
- 5.144 The drinking fountain is judged to have a Low susceptibility to the Proposed Development as a result of the distance, interposing development and nature of the asset's significance. It has a Low sensitivity.

5.145 The magnitude of impact on the heritage significance of the asset will be Nil and the likely effect is **None**. This likely effect is not significant.

Fire Station (Map Ref. 41)

5.146 Section 4.0 identifies the Fire Station as being of Medium heritage significance.

5.147 The Fire Station is experienced as part of the mixed townscape along Tooley Street which forms its primary setting. The Site is separated from the heritage asset by considerable distance and interposing development, including the railway line into London Bridge station. Only The Shard is able to be appreciated from within the context of the Fire Station, but it makes a neutral contribution to its heritage significance as an Edwardian fire station.

5.148 The heritage asset is judged to have a Low susceptibility to the Proposed Development and a Low/Moderate sensitivity.

5.149 The Proposed Development is located to the south west of the heritage asset and will not be seen together with the building in views from the east and west along Tooley Street. The ability to appreciate its architectural interest will be unchanged.

5.150 The ZTV at Appendix 1 indicates that there may be a glimpsed view of the Proposed Development provided by Magdalen Street the south which intersects Tooley Street opposite the listed building. It will appear as a distant feature above the established roofline which terminates Magdalen Street. Such a view will have no effect on the ability to understand the heritage significance of the asset, which already includes taller developments in this location such as The Shard.

5.151 The magnitude of impact will be Nil and the likely effect will be **Negligible Neutral**. This likely effect is not significant.

South London College (Map Ref. 44)

5.152 Section 4.0 identifies the South London College as being of Medium significance.

5.153 The listed building is located on the north side of the junction between Queen Elizabeth Street and Fair Street at the east end of Tooley Street. The primary elevations face south. The setting includes a mix of development including historic buildings and later infill.

5.154 The Site is separated from the heritage asset by considerable distance and interposing development, including the railway line into London Bridge station. It has a Low susceptibility to the Proposed Development as a result. It is a heritage asset of Low/Moderate sensitivity.

5.155 The way in which the listed building is appreciated from Tooley Street will not change.

5.156 The ZTV at Appendix 1 indicates that the Proposed Development may appear above the ridgeline of development on the south side of the junction. This part of the asset's setting has already experienced later development. The appearance of a taller building above the roof of mid-late 20th century buildings which do not positively contribute to the asset's heritage significance is not judged to impact the listed building.

5.157 The magnitude of impact is judged to be Very Low on the heritage significance of the listed building and the likely effect is **Negligible Neutral**. This likely effect is not significant.

Statue on Island Site In Front Of South London College and Railings (Map Ref. 45)

5.158 Section 4.0 identifies the statue outside South London College as being of Low heritage significance.

5.159 The statue addresses the junction between Queen Elizabeth Street and Fair Street at the east end of Tooley Street. This setting contributes to its heritage significance because it allows the statue to be appreciated from the public realm. The mixed townscape including historic and later developments does not make a material contribution to the significance of the heritage asset.

- 5.160 The Proposed Development will take place a considerable distance from the asset and there will be limited intervisibility. It has a Low susceptibility to the Proposed Development and a Low sensitivity.
- 5.161 The ZTV at Appendix 1 indicates that the Proposed Development may be visible in views across the statue from the north east. The appearance of the Proposed Development will form part of backdrop of the statue which already includes later development. The Proposed Development will not appear in views of the statue's primary west frontage.
- 5.162 The Proposed Development is judged to have a magnitude of effect of Nil on the heritage significance of the asset. The likely effect is **None**. This likely effect is not significant.

Bermondsey Leather Market (Map Ref. 47-50, 53)

- 5.163 Section 4.0 identifies that the five listed buildings on the south side of Leathermarket Street which represent the former Bermondsey Leather Market as being of Medium heritage significance.
- 5.164 The listed buildings within the Leather Market group are arranged around a central, long rectangular courtyard. The listed buildings each positively receive and contribute to the heritage significance of the other, and therefore the setting is contained and inward-looking. The containment of the Victorian warehouse architecture is reinforced by the surrounding area where later development has replaced the historic context entirely.
- 5.165 The well-contained setting of the heritage assets, distance and interposing development means that they have a Low susceptibility to the Proposed Development. This results in a Low/Moderate sensitivity.
- 5.166 The ZTV at Appendix 1 indicates that the Proposed Development is likely to be visible from within the courtyard created by the heritage assets. This would be a long view through the opening between the later building and warehouse on the north side of the courtyard. This view already includes later development on the skyline including The Shard and the City.
- 5.167 A long distance, incidental and partial view of the Proposed Development is not judged to have any material impact on the ability to appreciate the heritage significance of the assets, or their interest as a group. The magnitude of impact is judged to be Nil and the likely effect is **None**. This likely effect is not significant.

Railway Viaduct Arches (Map Ref. 54)

- 5.168 Section 4.0 identifies that the railway arches as being of Medium heritage significance.
- 5.169 The setting of the listed structures includes London Bridge station which makes a positive contribution to their heritage significance because they form part of the station's earliest infrastructure and remain as an active part of it.
- 5.170 The setting of St Thomas Street makes neutral contribution to the heritage significance of the asset. The street allows an appreciation of their architecture and some contemporary buildings remain in the area to the south. The high level of detailing suggests that the architect desired the arches to be appreciated aesthetically.
- 5.171 The later, tall developments on the south side of the street, particularly to the west, have removed the historic character of the area. This effect on the heritage significance of the asset is limited, however, because its primary significance is derived from its historical and architectural interest as an example of Victorian railway engineering.
- 5.172 The Site is currently an area of vacant land opposite the heritage asset which detracts from its heritage significance by degrading the overall quality of the townscape, and disconnecting it from the historical development to the south (captured in the Bermondsey Street CA).
- 5.173 The Proposed Development will take place on the vacant land immediately opposite the heritage asset which, accordingly, has a Medium susceptibility to the change. This results in a Moderate sensitivity.
- 5.174 The Proposed Development will introduce 19 storey building plus ground and mezzanine on the south side of St Thomas Street, including the retained warehouse at 9 Fenning Street. It will introduce a new public garden at the junction with

Snowsfields and improvements to the public realm and reactivate this part of St Thomas Street with new connections through the Site.

- 5.175 AVR nos. 17 and 23 show the way the Proposed Development will appear on the south side of St Thomas Street in the linear views along the route with the railway arches. View 17 shows the view from the east and view 23 the view from the west.
- 5.176 The Proposed Development will have an impact of Low magnitude because it involves a permanent, noticeable change to the setting of the heritage asset as a result of their proximity to one another.
- 5.177 It should be noted that the Proposed Development will not introduce a wholly new component to the baseline because the setting of the listed building already includes tall, modern developments. In other words, the Proposed Development is similar to existing components.
- 5.178 The likely effect of the Proposed Development on the listed railway arches is judged to be **Minor Beneficial** because it will replace the area of vacant land which currently detracts from their setting with a new building of high quality architecture and public realm. This will drastically improve the overall context in which the listed building is appreciated, and the number of people who will have an opportunity to appreciate the structures.
- 5.179 There will be no change to the ability to appreciate the historical and architectural significance of the railway arches or their important setting relationship with London Bridge station. The new routes which will connect St Thomas Street to the area of historic development to the south will enhance the ability to read the arches as part of their wider context.

Conservation Areas

Tooley Street CA (Map Ref. B)

- 5.180 Section 4.0 identifies that the Tooley Street CA is a heritage asset of Medium significance.
- 5.181 The CA has a linear character which is contained between the river and the railway line into London Bridge. The river to the north makes a positive contribution to the CA as a result of the historical relationship between this area and trade on the river.
- 5.182 The railway line is a physical barrier between the CA and the areas of development to the south. The barrier separates the historic riverside development from the areas of smaller-scale, finer grain development to the south. The areas to the south include the tall, later development at London Bridge including The Shard and Guy's Hospital.
- 5.183 The Site falls within in this context to the south. The heritage significance of the CA is therefore judged to have a Low susceptibility to the Proposed Development. This results in a Low/Moderate sensitivity.
- 5.184 The ZTV at Appendix 1 indicates that there will be very limited visibility of the Proposed Development from within the CA. The Proposed Development will only appear in the incidental views to the south from side-streets off Tooley Street. There will be no change to the way the heritage significance of the CA is appreciated or understood arising from these glimpses of the new building on the skyline.
- 5.185 The magnitude of impact is considered to be Very Low on the heritage of the CA and the likely effect is **Negligible Neutral**. This likely effect is not significant.

Tower Bridge CA (Map Ref. C)

- 5.186 Section 4.0 identifies that the Tower Bridge CA is a heritage asset of Medium significance.
- 5.187 The setting of the Tower Bridge CA comprises the area between the river and the railway line. The railway effectively separates the heritage asset from the areas of development to the south, in which the Site is located. The distance, interposing development and lack of historical associations means that the CA is judged to have a Low susceptibility and Low/Moderate sensitivity to the Proposed Development.

- 5.188 The ZTV at Appendix 1 demonstrates how the fine grain and scale of development of the CA will prevent any visibility of the Proposed Development from within the CA. The experience of the character and appearance of the CA will be unchanged, unaffected by the Proposed Development.
- 5.189 The Proposed Development will, therefore, have a magnitude of impact of Nil on the heritage significance of the CA and a likely effect of **None**. This likely effect is not significant.

Borough High Street CA (Map Ref. D)

- 5.190 Section 4.0 identifies that the Borough High Street CA is a heritage asset of Medium significance.
- 5.191 The Borough High Street CA is separated from the Site by the later development in the eastern hinterland of the historic high street, and in particular the taller, 20th century development of Guy's Hospital. The ZTV at Appendix 1 shows how the interposing development and nature of the enclosed high street will prevent any visibility of the Proposed Development from within the CA.
- 5.192 The heritage asset has a Low susceptibility to the type of change introduced by Proposed Development and Low/Moderate sensitivity.
- 5.193 There will be no change to the way the heritage significance of the CA is appreciated or understood arising from the Proposed Development, which will not introduce any change to the existing setting of the CA. The magnitude of impact is therefore judged to be Nil and the likely effect is **None**. This likely effect is not significant.

Cumulative Effect

Scenario A (Consented Cumulative)

- 5.194 The Heritage Statement has assessed the additional effects of the Proposed Development on top of the cumulative baseline created by consented development. This is referred to as 'Cumulative Scenario A' within the assessment.
- 5.195 The cumulative schemes which fall outside of the radius of 400m from the Site boundary are not considered as part of the cumulative assessment of heritage assets because, with the exception of the Tower of London WHS, no heritage assets are assessed beyond this radius.
- 5.196 This list of cumulative schemes, set out in Appendix 1 of the BHTVIA, has also been informed by the visual information presented in the AVRs which helps to illustrate which schemes will be visible in the context of heritage assets.
- 5.197 The schemes considered as part of this assessment on heritage assets are, therefore, as follows:
- 8 – Capital House (18/AP/0900) (Consent granted);
 - 10 – Guinness Court (16/AP/3819) (Consent granted); and
 - 25 – EDGE London Bridge (20/AP/0944) (Resolution to grant).
- 5.198 The cumulative scheme no. 7 at Tower Bridge Magistrates Court will introduce a new development at the south west boundary of the Tower Bridge CA. This cumulative scheme is not considered to change the likely effect of the Proposed Development on the heritage significance of the CA, which was found to be None. No other heritage assets which form part of this assessment will be affected.
- 5.199 Cumulative scheme no. 9 will introduce a new tall building at the corner between St Thomas Street and Weston Street (Capital House). Similarly to the scheme for Fielden House, this will increase the volume of tall, modern development in the setting of the heritage assets at St Thomas Street, and have the effect of intensifying the extent of later development in their setting.
- 5.200 In addition, the cumulative schemes at Capital House and EDGE will introduce new tall feature in the immediate setting of the Bermondsey Street CA. This part of the CA's setting already includes tall development and there will be no change to the way the character and appearance of the CA is experienced. It is judged that there would be no change to the

assessment of likely effects of the Proposed Development arising from the Capital House cumulative scheme. They will form a cluster with the Proposed Development along St Thomas Street.

Scenario B (Emerging Cumulative)

- 5.201 In scenario B the emerging developments will further intensify change in the immediate area surrounding the Site, located to the south of London Bridge Station. This will have a readily perceptible impact to the setting of Bermondsey Street Conservation Area, which will remain adverse due to the proximity and the nature of proposals which will contrast with the prevailing heights and uses within the CA which define its character and appearance. This will not, however, be incongruent to the wider context that includes tall and large development, particularly where associated with London Bridge Station. Moreover, the proposals would collectively provide new public realm and active frontages linking the Conservation Area to London Bridge to the north. Whilst there would be a marked contrast in scale, the use and function of this area would be improved, particularly for the Horseshoe Inn public house and the retained elements of the Vinegar Yard warehouse. In both scenarios the overall impact of the Proposed Development to Bermondsey Street Conservation Area would remain Minor Adverse.
- 5.202 Equally, scenario B would further intensify development adjacent to the Grade II listed railway viaduct arches at London Bridge. They would further include the creation of new active frontages along St Thomas Street and the provision of new public realm, which would enhance the setting of the arches. They would be complementary to their use and function, including indirectly the generation of greater footfall and creation of a sense of 'place' that would further help secure their long-term conservation. In both scenarios the impact of the Proposed Development would remain Minor Beneficial to the Grade II listed arches.
- 5.203 The overall effects of the Proposed Development are summarised in the table below (Table 2 Summary of the likely effects on heritage assets.).

Table 2 Summary of the likely effects on heritage assets.

Map Ref	Heritage Asset	Heritage Significance	Susceptibility to Change	Sensitivity	Magnitude of Impact (Demolition and Construction)	Likely Effect (Demolition and Construction)	Magnitude of Impact (Complete Development)	Likely Effect (Completed Development)	Likely Effect (Cumulative)	Heritage Impact
World Heritage Sites										
1	Tower of London WHS	Exceptional	Medium	High	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
Listed Buildings										
2	No 142 and Attached Railings	High	Low	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
3	No 9 and Attached Railings	High	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
4	9A St Thomas Street	High	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
5	Mary Sheridan House (Part) and Area Railings	High	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
6	Guys Hospital Main Building including wings and chapel	High	Low	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
7	War Memorial	Low	Low	Low	None	None	None	None	None	No harm
8	55 Bermondsey Street	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
9	Nos. 59, 61 and 63 Bermondsey Street and attached railings	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
10	68-76 Bermondsey Street	Medium	Low	Low/Moderate	None	None	Very Low	Negligible Neutral	Negligible Neutral	No harm
11	78 Bermondsey Street	Medium	Low	Low/Moderate	None	None	Very Low	Negligible Neutral	Negligible Neutral	No harm
15	No. 10 and attached railings to front door steps	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
16	Watch House in St John's Churchyard (Recreation Ground)	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
18	Gate Piers and Railings to the churchyard of the former Church of St John	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
28	2 and 4 Leathermarket Street	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
29	Nos. 4-8 and 12-16 and attached railings	Medium	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
30	Mary Sheridan House (part) and attached area railings	Medium	Medium	Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm

34	K2 Telephone Kiosk outside nos. 17 and 19 (nos. 17 and 19 not included)	Low	Low	Low	None	None	None	None	None	No harm
41	Drinking Fountain in south east corner of Tanner Street recreation ground	Low	Low	Low	None	None	None	None	None	No harm
44	Fire Station	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
45	South London College	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
47	Statue on Island Site in front of South London College and railings	Low	Low	Low	None	None	None	None	None	No harm
48	Leather Market	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
49	'London Leather, Hide and Wood Exchange The Jugglers Arms Public House'	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
50	Leathermarket Yard	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
52	Warehouse Block to East of Leather Market Yard Units 13-16	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
53	Units 7 and 8 Bermondsey Leather Market	Medium	Low	Low/Moderate	None	None	None	None	None	No harm
54	Railway Viaduct Arches	Medium	Medium	Moderate	Very Low	Negligible Adverse	Low	Minor Beneficial	Minor Beneficial	No harm
Conservation Areas										
A	Bermondsey Street CA	Medium	Medium to High	Moderate	Low	Minor Adverse	Very Low	Minor Adverse	Minor Adverse	Harm – less than substantial
B	Tooley Street CA	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	Very Low	Negligible Neutral	Negligible Neutral	No harm
C	Tower Bridge CA	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	None	None	None	No harm
D	Borough High Street CA	Medium	Low	Low/Moderate	Very Low	Negligible Adverse	None	None	None	No harm
Non-Designated Heritage Assets										
55	9 Fenning Street	Very Low	Medium to High	Low/Moderate	High	Minor Adverse	High	Minor Beneficial	Minor Beneficial	No harm

6.0 POLICY ASSESSMENT

Heritage Assessment

- 6.1 Chapter 16 of the NPPF sets out the national policy direction for conserving and enhancing the historic environment.
- 6.2 Paragraphs 199 to 202 form a suite of policies that are intended to be read together.
- 6.3 Paragraph 199 states that 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. In making this judgement one should be mindful of the considerable importance and weight attached to the statutory objective of avoiding harm to the significance of heritage assets, which is reaffirmed in the High Court decisions for Barnwell Manor ²and Forge Field³.
- 6.4 Paragraphs 200 and 201 relate to substantial harm to the significance of a designated heritage asset. In accordance with Paragraph 202, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

Bermondsey Street Conservation Area

- 6.5 Part of the application site, comprising the existing former brick warehouse, does fall within the boundary of the Bermondsey Street Conservation Area. The (built) heritage assessment has considered the significance (significance) of the Bermondsey Street Conservation Area and the impact of the revised scheme upon that significance.
- 6.6 The judgement on the heritage impact of the proposed development should be taken with reference to the scheme as a whole. Thus, some aspects might be deemed harmful to the heritage asset and others deemed beneficial. It is the residual heritage impact which must be considered against policy. That principle is articulated effectively in South Lakeland⁴, in relation to conservation areas, and more recently in the High Court Ruling, Palmer⁵.
- 6.7 The redevelopment of the application site to a high density would include provision of tall buildings. There will be a considerable juxtaposition in scale between the revised scheme and the immediate area surrounding the application site, including the Horseshoe Inn public house. The Conservation Area as a whole is, however, large in geographical extent. The ZTV provided at Appendix 1 demonstrates that the visual impact of the revised scheme would be relatively limited and inter-visibility from Bermondsey Street and further east is very limited.
- 6.8 The existing setting of the Conservation Area includes tall and large development near to London Bridge, such as The Shard, Guy's Hospital, Capital House and Becket House. The juxtaposition of tall buildings in the Opportunity Area with lower rise areas is inevitable mindful of the allocations identified by the extant Statutory Development Plan and the emerging New Southwark Plan. The application site context is material to this assessment and due consideration has been given, where relevant. In addition, one must consider the extent to which the proposed design mitigates any perceived harm.
- 6.9 The assessment has identified harm to the Bermondsey Street Conservation Area, which is at the lower level of the 'less than substantial' category identified at paragraph 202 of the NPPF. In relation to a finding on that basis, the decision maker is invited to weigh the harm (giving such harm considerable importance and weight) against the public benefits of the proposed development.
- 6.10 Paragraph 200 of the National Planning Policy Framework advises the grant of consent only where there is a clear and convincing justification for harm, which comprises the balance of planning benefits set out in paragraph 202.

² Barnwell v East Northamptonshire District Council [2014] EWCA Civ 137

³ 5 R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895

⁴ South Lakeland District Council v Secretary of State for the Environment [1992] 1 PLR 143

⁵ Palmer v Hertfordshire Council [2016] EWCA 1061

- 6.11 Gilbert J in Pugh⁶ found that such a clear and convincing justification for less than substantial harm cases comprised the balance of planning benefits set out in paragraph 202 of the NPPF. The decision maker does not, then, need to consider in 202 cases whether the applicant has explored other forms of development to identify a less harmful one. The decision maker has to weigh up the balance of public benefits if paragraph 202 is engaged as against any heritage harm attaching considerable importance and weight to such heritage harm and so see where the balance falls.
- 6.12 In relation to the December 2018 scheme, Historic England stated that the “*overall harm caused by this development could be reduced if the corner warehouse was incorporated into the development*”. That advice has been incorporated into the revised scheme. Moreover, the decision maker must consider the policy designations for the application site that envisage significant change across the masterplan area and the embedded design mitigation within the revised scheme.
- 6.13 Equally, the assessment identifies countervailing heritage benefits to the Bermondsey Street Conservation Area. In particular, the revised scheme includes the refurbishment of the existing warehouse building on the application site. The early 20th century warehouse is complementary to the historic industrial character of the Conservation Area and its retention is seen by the London Borough of Southwark as an important move to protect its character and appearance.
- 6.14 The existing warehouse building on the site is proposed for retention and repurposed for a community use. The architectural design would make enlarge existing openings in the building elevations and add a contemporary roof structure to convert the building for a community use.
- 6.15 At ground floor, the revised scheme would comprise significant urban design benefits, including opening up views of the Horseshoe Inn public house along Melior Street, animation of the ground floor through active frontages and creation of new public garden and permeable routes through the application site towards St Thomas Street. The NSP states “any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street”. “Any redevelopment should provide new public open space”.
- 6.16 The elevations of the proposed tall building have a high degree of modulation that helps articulate their appearance in longer views. The architectural quality of the building is undoubtedly outstanding and would raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. This attracts significant weight to the determination of the planning application, in accordance with paragraph 134 of the National Planning Policy Framework (2021).
- 6.17 The balanced judgement of the decision maker would also include public benefits, such as the improvements to townscape function and visual amenity outlined in the HTVIA. Additionally, one must consider the benefits arising from the intensification of the land use and other public benefits set out in the Planning Statement prepared by Montagu Evans.

Heritage Setting

- 6.18 The assessment has also considered the contribution that setting makes towards the significance of heritage assets in the wider area and the impact of the proposed development upon that setting, and therein, significance.
- 6.19 The application site is located adjacent to the Grade II listed railway viaduct arches at London Bridge. The heritage significance of the arches is derived from their historical interest as a surviving, early feature of the boom in railway development in the 19th century. The arches have architectural interest for the design, materials and craftsmanship of the structure which would have been unusual in what was a poor, inner-city district. The association with the architect, Charles Henry Driver, also contributes to their interest.
- 6.20 The recent expansion of London Bridge included the restoration of the arches and their renovation for retail use. The proposed development would include the creation of new active frontages along St Thomas Street and the provision of new public realm, which would enhance the setting of the arches. It would be complementary to their use and function, including indirectly the generation of greater footfall and creation of a sense of ‘place’ that would further help secure their long-term conservation. The assessment has identified a beneficial effect arising from the impact of the proposed development to the Grade II listed arches.

⁶ Richard Hackett Pugh v SoS for DCLG [2015] EWHC 3

- 6.21 In the wider area, AVRs of the proposed development contained in the HTVIA have informed the assessment of visual impact to the setting of heritage assets. In all cases, the assessment finds the proposed development would preserve their significance.

Strategic and Borough Views (with a potential heritage setting impact)

- 6.22 In relation to the strategic impact of the proposed development, including upon the setting of St Paul's Cathedral, the application site is not located within the Landmark Viewing Corridor of any identified views in the London View Management Framework (2012). The application site is, however, located in the Wider Setting Consultation Area of view 2A.1 from Parliament Hill and 3A.1 from Kenwood. Verified views of the revised scheme from these locations are provided within the assessment. The views demonstrate that the revised scheme will have no adverse impact on the Strategically Important Landmark in either view.
- 6.23 NSP Policy P21: Borough Views identifies five views that the development plan seeks to protect. Annex 4 of the New Southwark Plan identifies fixed location coordinates and Threshold Planes for each view. Similar to the LVMF, Threshold Planes are a series of heights considered necessary to protect the view between the viewpoint and protected landmark.
- 6.24 A verified view of the Proposed Development from 'View 1: The London panorama of St Pauls Cathedral from One Tree Hill' is provided at Section 10.0 of the HTVIA. The view demonstrate no adverse impact to the Strategically Important Landmarks within the views.
- 6.25 The Proposed Development does not have the potential to impact any other views identified by NSP Policy P21. A non-verified massing study of the Proposed Development from 'View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery' is provided at Appendix 1.0 of the HTVIA for completeness.

Tower of London

- 6.26 Policy HC2 of the London Plan and draft Policy P23 of the emerging New Southwark Plan seeks to protect the Outstanding Universal Value of World Heritage Sites. The revised scheme has been significantly reduced in scale (height) during the pre-application process in response to views from within and across the Tower of London WHS. The height increase relative to the December 2018 submission does not materially alter this impact. The proposed development may be glimpsed in views from the Inner Ward. Where visible, the top of the building would be highly modulated and seen over a distance of approximately 690m. The proposed development is not considered to impact the Outstanding Universal Value of the Tower of London WHS, as demonstrated by a series of views at Section 10.0 of the HTVIA.

Wider Planning Context

- 6.27 Policy designations outline the strategic aspirations for an area, contribute to the understanding of its function and the potential for, or even lack of, change. It is material to the determination of the planning application that the site is located in the London Bridge/Bankside Opportunity Area, the London Bridge District Town Centre and the Central Activities Zone. These are all areas targeted for significant growth, including the optimisation of office development.
- 6.28 In addition, the application site is located within an area identified as suitable for tall buildings in both the extant Statutory Development Plan and the emerging New Southwark Plan.
- 6.29 The emerging New Southwark Plan identifies the application site in the 'London Bridge Area' and states "London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs". The application site forms one of four key sites that have a site specific allocation in the London Bridge Area within the emerging New Southwark Plan. Allocation 'NSP51: Land between St Thomas Street, Fenning Street, Melior Place and Snowfields' seeks to re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater. The allocation recognises that the comprehensive mixed-use redevelopment of the application site could include taller buildings subject to consideration of impacts on heritage and townscape assets.

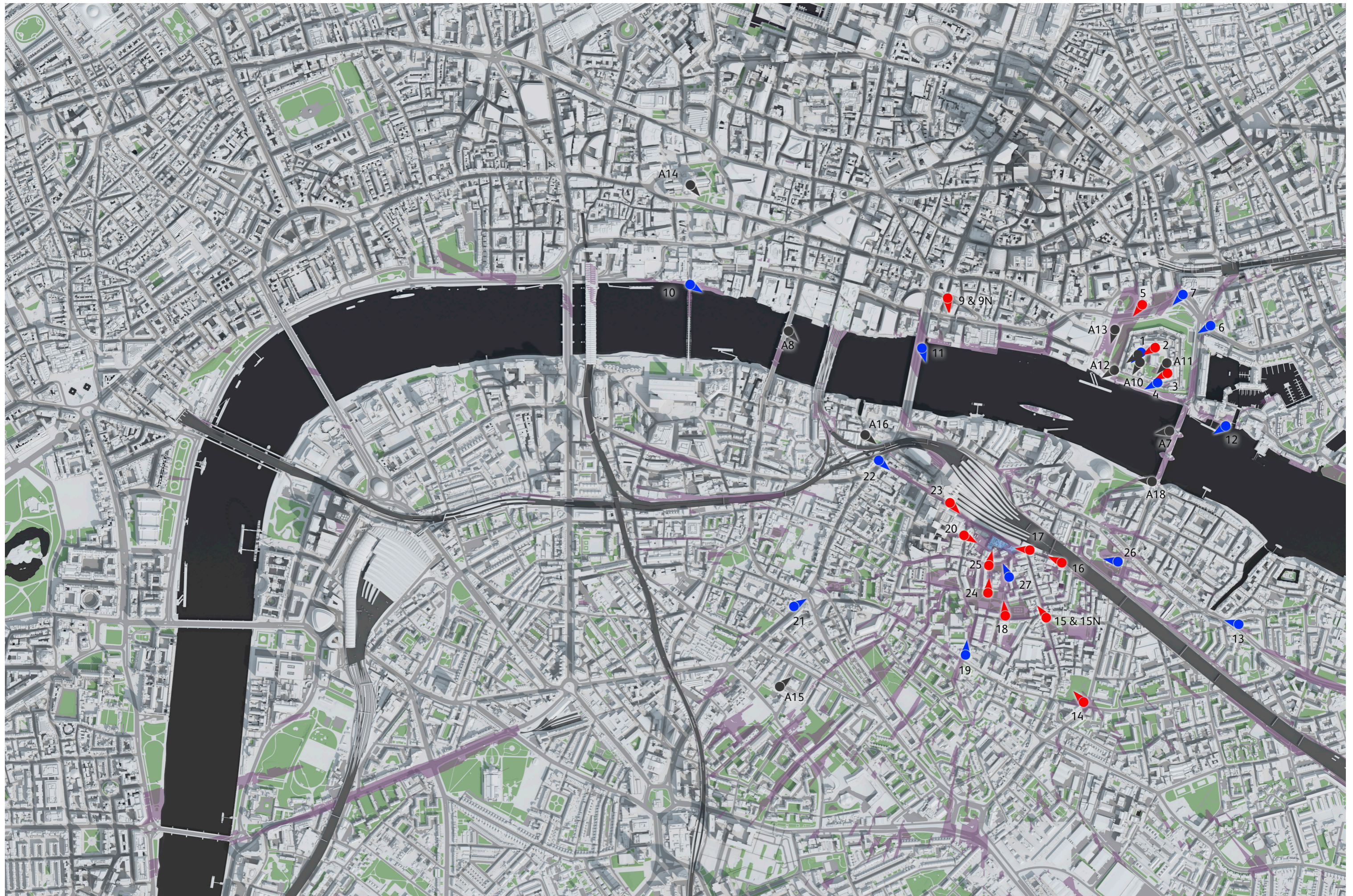
- 6.30 The Site is located immediately to the south of London Bridge station and benefits from a PTAL rating of 6B (the highest). The policy designations for the application site and proximity to public transport is therefore conducive to development at a greater density, subject to satisfying other policy criteria.

Planning Balance

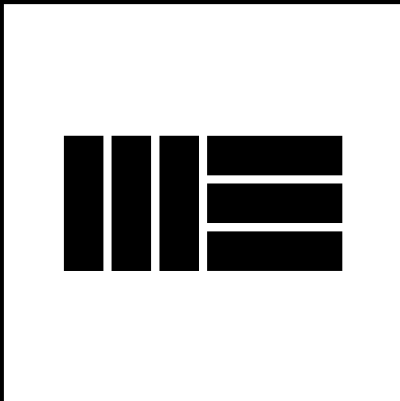
- 6.31 Taken as a whole, if the decision maker finds that the Proposed Development produces residual harm to any designated heritage asset, then paragraph 202 is engaged, the residual harm given considerable importance and weight, and accordingly the decision maker considers whether there are any countervailing public benefits, including heritage benefits. These benefits are effectively added to the heritage benefits already taken into account. There is no double counting, in other words. The paragraph 202 heritage balance is struck once the totality of benefits are taken into account.
- 6.32 The assessment has identified harm to the Bermondsey Street Conservation Area, which is at the lower level of the 'less than substantial' category identified at paragraph 202 of the NPPF. In relation to a finding on that basis, the decision maker is invited to weight the harm (giving such harm considerable importance and weight) against the public benefits of the proposed development. The reuse and repurposing of the warehouse at 9 Fenning Street will help secure its long-term conservation and would be beneficial to the non-designated heritage asset. There are also some minor beneficial impacts to the setting and significance of the adjacent Grade II listed railway viaduct arches at London Bridge.
- 6.33 We invite the decision maker to consider whether that less than substantial heritage harm is outweighed by the significant public benefits achieved by the Proposed Development which includes the heritage benefits considered above. The public benefits of the scheme are outlined in the Planning Statement prepared by Montagu Evans. These public benefits include, but are not limited to, re-use of under-utilised brownfield land for employment, public realm enhancements, improvements to permeability through the site, the creation of sustainable buildings and the provision of affordable workspace.
- 6.34 Moreover, there are significant economical and regeneration benefits arising from the Proposed Development. The site is located in an Opportunity Area, which is one of several "*areas designated in the London Plan as suitable for accommodating large scale development to provide substantial numbers of new employment and housing.*" It also forms part of an emerging allocation and the NSP states "*London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs*". The Proposed Development has been developed mindful of these wider strategic policy designations. The allocation site, and adjacent allocation sites, comprise the 'London Bridge Area' identified by the emerging NSP. The proposals have been developed in conjunction with landowners of adjacent sites forming the 'St Thomas Street East Framework Area'. The Framework has been developed to ensure the development parcels as a whole have been brought forward to be complementary and ensure that the extent of public benefits has been maximised.

APPENDIX 1.0

ZONE OF THEORETICAL VISIBILITY



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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL