



Heritage Statement
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1.0 Introduction

- 1.1 This Heritage Statement has been prepared in support of the planning and listed building applications by GPE (St Thomas Street) Limited (“the applicant”) for the redevelopment of nos.4-8 & 12-16 St Thomas Street, Keats House (nos.24-26 St Thomas Street) and New City Court (no. 20 St Thomas Street), London SE1, in the London Borough of Southwark (“the Site”).
- 1.2 This report considers the impact of the demolition and proposed development (“the Development”) on the significance of relevant heritage assets in light of policy and guidance set out in the NPPF and development plan policy.
- 1.3 The report sets out the following:
 - Relevant national, regional and local policy and guidance;
 - Identification of relevant heritage assets;
 - An account of the Site and surroundings;
 - Statements of significance of identified heritage assets;
 - Impact of the Development on the Site’s positive contributors to the Borough High Street Conservation Area (BHSCA);
 - Consideration of the effect of the Development on the significance of heritage assets (direct: nos.4-8 and 12-16 (even) St Thomas Street and the BHSCA; indirect: setting of other heritage assets (HA)); and
 - Conclusions
- 1.4 This report should be read in conjunction with the following, submitted as part of the planning application:
 - Planning application drawings, Design and Access Statement for the Planning Application (DAS), and the Listed Building Consent – Detailed Study for the Listed Building Consent Application by AHMM;
 - Part 3 of the Environmental Statement (Townscape, Visual Impact, and Built Heritage Assessment (TVIBHA)) by Peter Stewart Consultancy; and
 - Listed Building Heritage Statement by Kevin Murphy Heritage, which considers the direct effects of the Development on those designated HAs lying within the Site.
- 1.5 Section 1 of Part 3 of the Environmental Statement reports the likely significant effects of the Development on townscape and visual amenity and is referred to as the Townscape and Visual Impact Assessment (‘TVIA’). The TVIA includes images of Accurate Visual Representations of the Development from a wide range of viewpoints agreed with Southwark Council (“the Council”).

- 1.6 Section 2 of Part 3 presents an assessment of the likely significant effects of the Development on built heritage assets as defined in the National Planning Policy Framework (NPPF) (excluding archaeology) and is referred to as the Built Heritage Assessment ('BHA'). This assesses the direct and indirect effect of the Development on the heritage significance of heritage assets (HAs) within a radius of 1km of the Site (with some additions and exclusions, as detailed in the introduction to Section 2).
- 1.7 Below ground archaeology will be addressed separately in the planning application, and is not considered in this report.
- 1.8 This report forms a technical appendix to the Environmental Statement. In order to avoid duplication, this report refers to relevant sections of the TVIBHA where appropriate.

2.0 Planning law, policy and guidance

- 2.1 This section contains a brief overview of aspects of national, London-wide and local planning policies and guidance that are particularly relevant to the consideration of heritage matters.

Statutory duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Areas

- 2.2 Section 72 of the Act (Ref. 1-1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area when a party is exercising any functions under or by virtue of various pieces of legislation, which include the Act and the Town and Country Planning Act 1990. In determining both the planning application and applications for listed building consent in respect of the Development, the decision maker must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Listed buildings

- 2.3 Section 7 of the Act requires listed building consent for any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of architectural or historic interest. Section 16 (2) places the duty on the decision maker to have special regard to the desirability of preserving the building or its setting in determining applications for listed building consent.
- 2.4 Section 66 (1) of the Act states *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.'*

National planning policy and guidance

National Planning Policy Framework (July 2018)

- 2.5 The Government issued the National Planning Policy Framework (NPPF) (Ref. 1-2). in July 2018. The NPPF sets out planning policies for England and how these are expected to be applied.
- 2.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.
- 2.7 HAs are defined in Annex 2 of the NPPF as a *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.8 The NPPF notes, at paragraph 184, that HAs *'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 2.9 The NPPF requires an applicant to describe the heritage significance of any HAs affected by a proposal, including any contribution made by their setting (para 189). It goes on to say that *'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 The NPPF identifies three key factors local authorities should take into account in determining applications (para. 192):
- 'a) 'The desirability of sustaining and enhancing the significance of Heritage Assets and putting them to viable uses consistent with their conservation;*
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.'*
- 2.11 Paragraph 193 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. Paragraph 194 notes that heritage significance can be harmed or lost through alteration or destruction, or from development within its setting. Any harm to, or loss of, the significance of a designated HA should require clear and convincing justification.
- 2.12 The setting of a HA is defined in Annex 2 as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive*

or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

- 2.13 The NPPF states, at paragraph 195, that where a proposed development would lead to '*substantial harm*' or total loss of heritage significance of a designated HA, consent should be refused, '*...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*', or all of a number of specified criteria apply, including that the nature of the HA prevents all reasonable uses of the site.
- 2.14 Where a development proposal will lead to '*less than substantial*' harm to the heritage significance of a designated HA, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 196).
- 2.15 Paragraph 197 states the effect of an application on the heritage significance of a non-designated HA requires a balanced judgement having regard to the scale of any harm or loss and the heritage significance of the HA.
- 2.16 The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and World Heritage Sites (WHSs) and within the setting of HAs to enhance or better reveal their heritage significance. Paragraph 200 goes on to say '*Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably*'.
- 2.17 Paragraph 201 states '*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.*'

Planning Practice Guidance

- 2.18 The national Planning Practice Guidance (PPG) (Ref.1-3) was launched on the 06 March 2014 and provides a regularly updated web-based resource in support of the NPPF.
- 2.19 The PPG includes a section called '*Design*'. This explains, inter alia, the importance of good design, the planning objectives that good design can help to achieve, the qualities of a well-designed place, and how buildings and the spaces between them should be considered.
- 2.20 The PPG includes a section called '*Conserving and enhancing the historic environment*' (updated on 22 February 2018). This considers the factors that should inform decision taking about developments that would affect heritage assets. It notes that '*Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the*

contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals... The PPG notes that setting is defined in the NPPF and *'...is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage.'* The PPG states that *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*

- 2.21 Paragraph 017 sets out guidance on 'how to assess if there is substantial harm?'. It notes that significance derives not only from a heritage asset's physical presence, but also from its setting. It states that substantial harm is a high test, so it may not arise in many cases.

- 2.22 Paragraph 020 outlines what is meant by public benefits of the sort which should be weighed against harm to heritage significance:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.'

- 2.23 The PPG explains which bodies are responsible for the designation of HAs and provides information on heritage consent processes. It contains further guidance on World Heritage Sites (WHSs), including particular guidance on setting which notes that buffer zones may be identified around a WHS in some cases and it may be appropriate to protect the setting of a WHS in other ways *'...for example by the protection of specific views and viewpoints.'* The PPG goes on to state that developments potentially affecting a WHS *'...need to submit sufficient information with their applications to enable assessment of impact on Outstanding Universal Value.'*

- 2.24 With regard to non-designated HAs, the PPG notes that *'Local planning authorities may identify non-designated heritage assets'* and *'Local lists incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development.'* It goes on to state that *'When considering development proposals, local planning authorities should establish if any potential non-designated heritage assets meets the definition in the national Planning Policy Framework at an early stage in the process.'*

Regional planning policy and guidance

The London Plan – Spatial Development Strategy for Greater London, Consolidated with alterations since 2011 (2016)

- 2.25 The London Plan (Ref.1-4) is *‘the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.’* The policies most relevant to townscape, conservation and visual assessment are contained in Chapter Seven ‘London’s Living Places and Spaces’.
- 2.26 Policy 7.4 expands on the theme of local character and states that *‘Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings’.*
- 2.27 Policy 7.6 on architecture states that *‘Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.’* It goes on to set out a list of requirements of new buildings and structures including, inter alia, that they should be *‘of the highest architectural quality’*; they should *‘be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm’*; they should include details and materials that *‘complement, not necessarily replicate’* local architectural character; they should not cause *‘unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings’* which is said to be particularly important for tall buildings; and they should *‘optimise the potential of sites’.*
- 2.28 Policy 7.7 relates to the location and design of tall buildings. It states that tall and large buildings *‘should be part of a plan-led approach’* to development of an area and should not have *‘an unacceptably harmful impact on their surroundings’.* In particular, tall buildings are required, inter alia, to *‘relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features) particularly at street level’*; they should *‘individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London’*; they should incorporate *‘the highest standards of architecture and materials’*; and they should have ground floor activities that relate positively to surrounding streets and *‘contribute to improving the permeability of the site and wider area, where possible.’* Tall buildings are required not to *‘impact on local or strategic views adversely’* and particular consideration should be given to tall building proposals in sensitive locations, including *‘conservation areas, listed buildings and their settings, registered historic parks and gardens, scheduled monuments, battlefields, the edge of the Green Belt or Metropolitan Open*

Land, World Heritage sites or other areas designated by boroughs as being sensitive or inappropriate for tall buildings.'

- 2.29 Policy 7.8 on 'Heritage Assets and Archaeology' states that *'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'*
- 2.30 Policy 7.10, 'World Heritage Sites', states that development in World Heritage Sites and their settings, including any buffer zones *'should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value.'* It continues, *'Development should not cause adverse impacts on World Heritage Sites or their settings (including any buffer zone). In particular, it should not compromise a viewer's ability to appreciate its Outstanding Universal Value, integrity, authenticity or significance.'*
- 2.31 Policies 7.11 and 7.12 relate to strategic views and the management of them. Policy 7.12 notes that *'New development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the strategic views and their landmark elements. It should also preserve or enhance viewers' ability to recognise and appreciate strategically important landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.'*

The London Plan – The Spatial Development Strategy for Greater London, Draft with Minor Suggested Changes (August 2018)

- 2.32 In August 2018 the Mayor of London issued a draft version of a new London Plan with minor suggested changes, following a review of consultation responses (Ref. 1-5). Its aim is to set out *'an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.'* When adopted, it will replace the current London Plan. The policies most relevant to the historic environment are contained in Chapter 7, 'Heritage and Culture'. These chapters contain draft policies that are broadly similar to those in Chapter 7, 'London's Living Places and Spaces', in the current London Plan. These draft policies include Policy HC1 on 'Heritage Conservation and Growth' and Policy HC2 on World Heritage Sites. The former aims to highlight the importance of London's historic environment when proposing new development. This policy emphasises that *'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'*.
- 2.33 Policy HC4 on the 'London View Management Framework' highlights that *'development proposals should not harm, and should seek to make a positive*

contribution to, the characteristics and composition of Strategic Views and their landmark elements.’ They should also ‘preserve and where possible enhance viewers’ ability to recognise and to appreciate Strategically-Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places’. Development in the foreground, and middle ground and background of a designated view ‘should not be overly intrusive, unsightly or prominent to the detriment of the view’.

- 2.34 Development in the background of a Protected Vista that is inside or outside of the Wider Setting Consultation area ‘*should not harm the composition of the Protected Vistas*’. It should make a positive contribution and ‘*where possible enhance the viewer’s ability to recognise Strategically-Important Landmarks*’.

London View Management Framework Supplementary Planning Guidance (March 2012)

- 2.35 In March 2012 the Mayor published the ‘London View Management Framework Supplementary Planning Guidance’ (‘LVMF’) (Ref.1-6) which is designed to provide further clarity and guidance on the London Plan’s policies for the management of these views. The LVMF views 1A.1 and 1A.2 from Alexandra Palace; 2A.1 and 2B.1 from Parliament Hill; 3A.1 from Kenwood; 4A.1 from Primrose Hill; 5A.2 from Greenwich Park; 6A.1 from Blackheath Point; 10A.1 from Tower Bridge; 12B.1 from Southwark Bridge; 15B.1 and 15B.2 from Waterloo Bridge; 17B.1 and 17B.2 from Golden Jubilee/Hungerford Footbridges; 20B.1 from Victoria Embankment; and 26A.1 from St James’ Park Footbridge are potentially relevant to consideration of development on the Site and are included as views in the TVIBHA.

London World Heritage Sites Guidance on Settings, SPG (March 2012)

- 2.36 This Supplementary Planning Guidance (SPG) (Ref.1-7) was adopted by the Mayor in March 2012. London’s WHSs are set in a dynamic, complex urban environment. The guidance acknowledges that the way London combines old and new makes it distinctive and seeks to manage this dynamic relationship in ways that protect the value of the WHSs, while allowing the city to grow and change around them. The intention of the SPG is stated to be ‘...to ensure a more consistent interpretation of setting and understanding of their importance in contributing to an appreciation of Outstanding Universal Value to help support consistency in decision making...’ in support of the policies within the London Plan, including Policy 7.10 on WHSs.
- 2.37 The SPG includes a draft Statement of Outstanding Universal Value (OUV) for the Tower of London WHS (a final Statement was subsequently approved

in 2016 - see below, Tower of London WHS Management Plan). It sets out in general terms the elements of setting that may affect the WHS, stating that *'some tall new buildings have to a degree had an adverse effect on the Property's visual integrity'*.

- 2.38 In Chapter 4 - 'Elements of Setting', on the subject of context, it notes *'New development in the backdrop of the Tower of London reflects its location in the heart of the capital. It has a longstanding connection with the City in a defensive and symbolic role on the River Thames. The presence of the City skyline and more recently, the growth of offices at Southwark in the London Bridge Opportunity Area have changed the relationship so that visitors to the Tower are very aware of a rapidly evolving skyline'*. In the same chapter, on the subject of views, it states *'...a detailed analysis of the sensitivities and vulnerabilities of the site from a comprehensive range of positions have enabled the identification of local views looking both in, across and out of the site. Views from the Inner Ward illustrate the relationship of the Tower to the evolving cityscape beyond on the south of the River'*.

Local planning policy and guidance

- 2.39 Southwark Council's development plan comprises the Core Strategy (2011), those policies in the Southwark Plan (2007) which have been 'saved' and not been replaced by the Strategic Policies; and the London Plan. The London Plan has been considered above. Relevant policies in the Core Strategy and the Southwark Plan are considered below.

Southwark Core Strategy (April 2011)

- 2.40 The London Borough of Southwark Core Strategy (Ref.1-8) was adopted in April 2011.

- 2.41 Strategic Policy 12, on 'Design and Conservation', seeks to ensure that new development achieves the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. The plan notes that the borough will do this by, inter alia:

'1. Expecting development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments;

3. *Making sure that the height and design of development conserves and enhances strategic views and is appropriate to its context, the historic environment and important local views; and*

4. *Requiring tall buildings to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. Locations where tall buildings could go are in London Bridge, the northern end of Blackfriars Road, Elephant and Castle and action area cores. These are shown on the Key diagram’.*

Southwark Plan (July 2007) (saved policies)

2.42 The Southwark Plan (Ref.1-9) was adopted on 28 July 2007. Saved policies relevant to this assessment include the following:

2.43 Policy 3.12, on Quality in Design, states that, *‘Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment’.*

2.44 Policy 3.13, on Urban Design, which states that, *‘Principles of good urban design must be taken into account in all developments. Urban design is the relationship between different buildings and streets, squares, parks and waterways and other spaces that make up the public domain; the nature and quality of the public domain itself; the relationship of one part of an urban area to another; and the pattern of movement and activity’.* It goes on to say that the design of new developments must consider:

- *‘Height, scale and massing of buildings – Designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately;*
- *Urban structure, space and movement – Proposals should have regard to the existing urban grain, development patterns and density in the layout of development sites;*
- *Townscape, local context and character – Proposals should be designed with regard to their local context, making a positive contribution to the character of the area and providing active frontages;*
- *Site layout – Building location, public spaces, microclimate, and outlook, site access and servicing, permeability, safety and ease of movement including vehicular, pedestrians and cyclists;*
- *Streetscape – A high quality of design and materials will be required for the street environment including street furniture, planting and public art.*

This should be coordinated wherever possible, to avoid unnecessary clutter, and ensure a safe, informative and attractive environment;

- *Landscaping – Where appropriate, developments should include landscape design that enhances the area and biodiversity, for example through the use of green roofs; and*
- *Inclusive Design – All developments must incorporate suitable access for people with disabilities or those who are mobility impaired.'*

2.45 Policy 3.15, on 'Conservation of the Historic Environment', states that *'Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of Conservation Areas should be recognised and respected in any new development within these areas'.*

2.46 Policy 3.16, on 'Conservation Areas', states *'Within Conservation Areas, development should preserve or enhance the character or appearance of the area'*. It notes that planning permission will be granted for new development, provided that the proposals:

- 'i. Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- ii. Use high quality materials that complement and enhance the Conservation Area; and*
- iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials;*

Where appropriate, development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area'.

2.47 Policy 3.17, on 'Listed Buildings', states *'Development proposals involving a listed building should preserve the building and its features of special architectural or historic interest'*. On the subject of alterations and extensions, it notes that these will only be permitted where:

- 'i. There is no loss of important historic fabric; and*
- ii. The development is not detrimental to the special architectural or historic interest of the building; and*

- iii. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and*
- iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced’.*

- 2.48 Policy 3.18, on the ‘Setting of Listed Buildings, Conservation Areas and World Heritage Sites’, states that permission will not be granted for developments that would not preserve or enhance:

- ‘i. The immediate or wider setting of a listed building; or*
- ii. An important view(s) of a listed building; or*
- iii. The setting of the Conservation Area; or*
- iv. Views into or out of a Conservation Area; or*
- v. The setting of a World Heritage Site; or*
- vi. Important views of /or from a World Heritage Site’.*

- 2.49 Policy 3.20, on Tall Buildings, sets out the policy test for tall buildings and states any building over 30 metres tall (or 25 metres in the Thames Policy Area) should ensure that it:

- “i. Makes a positive contribution to the landscape; and*
- ii. Is located at a point of landmark significance; and*
- iii. Is of the highest architectural standard; and*
- iv. Relates well to its surroundings, particularly at street level; and*
- v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.”*

New Southwark Plan, Proposed Submission Version (December 2017)

- 2.50 The Council are reviewing the Southwark Plan and Core Strategy to prepare a local plan called the New Southwark Plan (Ref. 1-10) which will set out their regeneration strategy from 2017 to 2033 and will be used to make decisions on planning applications. This has reached the ‘Submission Version’ stage. The following draft policies are of relevance to this assessment.

- 2.51 Policy P16, on ‘Listed buildings and structures’, states that development relating to listed buildings and structures will only be permitted where it avoids unjustifiable harm to the special significance of listed buildings and structures and their settings by conserving and enhancing:

- ‘i. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and*
- ii. The contribution of the building to its setting or its place within a group; and*
- iii. Views that contribute positively to the significance of the building or structure or their setting; and*

iv. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation’.

2.52 It also states that any harm to the significance of the listed building or structure that results from a proposed development ‘*must be robustly justified*’.

2.53 Policy P17, on ‘Conservation areas’, states that development relating to conservation areas will only be granted where:

‘1.1 The development conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals and Conservation Area Management Plans; and

1.2 The development conserves and enhances the significance of a conservation area’s setting, including views to and from the conservation area; and

2 The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not be generally permitted. Any replacement buildings or structures must conserve and enhance the conservation area’s historic character and distinctiveness.’

2.54 Policy P18 is titled ‘Conservation of the historic environment and natural heritage’. It identifies several types of heritage asset, both designated and non-designated, not all of which are of relevance to this assessment. It states that development must ‘conserve and enhance the significance’ of the following heritage assets and their settings:

‘i. Scheduled monuments; and

ii. Sites of archaeological interest; and

iii. Protected London squares; and

iv. Registered parks and gardens; and

v. Trees within the curtilage of a listed building; and

vi. Trees that contribute to the historic character or appearance of conservation areas; and

vii. Trees that are subject to a Tree Preservation Order (TPO); and

viii. Ancient hedgerows; and

ix. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and

x. Unlisted buildings of townscape merit; and

xi. Undesignated heritage assets including Second World War Stretcher Fences; and

xii. Foreshore and river structures’.

2.55 The policy states that Development must also do the following:

‘1.2 Enable the viable use of the heritage asset that is consistent with its on-going and long-term conservation; and

'1.3 Provide robust justification for any harm to the significance of the heritage asset that result from the development.'

2.56 Policy P19, on Borough Views, states that development must:

*'1.1 Positively enhance the borough views of significant landmarks and townscape; and
1.2 Ensure the viewing locations for each view is accessible and well managed; and
1.3 Enhance the composition of the panorama across the borough and central London as a whole'.*

2.57 P19 goes on to identify Borough Views and sets out requirements for developments in a given view. Those noted below are of relevance to this assessment:

View 1: The London panorama of St Pauls Cathedral from One Tree Hill

*'2.1 Maintain the view of St Paul's Cathedral from the viewing place on One Tree Hill and not exceed the threshold height of the view's Landmark Viewing Corridor; and
2.2 Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Pauls Cathedral must be avoided'.*

View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery

*'3.1 Maintain the view of St Paul's Cathedral from the viewing place within Nunhead Cemetery and not exceed the threshold height of the view's Landmark Viewing Corridor; and
3.2 Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Pauls Cathedral must be avoided'.*

View 3: The linear view of St Pauls Cathedral along Camberwell Road

*'4.1 Maintain the view of St Paul's Cathedral from the viewing place on Camberwell Road and not exceed the threshold height of the view's Landmark Viewing Corridor. (Landmark viewing corridor); and
4.2 Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Pauls Cathedral must be avoided. (Wider Assessment Area)'.*

View 5: The townscape view south from the centre of the Millennium Bridge

'6 Ensure that the silhouette and skyline of Tate Modern from the viewing location is maintained'

- 2.58 The effect of the Development on the above views is assessed in Chapter 5 of Section 1 of Part 3 of the ES (TVIA).
- 2.59 Policy P21, on 'World heritage sites', states that development *'will only be permitted when the significance of the Outstanding Universal Value of World Heritage Sites and their settings are sustained and enhanced. This should include views in, out and across sites'*.

Other relevant local planning policy and guidance

Borough High Street Conservation Area Appraisal (June 2006)

- 2.60 The Borough High Street Conservation Area Appraisal (BHSCA) (Ref. 1-11) was adopted by Southwark Council in June 2006. It sets out the Council's approach to the preservation and enhancement of the conservation area. Below is a summary of the appraisal and its contents.
- 2.61 After running through a historical background of the conservation area, the appraisal outlines the broad context of the area, covering key views and approaches, local materials used and other architectural details, building types and other structures across the conservation area. It then splits the conservation area into four sub areas. The Site is located within sub area 4: St Thomas Street. This includes St Thomas Street and Guy's Hospital, forming the north-east part of the conservation area, Kings Head Yard and White Hart Yard. The document provides descriptive accounts of the built environment for each sub area and identifies key views and important elements of each sub-area's townscape. It also identifies any negative features. The four sub areas are discussed in Chapter 5 below.

Broad context

- 2.62 The stretch of Borough High Street from London Bridge to St George the Martyr church is the focus of the conservation area. The appraisal states *'The importance of Borough High Street as the primary route into the City of London from the south for 2,000 years is the most powerful influence on the physical evolution of the Conservation Area, and this street still forms the spine of the area.'* (para 2.2.1). It goes on to note that the pattern of the mediaeval street frontage remains in most of Borough High Street and *'establishes one of the most important characteristics of development on the street - its tall, narrow property frontages'* (para 2.2.4). These premises kept deep plots behind, which serviced the house and/or business on the street. Sites accommodated yards, stabling and kitchen gardens. This resulted in

'burgage' plots characterised by a long, thin plan form. The appraisal notes that this pattern of development was also adopted for the coaching inns that lined Borough High Street (para.2.2.5). Their long yards were accessed through carriage arches from the street.

- 2.63 It is noted that *'glimpses into the numerous alleys and yards that open off Borough High Street are part of its visual interest and a reminder of Borough's historic legacy: King's Head Yard, White Hart Yard, George Inn Yard, Queen's Head Yard all survive in name if not form'* (para 3.2.11). One can view The Kings Head, a listed pub of 1881, through an arch from Borough High Street, which is considered to be evocative of the yard's origins, although the appraisal acknowledges that *'except for the street pattern, little remains of early significance and most of the development is modern offices'* (para 3.5.6).
- 2.64 The conservation area also includes Kings Reach to the west of the High Street and the areas of Guy's Hospital and the former St Thomas's Hospital. The conservation area is particularly significant on account of some very significant structures within its boundary: Southwark Cathedral, London Bridge and Guy's Hospital.
- 2.65 The building stock is primarily of the 18th, 19th and early 20th century, designed in a Classical style, with some notable exceptions including the Cathedral, the George Inn and some late modern intrusions. Common elements of the area's architecture include the use of yellow London stock brick, parapet roofs, Portland/artificial stone or stucco dressings and terracotta or rubbed brick decorations.
- 2.66 There is a wide mix of building types in the conservation area. These include the Cathedral and St George the Martyr church; 5 and 6 storey warehouse buildings; railway arches; narrow-fronted commercial premises; grander Classical buildings; and buildings in the old inn courtyards.
- 2.67 The document identifies a series of views across the conservation area that should be respected and considered. Those potentially relevant to the Development include:
- View of Town Hall Chambers looking north along Borough High Street
 - View of the curve of the Hop Exchange from south side of Southwark Street
 - View into Kings Head Yard from Borough High Street
 - View of St George the Martyr looking north along Borough High Street
 - Views of St Thomas' Church and the narrowing of the street between no. 17 St Thomas Street and Guy's Hospital along St Thomas Street
- 2.68 Section 1 of Part 3 of the ES (TVIA) includes a number of views from this conservation area: views 39, 40, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54,

55, 56.1- 56.6, and 57. These include the views noted in the bulleted list above.

- 2.69 Mention is also given in the appraisal to views looking into the conservation area. The TVIA includes several such views, including a view from King's College Guy's campus gardens (view 48), views from the north bank (views 13, 21, 22 and 25), and views from several bridges over the Thames (view 12, 14, 15, 16, 17, 18, 19, and 24).

Audit

- 2.70 The appraisal carries out an audit of the area, including listed buildings, archaeology, key unlisted buildings and building groups that make a positive contribution to the conservation area and streetscapes. Listed buildings and key unlisted buildings are mapped by sub area in the appraisal (p.42-49). The appraisal also suggests some possible future environmental improvements and improvements to buildings, and identifies some potential development sites.

Guidelines

- 2.71 The appraisal concludes with a set of guidelines for the conservation area. The section starts by drawing out of the appraisal the elements that are essential to the conservation area's historical character, through a series of themes including development form and morphology; public realm; improvements and repairs; and shopfront design. The important elements of each theme then inform the succeeding guidance.

Development form and urban morphology

- 2.72 Remaining burgage plots off Borough High Street, historic medieval street patterns and inns and courtyards are defining characteristics of the conservation area. New development should therefore try to respect and maintain these. The common building form is 18th and 19th century commercial development with some consistency in design characteristics. The variation in roofline is also characteristic of the area. These factors should all be taken into account by new development.

Public realm

- 2.73 The primary form of public realm in the conservation area is street spaces, many of whose surfaces originate from the 19th century. The boundaries and edges of the public realm are also important, often defined by high quality

building facades. Any improvements to the public realm should aim to respect these.

Tooley Street Conservation Area Appraisal (July 2003)

- 2.74 The Tooley Street Conservation Area Appraisal was adopted by Southwark Council in July 2003 (Ref. 1-12). After running through a historical background of the conservation area, the appraisal outlines the broad context of the area. The appraisal then splits the conservation area into four sub areas: Hays Wharf; Tooley Street West; St. John's Churchyard; and Tooley Street East.
- 2.75 The document identifies a series of views across the conservation area that should be respected and considered. None of those identified take in the Site. However, the TVIA includes two views that look across this conservation area, towards the Site (views 30 and 31).

Tower Bridge Conservation Area Appraisal (July 2003)

- 2.76 The Council's Tower Bridge Conservation Area Appraisal (TBCAA) was adopted in July 2003 (Ref. 1-13). It provides a historical background and a characterisation of the conservation area. It notes that the area is characterised by '*an extraordinarily tight sense of enclosure, which dramatically cuts it off from its surroundings. However, its location right on the southern bank of the Thames in the centre of the city gives it a very particular and unique situation*'. Four sub-areas are identified: 1. Tower Bridge and its approach; 2: Butler's Wharf; 3: Tooley Street; and 4: Gainsford and Queen Elizabeth Street. While the tight street pattern limits extensive views from sub areas 2 and 4, views towards the Site are possible from sub areas 1 and 3.
- 2.77 The appraisal notes a number of key views from and towards sub area 1. Those of potential relevance to the Development are '*views from buildings along the river frontage*'. It states '*From outside the Conservation Area, there are innumerable views and vistas of the bridge, which must be assessed within each local area*'. This has informed the selection of views 12 and 13 in the TVIA, which are located beside the north bastion of Tower Bridge (LVMF 10A.1), and at St Katharine's Dock respectively. The appraisal also highlights a key triangular space formed by Tooley Street Queen Elizabeth Street and Tower Bridge Road. The TVIA provides a view from the junction of Tower Bridge Road and Queen Elizabeth Street that takes in this space (view 31).

Thrale Street Conservation Area Appraisal (October 2012)

- 2.78 The Thrale Street Conservation Area Appraisal (Ref. 1-14) was adopted by Southwark Council in October 2012. In its analysis of the character and appearance of the area, the appraisal highlights key views, including several

looking in the direction of the Site. Those potentially relevant to the proposed development include:

- Views eastwards along both Thrale Street and Southwark Street; and
- Views around Gatehouse Square.

2.79 The TVIA includes one view from within this conservation area (view 41), looking east along Southwark Street.

Union Street Conservation Area Appraisal (undated)

2.80 The Union Street Conservation Area Appraisal (Ref. 1-15) provides a brief history of the area and its development. A broad appraisal of its character and appearance is followed by a description of the area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the conservation area. The appraisal identifies local views. While not identified among these, incidental views towards the Site are possible, moving along Union Street from the junction with Southwark Bridge Road.

2.81 The TVIA includes one view from within this conservation area (view 38) and two looking across it, towards the Site (view 37).

Bermondsey Street Conservation Area Appraisal (January 2003)

2.82 The Bermondsey Street Conservation Area Appraisal (Ref. 1-16) was adopted by Southwark Council in January 2003. It provides a brief history of the area and its development, followed by a broad appraisal of its character and appearance, with reference to the range of materials, details and building types to be found in the area. It then goes on to describe each sub-area with specific reference to architectural and historic qualities, views and townscape, the character and relationship of public and green spaces, and any elements that detract from the conservation area. Regarding views, it notes that *'Because the Conservation Area is based primarily on streets, views tend to be well-contained vistas rather than broad prospects. Nevertheless, there are some key visual links to high buildings and landmarks outside the Conservation Area. Views from Bermondsey Street above the viaduct to tall blocks in the city are a reminder of the wider context of the Conservation Area and its distinctive village scale within the inner city'.*

2.83 The TVIA includes several views from this conservation area, notably from the open spaces where the more open nature of the townscape allows views towards the site (views 32 and 33).

Liberty of The Mint Draft Conservation Area Appraisal (November 2015)

- 2.84 The Liberty of The Mint Draft Conservation Area Appraisal (Ref. 1-17) was published by Southwark Council in November 2015. After detailing the historic background of the area and its development, the document considers the character of the conservation area and its setting. It notes that the conservation area *'contains a varied section of Southwark townscape broadly dating from the later 19th century. This consists of a mix of industrial, residential, educational, transport and historic, mixed-use buildings fronting onto Borough High Street'*. On the subject of views, it notes *'Marshalsea Road, and the set-piece arrangement of Ilfracombe and Monarch Flats, as the road curves is a key space within the conservation area. Views in and around Douglas Buildings, Peabody Estate are particularly characterful. Sanctuary Street, Lant Street and Vineyard are areas of tightly-packed industrial buildings'*.
- 2.85 The TVIA includes one view from the north-east corner of this conservation area (view 39), located outside Borough London Underground Station, at the junction of Borough High Street and Marshalsea Road. Another view is located further south-west of view 39, on Borough High Street at the junction with Great Suffolk Street (view 36).

St. George's Circus Conservation Area Appraisal (November 2005)

- 2.86 The St. George's Circus Conservation Area Appraisal (Ref. 1-18) was adopted by Southwark Council in November 2005. Following a note on the origins and development of the area, a narrative on its architectural and historic qualities, and the contribution made by buildings of note, spaces, and landscape, the appraisal discusses significant views and landmarks. In this latter section, it notes *'The raison d'être for the planned layout of the circus was to provide a grand road layout to link the new river crossings and the growing urban development of south London. The scheme was conceived with the obelisk forming a landmark and visual focus for travellers approaching the Circus from all directions... The obelisk has been restored to its original position, and has reintroduced this important focal point at the end of terminating views into the circus from the radiating roads'*.

Trinity Church Square Conservation Area Appraisal (undated)

- 2.87 An appraisal has been produced by Southwark Council for the Trinity Church Square Conservation Area (undated) (Ref. 1-19). Following a brief history of the area and its development, a broad appraisal of its character and appearance, and a description of its sub-areas, the document discusses views and townscape. No specific views in the direction of the Site are mentioned. However, development of the scale proposed for the Site has the

potential to be visible from Trinity Church Square, where a number of tall buildings are seen today, including The Shard and Guy's Hospital tower. This is illustrated in TVIA view 62.

Other relevant planning policy and guidance

Tower Conservation Area Character Appraisal and Management Guidelines (March 2008) (LB Tower Hamlets)

- 2.88 The Tower of London Conservation Area Character Appraisal and Management Guidelines was adopted by LB Tower Hamlets in March 2008 (Ref. 1-20). The Appraisal states that *'It is one of the largest and most significant Conservation Areas in the Borough, and encloses buildings and sites of national and international importance. It is defined by the River Thames to the south, the boundary with the City of London to the north-west, by East Smithfield and the railway viaduct to the north-east and by Thomas More Street to the east. It has two distinct character areas – the Tower of London itself to the west, and the area around St. Katharine Docks to the east. It is an area of exceptional architectural and historic interest, with a character and appearance worthy of protection and enhancement'*.
- 2.89 In addition to the LVMF views it identifies a number of local views stating *'there are many important local views, particularly around the Tower walls. The views of the Tower from the north, from the exit to Tower Hill underground station and from the pedestrian underpass are particularly significant as they are often the first glimpse of the Tower for visitors. The views down Tower Hill to the river as well as across the moat are also important. Views towards the White Tower along several streets in the area are also significant, for example the view south along Mansell Street.'*; and going on to say, *'Views along the northern approach to Tower Bridge, looking towards the bridge and its distinctive silhouette are also significant, as the historic relationship between the fortress and the bridge can be seen very clearly'*.
- 2.90 It also notes that *'Trees play an important role in almost every important view within the Tower Conservation Area. The old trees within the Tower of London itself, and along the river frontage, are a distinctive part of the view and contribute to the sense of the Tower as an island, separate from the City'*.
- 2.91 The TVIA includes six views from this conservation area - three from within the Tower of London (views 26, 27, and 28), one looking across it (view 29, outside Royal Mint Court), and two located to the south-east of the tower (view 12, from Tower Bridge, and view 13, from St Katharine's Dock).

Whitefriars Conservation Area Character Summary & Management Strategy SPD (2016) (City of London)

- 2.92 The Whitefriars Conservation Area Character Summary & Management Strategy (Ref. 1-21) was adopted by the City of London in February 2016. The summary of the conservation area's character within this SPD sets out a number of characteristics, inter alia:
- A unique sense of place created by the quiet grandeur of the Victoria Embankment and buildings, openness of the Thames and proximity of the Temples;
 - The set-piece created by the transport arteries of the Victoria Embankment, New Bridge Street and Blackfriars Bridge;
 - A planned street layout uncommon in the City, set against the more evolutionary pattern of adjacent areas;
 - 'An array of consistently high-quality late Victorian and Edwardian commercial and institutional buildings;
 - Highly varied historic land use, including Whitefriars friary precincts, domestic tenements, industrial glass and gasworks and corporate headquarters; and
 - Foreground to St Paul's Cathedral and the wider City when viewed from the South Bank and other key viewing locations.
- 2.93 The subject of views and vistas is introduced on page 18-19. This includes a map and list of important local and distant views. One view looks in the direction of the Site (view 4 - View of Blackfriars Bridge from the Embankment). Chapter 5 of the TVIA provides a view of the bridge a short distance to the west of here (Victoria Embankment, opposite Temple Gardens – view 22).

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

- 2.94 The advice set out in this document (Ref.1-22) published by Historic England is consistent with the NPPF and PPG.
- 2.95 The guidance emphasises the importance of understanding the significance of affected heritage assets when bringing forward development proposals. In respect of development, it notes that '*Sustainable development can involve seeking positive improvements in the quality of the historic environment*' and that '*Most conservation areas...will have sites within them that could add to the character and value of the area through development.*'

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)

- 2.96 The advice set out in this guidance note (Ref. 1-23); published by Historic England is consistent with the NPPF and PPG. It supersedes the previous version published in 2015, and *'Seeing the History in the View: A Method for Assessing Heritage Significance within Views'* (English Heritage, 2011).
- 2.97 This guidance provides *'information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties'* and states that *'alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives'*.
- 2.98 At paragraph 9 it states that, *'Setting is not itself a heritage asset, nor a heritage designation, though land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*.
- 2.99 At paragraph 11 the guidance sets out the type of views which contribute more to the understanding of the significance of a heritage asset, including those where the composition of the view *'...was a fundamental aspect of the design or function of the heritage asset'*, those with unplanned or unintended beauty, those with historical or cultural associations, and those where relationships between the heritage asset and other assets or natural features or phenomena are relevant.
- 2.100 Paragraph 18 states that the *'conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development'*. It goes on to say that *'many places coincide with the setting of a heritage asset and are subject to some degree of change over time'*.
- 2.101 The guidance proposes a five stage programme of assessment: (1) identifying the assets and their settings which are affected, (2) assessing the degree to which setting makes a contribution to heritage significance, (3) assessing the effect of the Proposed Development, (4) maximising enhancement and avoiding or minimising harm, and (5) making and documenting the decision and monitoring outcomes.

Historic England Advice Note 4: Tall Buildings (December 2015)

- 2.102 This document (Ref. 1-24) sets out guidance on dealing with tall buildings in the planning process. The Introduction notes that, *'alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.'* It goes on to say that the guidance reflects HE's practical experience of an increased number of completed tall buildings on the historic environment (no examples are given).

- 2.103 Paragraph 1.1 states that, *'in the right place well-designed tall buildings can make a positive contribution to urban life.'* The main focus of the guidance is promoting a plan lead approach and setting out the relevant considerations that tall building policies should address, and setting out the approach and assessments that applicants should follow in promoting such development.
- 2.104 At para 4.5 it provides a list of factors with which a high quality scheme should have a positive relationship:
- a. Topography*
 - b. Character of place*
 - c. Heritage assets and their settings*
 - d. Height and scale of development (immediate, intermediate and town- or city-wide)*
 - e. Urban grain and streetscape*
 - f. Open spaces*
 - g. Rivers and waterways*
 - h. Important views including prospects and panoramas*
 - i. The impact on the skyline'*
- 2.105 At para 4.8 it sets out a list of design criteria that a successful application will need to fully address:
- a. Scale*
 - b. Form and massing*
 - c. Proportion and silhouette*
 - d. Facing materials*
 - e. Detailed surface design*
 - f. Relationship to other structures*
 - g. Impact on streetscape and near views*
 - h. Impact on cityscape and distant views*
 - i. Impact on the skyline'*
- 2.106 Paragraph 4.9 states that:
- 'Tall buildings need to set exemplary standards in design because of their scale, mass, wide impact and likely longevity. Good design will take the opportunities available for improving the character and quality of an area and respond to local character and history (NPPF paragraphs 58 and 64). It is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction, through the use of conditions and reserved matters.'*
- 2.107 Para 4.10 notes that *'consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm.'*

2.108 Section 5 deals with assessing proposals, referring principally to existing general HE guidance and noting the need to consider world heritage sites, to consult the Civil Aviation Authority, and to apply suitable conditions.

2.109 The guidance concludes noting that:

'If a tall building is harmful to the historic environment, then without a careful examination of the worth of any public benefits that the proposed tall building is said to deliver and of the alternative means of delivering them, the planning authority is unlikely to be able to find a clear and convincing justification for the cumulative harm.'

English Heritage Guidance: Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)

2.110 This document (Ref. 1-25) offers detailed advice to those commissioning or undertaking appraisals of conservation areas. It includes a list of questions to help assess whether an unlisted building contributes to the significance of a conservation area (Table 2, page 15).

Tower of London World Heritage Site Management Plan (2016)

2.111 The purpose of the Tower of London WHS Management Plan (2016) (Ref. 1-26) is to ensure the effective management of the WHS and to provide an agreed framework for long-term decision-making on the conservation and improvement of the Tower. It is concerned with physical preservation of the Tower, protecting and enhancing the visual and environmental character of its local setting, providing a consideration of its wider setting and improving the understanding and enjoyment of the Tower as a cultural resource. It contains management aims and a prioritised programme of objectives for a period of five years.

2.112 The WHS Management Plan summarises its outstanding universal value as follows: 'The Tower of London has Outstanding Universal Value for the following cultural qualities:

- *For both protection and control of the City of London, it has a landmark siting;*
- *The Tower of London was built as a demonstration and symbol of Norman power;*
- *The property is an outstanding example of late 11th century innovative Norman military architecture;*
- *The property is a model example of a medieval fortress palace, which evolved from the 11th to 16th centuries;*

- *The property has strong associations with State Institutions; and*
- *As the setting for key historical events in European history'.*

2.113 The Management Plan's guidance on the wider setting of the WHS notes the 2006 comments of the UNESCO mission, which called for the regulation of any further build-up of the area surrounding The Shard, '*ensuring that approved heights do not exceed a height whereby they would become visible [from the Inner Ward]*'. The Management Plan's response to this point (at para. 7.3.28) is that '*London Bridge is designated as an opportunity area for tall buildings in the London Plan, and the area to the east of the Shard can accommodate substantially tall buildings without their being visible from the Inner Ward, as demonstrated by the proposed 'Quill' building consented in 2011*'.

3.0 The Site and its surroundings

Historical development of the area

- 3.1 The development of this part of London came about not long after the Roman invasion of 43 A.D. and the founding of Londinium where the City of London stands today. The construction of the first permanent bridge across the Thames, a short distance from the modern London Bridge, led to the convergence of the two main southern Roman roads - Watling Street and Stane Street - close to where St. George the Martyr's Church on Borough High Street stands today. A settlement on the southern bridgehead soon followed.
- 3.2 Borough - or 'Burgh' as the area was identified in 910 - has hosted both a market and hospital in the vicinity of the Site since the Middle Ages. The Domesday Book records St. Thomas's Hospital, which was founded by the Priory of St. Mary Overie - modern Southwark Cathedral - where London Bridge Station stands today. The Cathedral itself dates from the 12th century. The origins of Borough Market can be traced back to the 1200s when a market was located on the Old London Bridge, later moving to Borough High Street. The latter also accommodated inns during this time.
- 3.3 By the mid-1500s Southwark's role in supporting the continuing development of the City of London was well established. Trading in commodities such as hops and leather, and small-scale manufacturing like glass-making took hold. It also became the City's playground, with bear and bull-baiting later followed by theatrical performances in riverside theatres, such as the Globe.
- 3.4 The 1700s saw the rapid expansion of coach travel with Borough serving as a base for coaches travelling south from London. This prompted the substantial growth in the number of coaching inns along Borough High Street. These typically included long yards that were accessed through carriage arches from the street. These yards are illustrated in a map from 1746. They include Kings Head Yard, shown to have a different alignment from the yard that exists today. Much of the Site is occupied by a brewery, its building line on St Thomas Street set further forward than the current line. Two alleys run from this street into the Site, one towards the brewery, the other located to its east providing access to a church and small burial ground in the south-east corner of the Site. The map also reveals another development of significance local to the Site - Guy's Hospital, founded in 1725. The quads of St. Thomas Hospital are seen on the south side of St Thomas Street.
- 3.5 A map of 1792 shows the Site to be largely clear of development, although the churchyard/burial ground remain and buildings continue to define Kings Head Yard. The Site backs onto a shop terrace on Borough High Street and terraces of St Thomas Street. The latter did not survive the road widening that

took place in the 19th century, shown to have commenced in a map of 1819 where the cleared interior of the Site is partially exposed to the street. The opening of central London's first railway terminus at London Bridge in 1836 on the site of St. Thomas's Hospital immediately to the north of the Site had wider reaching consequences. This signalled the end of the coaching era and the closure of many of the inns along Borough High Street soon followed. Railway viaducts cut across the High Street and Southwark Street, permanently changing the local townscape.



Figure 1-1 - Historic OS map of 1880

- 3.6 The historic OS map from 1880 (Figure 1-1) shows the Site's new frontage to St Thomas Street in place with the widening of St Thomas Street complete. Infill development is shown to the rear of this. The map also reveals the erosion of the Site's frontage to Kings Head Yard, with a break introduced beside the churchyard. The remainder of the original frontage was replaced at the end of the 19th century by commercial buildings. The south elevation of these buildings, on the north side of the yard, remain today, in a heavily modified form. The historic OS map of 1916 (Figure 1-2) shows their new alignment and the widening of the yard at the expense of the buildings to the

south. Those buildings, which are shown in a photograph of 1881 to use the typical balustraded gallery model for coaching inns, were cleared and a new connection made to White Hart Yard to the south. The Kings Head public house that stands today was built in 1885 and can be identified on this map, as can the Site's burial garden that functioned as a garden at the time.

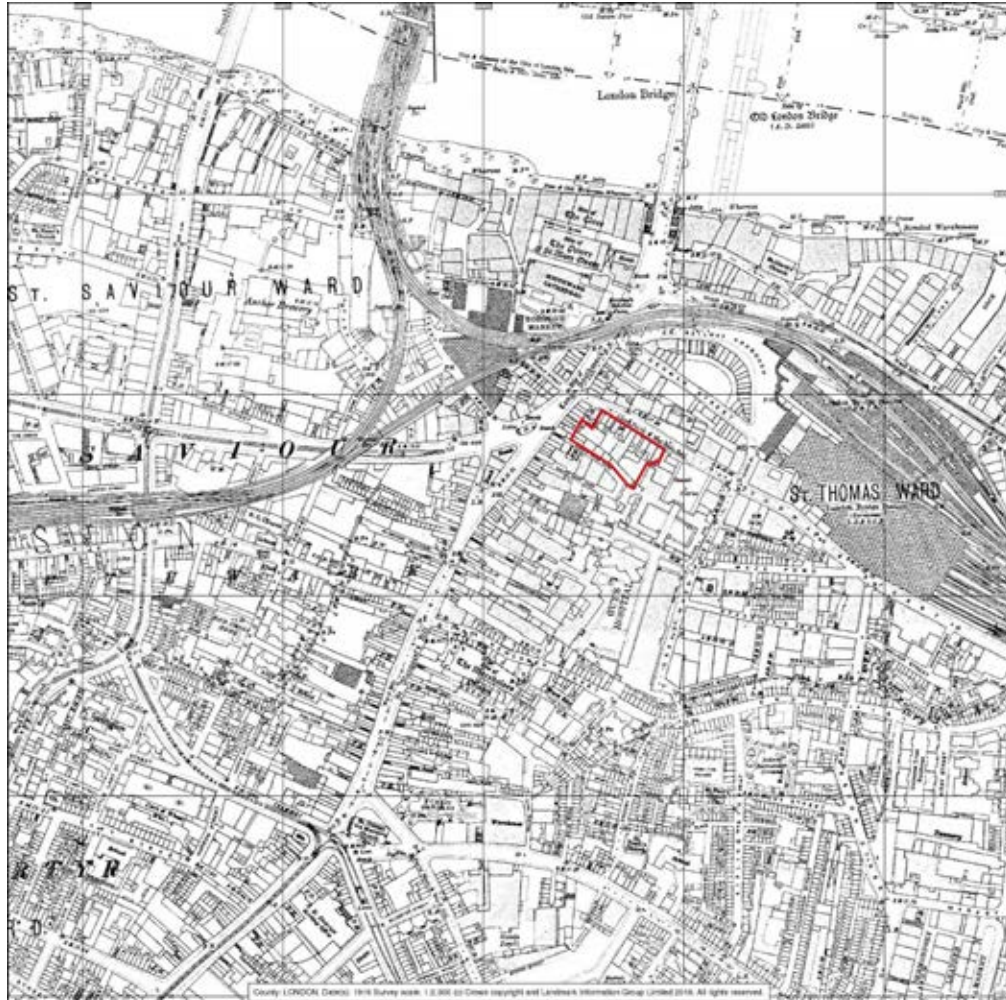


Figure 1-2 - Historic OS map of 1916

- 3.7 The Survey of London volume for Bankside records that 'Practically the whole of the buildings in Kings Head Yard and the houses on either side of it were destroyed by enemy action in 1940'. Rebuilding took place in the mid-20th century and during this period the alley between nos. 8 and 10 St. Thomas St, which had provided access to a courtyard to the rear, was closed. By 1973 the Site's infill development had been cleared and nos.18-22 St Thomas Street (which incorporated the other alley) demolished in preparation for the construction of the existing office building on the Site.



Mapping: Epoch 5, Date(s): 1951-1952 Survey Scale 1:1,250 © Crown Copyright and Landmark Information Group Limited 2017. All rights reserved

Figure 1-3 - Historic OS map of 1951-52

- 3.8 The postwar period also saw the development of several tall buildings local to the Site, just outside the Conservation Area but prominent from points within it. These include London Bridge House at London Bridge Station (recently demolished and replaced with 'The Place'); Southwark Towers, a 1970s office tower (which has been demolished and replaced by The Shard); and Guy's Hospital tower. Standing at just under 149m, the latter is claimed to be the world's tallest hospital building.
- 3.9 Just to the north of this lies Western Europe's tallest building, The Shard, designed by Renzo Piano Building Workshop. Opened in 2013, this mixed-use glass-clad tower stands at just under 310m high, dominating views in the local area and visible from many parts of London. The latest additions to the London Bridge Quarter, The Place and Shard Place, by the same practice as The Shard, were completed in 2013 and 2018 respectively.

The Site and its immediate context

- 3.10 The Site lies in the London Borough of Southwark, in a densely developed part of the borough, close to London Bridge Station and The Shard. The Site is bounded by St Thomas Street to the north; Kings Head Yard to the south; Guy's Hospital to the east; and properties fronting Borough High Street to the west.
- 3.11 The Site is broadly rectangular in plan. It is currently occupied by a reconstructed late 19th century 4 storey property at nos. 24-26 St Thomas Street (Keats House); a part 2, 4, and 5 storey late 20th century office building at no. 20 (New City Court) that incorporates the a heavily altered late 19th century frontage to Kings Head Yard; and a 4 storey grade II listed terrace of early 19th century houses at nos. 4-8 and 12-16 St Thomas Street. The Site incorporates a central courtyard to the rear of the listed St Thomas Street terrace. A non-public pedestrian route runs through the Site from St Thomas Street to Kings Head Yard. A service yard to no. 20 is located at the north-west end, accessed from Kings Head Yard.
- 3.12 The offices at no. 20 St Thomas Street, which occupy the majority of the Site, were constructed in 1982. The building is in two parts, a smaller street frontage building on St Thomas Street linked to a larger block behind. The St Thomas Street building, which serves as the main entrance, is a 4 storey yellow brick-clad building with a colonnaded ground floor and a band of smoked glass windows that follow a curved corner. Dormer windows are located on the attic storey. The main building rises to 5 storeys (plus plant). Its façades employ bands of white cladding panels and smoked glass. Dormer windows are located on the courtyard elevations. Its design is unremarkable - there is little, if anything, of architectural merit in this building. While largely concealed from view from St Thomas Street, its upper levels are seen from Kings Head Yard, set behind a lower frontage to the yard. This comprises a 2 storey late 19th century brick and stucco pedimented frontage, heavily modified in the 1980s when the Site was redeveloped; together with a plain four storey brick elevation at the east end of the yard frontage, also 1980s.
- 3.13 Borough High Street lies to the west of the Site. It is a busy commercial thoroughfare. While buildings at its northern end, at the junction with Tooley Street, are relatively large in scale, for the most part the High Street is defined by buildings with narrow 3 to 4 storey frontages containing shops at ground level and offices above. The railway bridge into London Bridge Station cuts across the north end of the street and over Borough Market, closing views northwards. These bridges are a noticeable aspect of the area's character.



Figure 1-4 – Borough High Street, looking east, in the direction of the Site



Figure 1-5 – Borough High Street, looking north-east

- 3.14 Borough Market is located to the west of here, north of the junction with Southwark Street. Housed within a complex of arches and structures contained on all sides by railway lines, it has a distinctive character, derived in large part from the apparently ad hoc layout streets, vaults and lanes and the mix of open sided sheds, fenced compounds and stalls.



Figure 1-6 – Borough Market



Figure 1-7 – Borough Market, looking south-east from Cathedral Street

- 3.15 Southwark Cathedral is located to the north of Borough Market, on Montague Close, which lies several metres below the level Borough High Street. The immediate environs of the Cathedral are relatively tranquil, although the quality of close range views of the Cathedral from Montague Place, looking in the direction of London Bridge and the Site, can be diminished by parked service vehicles on this street (see Figure 1.8).



Figure 1-8 – Southwark Cathedral, looking south-east from Montague Place

- 3.16 King's Head Yard, White Hart Yard, George Inn Yard, Queen's Head Yard all lie to the east of Borough High Street and are a distinctive aspect of this part of the conservation area. They generally retain a feeling of intimacy and provide a refuge from the highly trafficked High Street. Most are now through routes defined by 19th and 20th century buildings.
- 3.17 St Thomas Street, which forms the Site's northern boundary, contains some high quality Georgian and Regency houses as well as the former St Thomas' Church and the main buildings of Guy's Hospital, adjacent to the main 30 storey tower building. The formality of the Hospital and Medical School buildings contribute to the distinct character of St Thomas Street, a relatively complete late 18th century / early 19th century setting. The main 18th century complex of Guy's Hospital is accessed via a formal entrance square, which is overlooked by modern buildings (see Figure 1.10). A loggia leads to two rectangular courtyards with a central lawn and the hospital garden beyond.



Figure 1-9 – King's Head Yard, looking east



Figure 1-10 – Guy's Hospital Courtyard, St Thomas Street



Figure 1-11 – The Shard, as seen from Guy's Hospital

- 3.18 London Bridge Station and its environs have undergone a transformation in the last decade. The Shard is the focal point of a grouping of tall office buildings marking this major transport interchange. This mixed-use tower dominates views in the local area, although on arriving into Southwark across London Bridge it is the News Building (known as The Place) that draws most attention, seen rising behind the railway viaduct above the highly trafficked junction of Duke Street Hill and Borough High Street. Tooley Street lies to the north of the Station and railway viaduct. It is a busy primary route, which broadly follows the alignment of a medieval road which ran behind the riverfront. Large brick warehouses, separated by narrow lanes that lead to the riverside, contribute to the distinctive character of the area.

4.0 Heritage Designations

- 4.1 This section identifies heritage assets on the Site and those situated in the area around the Site relevant to the consideration of the impact of the Development on the significance of heritage assets. It includes consideration of world heritage sites, conservation areas, listed buildings and scheduled monuments lying above ground that are also listed buildings (grade II* or higher).
- 4.2 In line with the Built Heritage Assessment (Section 2 of Part 3 of the ES), this statement considers all designated heritage assets ('DHA') to the south of the River Thames within a 1km radius of the centre of the Site, including DHA lying just beyond the 1km boundary, where they are situated within Townscape Character Areas as defined in the TVIA. To the north of the River Thames, coverage is limited to those DHA situated within Townscape Character Areas and DHA that have a street frontage to Fish Street Hill or Gracechurch Street.
- 4.3 Other heritage assets (mainly listed buildings) are visible in the views assessed as part of the TVIA. It is not considered that the Development will impact on their setting as heritage assets given their distance from the Site and the nature of their immediate urban setting. Where relevant, they are considered as part of the assessment of that particular view in the TVIA.

World Heritage Site

- The Tower of London World Heritage Site ('WHS') was inscribed in 1988.

Conservation areas

London Borough of Southwark (LBS)

- Borough High Street Conservation Area (BHSCA) was designated in July 1968 and extended in 1973 and 1980.
- Tooley Street South Conservation Area was designated in June 1988. The Tooley Street North Conservation Area was designated in February 1991. The Tooley Street Conservation Area today covers both areas.
- Tower Bridge Conservation Area was designated in February 1978, and extended in December 1985.
- Thrale Street Conservation Area was designated in March 1988.
- Union Street Conservation Area was designated in May 2000.

- Bermondsey Street Conservation Area was designated in January 1973, and extended in October 1991, December 1993 and January 2010.
- Bear Gardens Conservation Area was designated in April 1999.
- Liberty of the Mint Conservation Area was designated in December 2015.
- King's Bench Conservation Area was designated in January 2010.
- The St. George's Circus Conservation Area was designated in October 2000.
- Trinity Church Square Conservation Area was designated in June 1968.

London Borough of Tower Hamlets (LBTH)

- Tower Conservation Area was designated in March 1977

City of London (CoL)

- Bank Conservation Area was designated in February 1971 and extended in 1974, 1981, 1991 and 2007.
- Leadenhall Market Conservation Area was designated in May 1991.

Listed Buildings south of the River Thames

Group (i) - The Site

- Nos. 4-8 and 12-16 St Thomas Street and attached railings.

A: Cathedral Church of St Saviour and St Mary Overie (Southwark Cathedral), Cathedral Street (grade I)

B: Remains of Winchester Palace, Clink Street (grade II*)

Group (ii) - Montague Close / Clink Street (grade II)

- Winchester Wharf, Clink Street.
- Archway beneath southern end of London Bridge, crossing Tooley Street.
- Hibernia Chambers, no. 2 Borough High Street.
- Bridge House, no. 4 Borough High Street.
- Nos. 6, 8 and 10 Borough High Street.

Group (iii) - St Thomas Street (grade II*)

- No. 9A St Thomas Street.
- No. 9 St Thomas Street and attached railings.
- Mary Sheridan House (part) and area railings, nos. 11 and 13 St Thomas Street.

Group (iv) - St Thomas Street (grade II)

- Bunch of Grapes Public House, no. 2 St Thomas Street.
- Mary Sheridan House (part) and attached area railings, no.15 St Thomas Street.
- K2 Telephone kiosk outside nos.17 and 19 St Thomas Street.

C: Guy's Hospital main building including wings and chapel, St Thomas Street (grade II*)

Group (v) - Guy's Hospital (grade II)

- Gates, gate piers and street railings to Guy's Hospital.
- Statue of Thomas Guy in courtyard of Guy's Hospital, including pedestal and railings.
- Alcove from old London Bridge in the inner quadrangle of Guy's Hospital.

D: The George Inn, no.77 Borough High Street (grade I)

E: St Saviours Southwark War Memorial, Borough High Street (grade II*)

Group (vi) - Borough High Street, north end (grade II)

- Post Office, no. 19A Borough High Street.
- No. 28 Borough High Street.
- No. 1B Southwark Street.
- No. 30 Borough High Street.
- Nos. 32 and 34 Borough High Street.
- No. 3 Southwark Street.
- No. 38 Borough High Street.
- No. 40 Borough High Street.
- Kings Head Public House, Kings Head Yard, including no. 45 Borough High Street.

- Nos. 50 and 52 Borough High Street.
- Calverts Buildings (attached to rear of no. 50 Borough High Street).
- No. 52A Borough High Street.
- Nos. 53 and 53A Borough High Street.
- No. 54 Borough High Street.
- No. 55 Borough High Street.
- No. 58 Borough High Street.
- No. 67 Borough High Street.
- Nos. 66, 68 and 70 Borough High Street.
- No. 91 Borough High Street.
- Nos. 93 and 95 Borough High Street.
- No. 101 Borough High Street.
- No. 103 Borough High Street.
- The Grapes Public House, no. 121 Borough High Street.
- Nos. 123, 125 and 127 Borough High Street.

Group (vii) - Southwark Street, east end and streets to the north (grade II)

- The Hop Exchange, no.24 Southwark Street.
- No. 49 Southwark Street.
- Nos. 51 and 53 Southwark Street.
- Nos. 55-59 Thrale Street.
- Cromwell Buildings nos. 5-24 and attached railings, Redcross Way.
- Nos.21 and 23 Park Street and attached railings.
- Nos.20-26 Park Street.

Group (viii) - Borough Market (grade II)

- Re-sited Floral Hall Portico at Borough Market.
- The Globe Public House, Bedale Street.
- No.5 Stoney Street.
- The Wheatsheaf Public House, no.6 Stoney Street.
- Nos.1-11 Park Street.
- No.13 Park Street.

Group (ix) - London Bridge Station (grade II)

- Railway viaduct arches, Crucifix Lane.
- Bridge over north end, London Bridge Station.

F: St Olaf House, no.13 Tooley Street (grade II*)

Group (x) - Tooley Street, north-west end (grade II)

- Denmark House, no. 15 Tooley Street.
- London Bridge Hospital, the riverside block behind Tooley Street.
- London Bridge Hospital (part), nos. 17-25 Tooley Street.
- Nos. 29, 31 and 33 Tooley Street.
- Nos. 47 and 49 Tooley Street.
- Hays Galleria, Counter Street.
- The Counting House, nos. 51-67 Tooley Street.

Group (xi) - Tooley Street, central (grade II)

- Shipwrights Arms Public House, no. 88 Tooley Street.
- Nos. 115-121 Tooley Street.
- Fire Station, nos.139 and 141 Tooley Street.

Group (xii) - Fair Street/Tooley Street, south-east end (grade II)

- South London College, Tooley Street.
- Statue on island site in front of South London College and railings, Tooley Street.
- No. 201 (former London and County Bank), Tooley Street.
- Watch House in St John's Churchyard (Recreation Ground), Fair Street.
- Gate piers and railings to Churchyard of former Church of St John
- No.10 and attached railings to front door steps, Fair Street.
- War Memorial, Fair Street.

Group (xiii) - Tower Bridge Road and riverside (grade II)

- Tower Bridge Bridgmaster's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side).
- Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road.
- Horseleydown old stairs and hard, Shad Thames.
- Butler's Wharf Building (No.36 Shad Thames) and Butler's Wharf West (Nos.38-42 (even) Shad Thames).

Group (xiv) - Streets east of Tower Bridge Road (grade II)

- The Anchor Tap Public House, Copper Row, Horselydown Lane.

- Eagle Wharf, 59 Lafone Street, Shad Thames.
- Tower Bridge Magistrates Court and Police Station and attached railings, 209 and 211 Tooley Street.
- The Circle, Queen Elizabeth Street.

Group (xv) - Bermondsey Street, north / Brunswick Court and environs (grade II)

- No.173 Bermondsey Street.
- Drinking Fountain in south east corner of Tanner Street Recreation Ground, Tanner Street.
- No.132 Bermondsey Street.
- Nos.124-130 (Even) Bermondsey Street.
- No.78 Bermondsey Street.
- Nos.68-76 (Even) Bermondsey Street.
- Nos.59, 61 and 63 and attached railings, Bermondsey Street.
- No.55 Bermondsey Street.
- Nos. 2 and 4 Leathermarket Street.
- K2 Telephone Kiosk at junction with Roper Lane, Tower Bridge Road.
- Warehouse, Sarson's Vinegar Factory, Roper Lane.
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane.
- Former Still House, Sarson's Vinegar Factory, Roper Lane.
- Plumber's office, Sarson's Vinegar Factory, Roper Lane.
- Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane.
- Brewhouse, Sarson's Vinegar Factory, Roper Lane.
- Malt Store, Sarson's Vinegar Factory, Roper Lane.
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

G: Church of St Mary Magdalene, Bermondsey Street (grade II*)

Group (xvi) - Bermondsey Street, south / Leathermarket (grade II)

- Gates and gate piers at north east entrance to St Mary's Churchyard, Bermondsey Street.
- Watch house in St Mary's Churchyard (Recreation Ground), Bermondsey Street.
- Drinking fountain, approx 45m south south-east of Church of St Mary Magdalene, Bermondsey Street.
- Chest Tomb, approximately 60 metres south of Church of St Mary Magdalene, near Abbey Street, Bermondsey Street.
- Dedication steele approximately 35 metres south of Church of St Mary Magdalene, Bermondsey Street.

- Harrison Family Chest Tomb, south of Church of St Mary Magdalene, Bermondsey Street.
- Table Tomb in St Mary's Churchyard, near entrance from Bermondsey Street, Bermondsey Street.
- Tomb approximately 15 metres south south east of Church of St Mary Magdalene, Bermondsey Street.
- Tomb of John Sargeant at south west corner of St Mary Magdalene, Bermondsey Street.
- No.191 Bermondsey Street.
- Nos. 187 and 189 Bermondsey Street.
- Leather Market, Weston Street.
- London Leather, Hide and Wool Exchange, Weston Street, the Jugglers Arms Public House, nos.15 and 17 Leathermarket Street.
- Warehouse Block to east of Leathermarket Yard, Units 13-16, Weston Street.
- Units 7 and 8, Bermondsey Leather Market, Weston Street.
- No.8A, Leathermarket Yard, Weston Street.

Group (xvii) - Tower Bridge Road, south / Long Lane east (grade II)

- Manze's Eel, Pie and Mash Shop, no. 87 Tower Bridge Road.
- Nos.2-5 (Consecutive) and attached railings, Bermondsey Square.
- Simon the Tanner Public House, no.231 Long Lane.
- Wall of recreation ground, Long Lane.

H: No.142 and attached railings, Long Lane (grade II*)

Group (xviii) - New Kent Road / Harper Road and environs (grade II)

- The Star and Cross Church, Falmouth Road.
- Joseph Lancaster Primary School, Harper Road.
- Geoffrey Chaucer School, Harper Road.
- Nos.1-19 (Odd) including handrail, Bartholomew Street.
- Tabard Street Centre (former Tabard Street School), Hunter Close, Prioress Street.

Group (xix) - Trinity Street / Newington Causeway (grade II)

- Inner London Sessions Court, Newington Causeway.
- Nos. 2-12 (even) Trinity Street.
- Trinity Arms Public House, Swan Street.
- No.22 and attached railings, Trinity Street.

- Nos.25-47 (Odd) and attached railings, Trinity Street.
- Nos.32-42 (Even) and attached railings, Trinity Street.
- Nos.1-15 (Consecutive) and attached railings, Trinity Church Square.
- Nos.16-22 (Consecutive) and attached railings, Trinity Church Square.
- Nos.23-29 (Consecutive) and attached railings, Trinity Church Square.
- Nos.30-44 (Consecutive) and attached railings, Trinity Church Square.
- Nos.45-68 (Consecutive) and attached railings, Trinity Church Square.
- The Henry Wood Hall, including gate piers and railings, Trinity Church Square.
- Statue in centre of Trinity Church, Trinity Church Square.
- K2 telephone kiosk to north-east of the Henry Wood Hall, Trinity Church Square.
- Nos.26 and 28 Cole Street.
- K2 telephone kiosk Trinity Street at junction with Great Dover Street.
- The Roebuck Public House, Great Dover Street.
- Nos.1-13 (Consecutive) and attached railings, Merrick Square.
- Nos. 14, 15 and 16 and attached railings, Merrick Square.
- Nos.17, 18 and 19 and attached railings, Merrick Square.
- Nos.20-32 (Consecutive) and attached railings, Merrick Square.
- Railings to Merrick Square Garden, Merrick Square.
- Surrey Dispensary, Falmouth Road.
- Nos.4, 10, 12 and 18 and attached railings, Falmouth Road.
- Nos.20-40 (Even) and attached railings, Falmouth Road.

Group (xx) - Borough Road / Lancaster Street (grade II)

- St George the Martyr Library, no.12 Borough Road.
- The Duke of York Public House, no.47 Borough Road.
- Hanover House, nos.49-60 (Consecutive) Borough Road.
- No.62 Borough Road.
- Clandon House, Boyfield Street Estate.
- Albury House, Boyfield Street Estate.
- Merrow House, Rushworth Street Estate.
- Ripley House, Rushworth Street Estate.
- Chadwick House and attached railings, no.48 Rushworth Street.
- The Drapers' Almshouses, nos.1-5 (Consecutive) Glasshill Street.
- No.55 Great Suffolk Street.
- The Blackfriars Settlement and attached railings, nos.44-47 (Consecutive) Nelson Square.
- Former Sons of Temperance Friendly Society Building, no.176 Blackfriars Road.

I: Church of St George the Martyr, Borough High Street (grade II*)

Group (xxi) - Borough High Street, south end and environs (grade II)

- No. 151 Borough High Street.
- Kings Arms Public House with refixed coat of arms, no. 65 Newcomen Street.
- No. 177 Borough High Street.
- Wall forming north boundary of public gardens, formerly St George's Churchyard.
- No. 19 Tabard Street.
- Nos. 25 and 27 Crosby Row.

Group (xxii) - Southwark Bridge Road, south end and environs (grade II)

- Wiltshire House, Maidstone Buildings.
- Roman Catholic Church of the Most Precious Blood, Presbytery, forecourt walls and shrine, Redcross Way.
- Nos.31-37 Union Street.
- Nos. 59 and 61 Union Street.
- Nos. 62 and 64 Union Street.
- Bishops Hall, no. 8 Ayres Street & George Bell House, no. 8A Ayres Street.
- Whitecross Cottages, nos.1-6 Ayres Street.
- Redcross Cottages, nos. 1-6 Redcross Way.
- Lord Clyde Public House, no. 27 Clennam Street.
- The Borough Welsh Congregational Chapel, Southwark Bridge Road.
- No. 52 Southwark Bridge Road and attached railings.
- Winchester House and attached railings, no.94 (part) Southwark Bridge Road.
- Southwark Fire Station, no.94 (part) Southwark Bridge Road.
- Gable Cottages and garden railings, nos.9-12, 14 & 15, 17-21, 24-28 (consec) Sudrey Street.

J: Kirkaldy's testing works and testing machine, no.99 Southwark Street (grade II*)

Group (xxiii) - Southwark Street, west end and environs (grade II)

- No.89 Southwark Street.
- Former Fire Station, no.97 Southwark Street.
- No.61 and attached railings and overthrow to gate Hopton Street.
- Nos.124 and 126 and attached ironwork, Southwark Street.

- Rochester House, Nos.43 and 44 Dolben Street.

Group (xxiv) - Southwark Street, west end and environs (grade II*)

- Nos. 1-9 Hopton's Almshouses (Consec), Hopton Gardens.
- Nos. 10 and 11 Hopton's Almshouses, Hopton Gardens.
- Nos. 12-21 Hopton's Almshouses (Consec), Hopton Gardens.

Group (xxv) - Bankside (grade II)

- Anchor Public House, no. 1 Bankside / no. 34 Park Street.
- Union Works, no.60 Park Street.
- Cardinal's Wharf and railings at door, no.49 Bankside.
- Nos.51 and 52 Bankside.
- Anchor Terrace and attached railings, nos. 1-15 Southwark Bridge Road.

Group (xxvi) - Southwark Bridge (grade II)

- Southwark Bridge (that part in London Borough of Southwark).
- Southwark Bridge (listing separate from that above).

Listed Buildings north of the River Thames

Group (xxvii) - Blackfriars Bridge (grade II)

- Blackfriars Bridge.
- Southern abutment to former West Blackfriars and St Paul's Rail Bridge, Blackfriars Road.
- K2 Telephone Kiosk, Blackfriars Bridge.
- Drinking Fountain on east side of road at north end of Bridge, Blackfriars Bridge.
- Statue of Queen Victoria at Approach to Blackfriars Bridge, Victoria Embankment.

K: Church of St Benet, Paul's Wharf, Upper Thames Street (grade I)

L: Vintners Hall, Upper Thames Street (grade I)

Group (xxviii) - Upper Thames Street (grade II)

- Nos.1 to 4 (Consec) Queen Street Place, including no.69 Upper Thames Street.

M: Fishmongers' Hall, London Bridge (grade II*)

Group (xxix) - Lower Thames Street (grade II)

- Billingsgate Market, Lower Thames Street.
- Adelaide House, London Bridge.
- Pair of towers at Cannon Street Station western tower to Cannon Street Station, Cannon Street, Cousin Lane.
- Eastern tower to Cannon Street Station pair of towers at Cannon Street Station, All Hallows Lane, Cannon Street.

N: Church of St Magnus the Martyr, Lower Thames Street (grade I)

O: Custom House, Lower Thames Street (grade I)

P: River wall, stairs and cranes, Custom House Quay (grade II*)

Q: The Monument, Monument Street (grade I)

Group (xxx) - Gracechurch Street and environs (grade II)

- No.2a, Eastcheap
- Nos.39 and 40 (Credit Lyonnais) Lombard Street
- Nos.81 and 82 Gracechurch Street
- Nos. 7 and 9 Gracechurch Street

R: Leadenhall Market with subsidiary numbering, Gracechurch Street (grade II*)

S: Church of St Peter, Cornhill (grade I)

T: Church of All Hallows by the Tower, Byward Street, Great Tower Street, Tower Hill (grade I)

Group (xxxi) - Byward Street / Tower Hill Terrace (grade II)

- Wine Cellars at Nos 8 to 10 (consec) (Premises of Messrs Asher Storey) Tower Hill.
- Nos.8 - 10 Tower Hill.
- Railing and dwarf wall to Church of All Hallows by the Tower (those sections flanking Great Tower Street and Byward Street).

U: Merchant Seamen's Memorial, Trinity Square (grade II*)

V: The Mercantile Marine First World War Memorial, Trinity Square Gardens, Trinity Square, Tower Hill (grade I)

W: Portion of Old London Wall, Trinity Square, Tower Hill (grade I)

Group (xxxii) - Royal Mint (grade II)

- Entrance Lodges at The Royal Mint, Tower Hill.
- Seaman's Registry, Royal Mint Site.
- Cast Iron Lamp Standards in forecourt of The Royal Mint.

X: Royal Mint, Tower Hill (grade II*)

Group (xxxiii) - St Katharine's Dock (grade II)

- St Katharine's Dock (Warehouse C) St Katharine's Way.
- Warehouse I, St Katharine's Way.
- Footbridge (between the basin and east dock water areas), St Katharine's Way.
- The Quay walls to basin and east and west docks, St Katharine Docks.
- Boundary wall and gate piers to St Katharine Docks, St Katharine's Way.

Group (xxxiv) - St Katharine's Way (grade II)

- British and foreign wharves (warehouse G), St Katharine's Way.
- Alderman stairs and gate piers, St Katharine's Way.
- Timepiece sculpture, St Katharine Docks.

- Dockmaster's office, St Katharine's Way.

Group (xxxv) - Tower Bridge Road (grade I)

- Tower Bridge (that part that lies within the Borough of Southwark), Tower Bridge Road.
- Tower Bridge (that part in London Borough of Tower Hamlets).
- Tower Bridge approach.

Group (xxxvi) - Tower of London WHS Listed Buildings (grades I, II* and II)

- The White Tower (grade I)
- The Middle Tower, with causeway to Byward Tower (QV) and remains of causeway to Lion Tower to west (grade I)
- Chapel of St Peter-ad-Vincula (grade I)
- Inner Curtain Wall, with mural towers, the new armouries, the Queen's House & nos. 1, 2, 4, 5 and 7 Tower Green (grade I)
- Outer Curtain Wall with casements and mural towers (grade I)
- Revetment wall to south side of moat, from Tower Bridge Approach to Middle Tower (QV) (grade II*)
- The Old Hospital Block and raised terrace and railings (grade II*)
- Former Pump House (grade II)
- Museum of the Royal Fusiliers and attached terrace to front (grade II)
- Waterloo Block (grade II)
- Revetment wall to west and north side of moat, from outwork attached to Middle Tower (QV) to Tower Hill postern (grade II)
- Revetment wall to north side of moat, from Tower Hill postern to Tower Bridge Approach (grade II)
- K6 telephone kiosk outside gateway of Byward Tower (grade II)

5.0 Statements of Significance for Heritage Assets on the Site

- 5.1 This section assesses the significance of the designated heritage assets located on the Site, as identified in Chapter 4 of this report. These assessments are proportionate both to the importance of the asset and to the nature and extent of the application proposals. They are sufficient to understand the potential impact of the proposals on heritage interest. This includes full statements of significance ('SoS') of the listed buildings on the Site: nos. 4-8 and 12-16 St Thomas Street and attached railings, and the conservation area within which the Site lies: Borough High Street Conservation Area.

Listed Buildings on Site

Nos. 4-8 and 12-16 St Thomas Street and attached railings

- 5.2 The following is from the Heritage Statement (Appendix A: Heritage Assessment) by KMHeritage (KMH), submitted with this planning application. That Statement considers the effect of the Development on the fabric of nos.4-8 and 12-16 St Thomas Street. The effect of the Development on their setting is considered in the Built Heritage Assessment by Peter Stewart Consultancy.
- 5.3 This is an early 19th century terrace of 4 storey yellow brick houses, with stucco details. KMH notes that '*Internally, Nos. 4-8 and 12-16 St Thomas Street are laterally converted at every level with central corridors and openings in the party walls running through all buildings. The heritage significance of these listed buildings now lies in:*
- *Their external appearance to St Thomas Street;*
 - *The partial survival of original plan layouts;*
 - *The survival of certain elements of original fabric such as stairs and some glazing to St Thomas Street; and*
 - *The historical and cultural interest arising from their origins and evolution, as described above'.*



Figure 1-12 – Nos.4-8 and 12-16 St Thomas Street (Grade II)

- 5.4 The KMH Statement then focusses on the individual buildings that form the listed terrace. Its findings are as follows:
- 5.5 **No.4 St Thomas Street.** *'This building is of yellow stock brick construction and is two bays wide and four storeys in height over a full basement. An original fanlight exists above the entrance door, although the entrance door is modern. An original early-19th-century staircase runs from the basement to the third floor'.*
- 5.6 **No.6 St Thomas Street.** *'The front elevation of this early-19th century terraced house is almost identical to that of no.4. The original fanlight has been lost and is replaced by one of plain modern glass'.*
- 5.7 **No.8 St Thomas Street.** *'This consists of two early-19th century terraced houses with a later central section. Originally there was an alleyway between the two houses, which was infilled during the 1930s, connecting the two houses. It is of yellow stock brick construction and is five bays wide and four storeys in height over a full basement. The windows are arranged as at nos. 4 and 6. The original entrances with brick recessed surrounds and round-arched openings have been converted to windows, and the lower parts bricked up. At no.8 an original staircase runs from basement to the third floor. The infilled alleyway has become a main entrance hallway that serves both nos.8 and 10'.*

- 5.8 **No.12 St Thomas Street.** *'The front elevation of this early-19th-century terraced house is almost identical to that of no.4 and it retains its original fanlight'.*
- 5.9 **No.14 St Thomas Street.** *'In comparison to its neighbours to the west, there are some differences in the design of the front façade of this early-19th century house. It is built of yellow stock brick, but it is three bays wide, three storeys in height with a mansard roof over a full basement. An original fanlight exists above the entrance door and an enriched stucco cornice decorates the parapet with a plain deep stucco frieze beneath. Inside there is an open-well curved staircase that rises from the basement to the third floor. The eastern side wall of no.14 prior to the addition of floors to no.16 (see below) was not an exposed party wall, but had high-quality brickwork, a cornice and blank windows'.*
- 5.10 **No.16 St Thomas Street.** *'Similar to no.14, it is also three bays wide and three storeys in height with a mansard roof over a full basement. Originally two storeys (the 1887 Goad plan shows two hipped roofs parallel to St Thomas Street), the third floor and mansard were built in 1982-3 and the building abuts the entrance to the new City Court development. The back and side walls of the house are from the 1980s'.*

- 5.11 The KMH Statement goes on to provide a summary of the significance of these buildings, an extract from which is provided below.

'The listed buildings have, effectively, been largely rebuilt behind the terrace façade to St Thomas Street, and, in the case of No. 16 St Thomas Street, a speculative addition of two floors was undertaken. The working drawings for the 1980s scheme (Appendix F) affecting the terrace, combined with physical inspection (photographs are contained in Appendices C and D) makes it clear that the structure and fabric of the terrace was substantially altered, replaced and rebuilt. Certain features – notably staircases – survive in the location where one would expect to find them and the plan approximates to that of buildings of this style and period, but the internal character and appearance of 4-8 & 12-16 St Thomas Street is now essentially that of the 1980s. This inherently reduces the heritage significance of the terrace behind the façade'.

- 5.12 The KMH Statement concludes *'The opportunity therefore exists, in any new redevelopment project, to reverse some of the less favourable aspects of the 1980s scheme. While historic fabric, once lost, cannot be recovered, there is ample opportunity in a new scheme, to recover a more authentic plan layout and to reintroduce correct detail and decoration'.*
- 5.13 The local setting of the listed buildings noted above has changed noticeably since their construction in the early 19th century. This includes the late-20th century office building at no.20 St Thomas Street and the post-war Guy's Hospital tower (1974), which was recently re-clad, as well as modern large

scale development on the north side of St Thomas Street and London Bridge Street. That modern development includes The Shard, The Place and Shard Place, a 26 storey apartment building on the site formerly occupied by Fielden House.

Conservation area

Borough High Street Conservation Area (BHSCA)

- 5.14 The Borough High Street Conservation Area was designated in July 1968 and extended in 1973 and 1980. The Borough High Street Conservation Area Appraisal (BHSCAA) was adopted in June 2006; it is summarised in Chapter 2 above.
- 5.15 The significance of the Borough High Street Conservation Area lies principally in the persistence, from the time of the earliest river crossing built by the Romans, of its status as a bridgehead settlement opposite the City of London. Its urban structure and its built form reflect this status. The appraisal notes *'the importance of Borough High Street as the primary route into the City of London from the south for 2,000 years is the most powerful influence on the physical evolution of the Conservation Area, and this street still forms the spine of the area'*. London Bridge Station lies on its north-east boundary. There are heavy traffic flows north-south and east-west through the conservation area. Patterns of movement are an important aspect of this very intensively occupied conservation area, with its distinctive and varied urban form and with very large numbers of people, residents, workers, shoppers and also many tourists, using its streets and routes, especially in the rush hours.
- 5.16 The conservation area contains within it distinctly varied sub-areas; the BHSCAA remarks on the *'great diversity'* of the conservation area, which has informed the identification of four sub-areas, and these are discussed in turn below. The Site is located within sub area 4: St Thomas Street.
- 5.17 The conservation area includes a variety of listed and unlisted buildings and structures of many periods, including two Grade I listed buildings: Southwark Cathedral and the George Inn. It contains major institutions – Southwark Cathedral, Guy's Hospital and Borough Market; the start of the main road from the City to south-east England and continental Europe; and major rail infrastructure, recently greatly expanded with new Thameslink tracks and a large and prominent new bridge over Borough High Street.
- 5.18 The BHSCAA notes that Borough High Street is the focus of the conservation area (3.1.1), and identifies Borough Market as *'the most distinctive element of a distinctive conservation area'* (2.1.15). The key approach to the conservation area is over London Bridge (3.1.4).

- 5.19 The setting of the conservation area to its east, on the side closest to the Site, is dominated by London Bridge Station – the fourth busiest station in the UK - and three very large buildings: The Shard, The Place and Guy's Hospital Tower. These have a significant influence on the character and appearance of the conservation area, particularly the part in which the Site is located; this is discussed further in the section on setting below.

Sub area 1: Borough High Street central area

- 5.20 North of Southwark Street lies the railway bridge into London Bridge Station, which visually separates the northern part of the conservation area from the rest of it. The new Thameslink tracks and associated new bridge have recently increased the extent of this considerably. Buildings are relatively large in scale here.
- 5.21 Looking southwards, the junction of Southwark Street and Borough High Street is a landmark location (BHSCAA 3.2.2). Buildings on either side of the High Street are varied in character but are mostly built to the back of the pavement, following the historic pattern. Many buildings on both sides of the high street were developed on historic burgage plots and have narrow 3 or 4 storey frontages, but from different periods, having been rebuilt over the years on a plot by plot basis, and in a variety of architectural styles. The eastern side of the high street retains a 19th century scale with some 18th century buildings remaining. A distinctive aspect of the high street is the presence of frequent narrow ways into yards and courts, based on historic burgage plots.
- 5.22 The section of Southwark Street that lies within the conservation area is a surviving stretch of the major 19th century town planning initiative to provide an east-west link in the area; it has the grand metropolitan characteristics of such interventions.
- 5.23 Borough High Street today remains a busy commercial thoroughfare. The railway bridge into London Bridge Station cuts across the northern end of the street and over Borough Market, closing views northwards at street level; above it the glass clad office towers of the City of London north of the river can be seen. The BHSCAA notes '*The linear character of Borough High Street creates contained vistas rather than broad prospects*'.
- 5.24 The junction of Southwark Street and Borough High Street – looking southwards, to the point where these two streets diverge - is identified as a 'landmark location' in the BHSCAA; the group of buildings at the junction is also identified as holding a key position in views north. The main (1930s) entrance to the market lies just to the north of this. Housed within a complex of arches and structures contained on all sides by railway lines, it has a distinctive character, derived in large part from the apparently ad hoc layout of streets, vaults and lanes and the mix of open sided sheds, fenced compounds

and stalls. The sight and noise of trains passing above is an integral feature of the market. While views beyond the market are limited, both The Shard and Guy's Tower are seen from within it.



Figure 1-13 – Southwark Street, looking east towards London Bridge



Figure 1-14 – Borough High Street, looking north-east towards the City

The yards

- 5.25 Kings Head Yard, White Hart Yard, George Inn Yard, Queen's Head Yard, all lying to the east of Borough High Street, are a distinctive aspect of this part of the conservation area. The BHSCAA notes at 4.3.12 that *'the yards and inns on the eastern side of Borough High Street are all completely contained by buildings. In many instances the buildings are of limited architectural note, but certain groups have strong townscape value in containing narrow spaces.'*
- 5.26 Most of Kings Head Yard, adjoining the Site, lies in sub area 4, as defined by the map of sub areas in the BHSCAA, but it is discussed in the BHSCAA under sub area 1 as well as under sub area 4. It is included here as it has characteristics in common with the other yards, which lie in sub area 1 (Kings Head Yard is accessible to the public from Borough High Street and not directly from St Thomas Street).



Figure 1-15 – George Inn Yard

- 5.27 The entrances to these yards are either bridged by the upper storeys of buildings on the High Street or form narrow slots in the street frontage. Glimpses into these yards are noted in the BHSCAA as being part of its visual interest and a reminder of Borough's historic legacy. The yards generally retain a feeling of intimacy and provide a refuge from the highly trafficked High Street. As the BHSCAA notes, the majority *'have generally been reduced to no more than utility and service accesses for frontage buildings, but retain potential for more active use'*. The modern world beyond these yards is also very evident in the form of The Shard and Guy's Tower, seen to

the east. The George Inn Yard retains a sense of containment, albeit mostly defined by post-war offices, and with views of the tall buildings at London Bridge beyond. It is the only yard with a surviving 17th century coaching inn (grade I).



Figure 1-16 – The George Inn (Grade I)

- 5.28 Kings Head Yard is accessed through an archway from the High Street. The BHSCAA notes the presence of the Kings Head (grade II), a Victorian pub dated from 1881, which lies opposite the Site on the south side of this route. It acknowledges that *'except for the street pattern, little remains of early significance and most of the development is modern offices'*. In fact, the yard's alignment was altered in the late 19th century when the Site's commercial frontage was built and properties to the south were demolished to create a connection to White Hart Yard. A pedestrian link to Guy's Hospital to the east was later introduced. Today the view along the yard as one enters from Borough High Street is dominated by the unattractive bulk of the Guy's Tower.



Figure 1-17 – King's Head Yard, looking west

- 5.29 Although the present-day form of the yards, entered below buildings fronting Borough High Street which open onto narrow passages open to the sky, clearly reflects their historic origins, their physical form today is in many cases run down and disappointing once one is beyond the frontage buildings. Fragments of older buildings and street surfaces remain but even in the best of the yards there is no sense of an intact historic setting, and there is clearly considerable room for improvement; the BHSCAA notes at 3.2.7 of the yards, after discussing the George Inn Yard, that *'other yards and alleys have generally been reduced to no more than utility and service accesses for frontage buildings, but retain potential for more active use.'*

Sub Area 2: Borough High Street south and St George the Martyr

- 5.30 The historic pattern of courts and yards remains in parts of this sub-area but there are also many modern buildings here. The 18th century Church of St George the Martyr lies in this part of the conservation area, its spire acting as a key landmark.



Figure 1-18 – St George the Martyr (Grade II*), Borough High Street

Sub Area 3: Riverside

- 5.31 At London Bridge, a Victorian character remains at river level, where a granite arch of the old bridge remains. Southwark Cathedral is to the west of here - previously dominant over small buildings and lanes, it now has substantial postwar office buildings as neighbours to its north.
- 5.32 The more intimate character of St Mary Overie's Dock and surroundings to the west of the Cathedral remains, although it is now flanked by tall modern office buildings. Clink Street retains the character of 19th century London riverside warehouse areas, and refurbishment in this part has been sensitive to the historic urban quality. Stoney Street also partly accommodates an industrial character. The sub area contains remains of Winchester Palace, incorporating 14th century elements. The presence of Borough Market with its unique layout, derived from the surrounding medieval street pattern overlaid in a dramatic manner with later rail infrastructure, is important to the character of the sub area. West of here are good lines of 19th century houses converted into shops along Park Street, which becomes more residential in nature further west.



Figure 1-19 – Southwark Cathedral (Grade I) and Borough Market



Figure 1-20 – Southwark Cathedral and its modern north extensions

Sub Area 4: St Thomas Street and Guy's Hospital

- 5.33 This sub area (within which the Site lies) has a different character from the rest of the conservation area, not subjected to the intense commercial activity

of the High Street. The area includes St Thomas Street and Guy's Hospital, forming the north-east part of the conservation area; Kings Head Yard and White Hart Yard also lie within it. This sub area also takes in the site previously occupied by Fielden House, on London Bridge Street. This is now occupied by a 26 storey tall building named Shard Place.

- 5.34 The sub area contains some high-quality Georgian and Regency houses as well as the former St Thomas' Church and the main buildings of Guy's Hospital, adjacent to the main 30 storey hospital tower building. The formality of the Hospital and Medical School buildings contribute to the distinct character of St Thomas Street, a relatively complete late 18th century / early 19th century setting. Some historic yards remain, including Kings Head Yard (discussed above).
- 5.35 The BHSCAA notes the '*conservative, established tone*' of this character area, highlighting the '*restrained quality and consistency*' of St. Thomas Street's Georgian and Regency houses and the formality of the Hospital and Medical School buildings. Views east from the junction with the High Street are framed by Guy's Hospital tower, The Shard, and Shard Place. The Place forms the backdrop to the grade II* and II listed terrace and former St. Thomas' church lying opposite the Site on the north side of the road (see Figure 1-22). The original alignment of St. Thomas Street is evident from the building line set by these properties, at an angle to the street.



Figure 1-21 – Parish Church of St Thomas (Grade II*), now offices and museum



Figure 1-22 – The former Treasurer's house of old St Thomas's Hospital, no.9 St Thomas Street (Grade II*), and The Place

- 5.36 The main 18th century complex of Guy's Hospital is accessed from St. Thomas Street, via the formal entrance square. A loggia leads to two rectangular courtyards with a central lawn and the hospital garden beyond. The BHSCAA describes this sequence of spaces as '*quite exceptional*' although it acknowledges that the entrance square is compromised by car parking (this space has recently been converted into a new public courtyard – see Figure 1-23). The modern world beyond the square is clearly evident, with The Shard, Guy's Hospital tower, The Place and Shard Place all particularly prominent in views from this space (see Fig. 1-24). The BHSCAA notes the axial view through the gardens from the main building to the memorial arch as a noteworthy part of the building's setting.
- 5.37 The BHSCAA discusses townscape views within this part of the conservation area, stating '*Views in the area of Guy's Hospital are all well contained between buildings. St. Thomas' Church and the narrowing of the street between 17 St. Thomas Street and Guy's Hospital are the focal features of views along St. Thomas Street...*'



Figure 1-23 – Guy's Hospital Courtyard, until recently a car park



Figure 1-24 – Guy's Hospital Courtyard, looking north towards St Thomas Street

The Site

- 5.38 As noted above, the majority of the Site is occupied by the early 1980s offices of New City Court at no. 20 St. Thomas Street, its entrance wing a clearly late

20th century insertion beside the Site's 19th century St. Thomas Street terrace. To Kings Head Yard, the Site's altered neo-classical 19th century frontage is of some visual interest but is in many ways a folly, serving as a veil to the offices that rise behind, and its blank ground floor frontage contributing nothing to the life of Kings Head Yard itself.

- 5.39 The building on Site (except the grade II listed terrace at nos. 4-8 and 12-16 St. Thomas Street), including Keats House, is identified in the BHSCAA as an 'unlisted building that makes a positive contribution' (i.e. a positive contribution to the character and appearance of the conservation area). However, there is little in the BHSCAA to explain this. At 4.3.12 the BHSCAA notes under the heading of groups that have a '*strong townscape value in containing narrow spaces*': '*Northern side of Kings Head Yard: 2 storey colonnaded commercial buildings 19th/20th century*' (in fact these are in area 4 rather than area 1 which is the area under discussion). The other buildings on Site are not discussed in the text.
- 5.40 It is questionable whether there is much in the existing development on Site, other than the two-storey elevation to the northern side of Kings Head Yard, that in fact makes a positive contribution to the conservation area; and there is much about it that detracts from the conservation area.
- 5.41 Chapter 6 of this assessment considers the existing structures on Site in more detail under five headings in making the case for redevelopment, and assesses them against the criteria in HE's guidance on conservation areas.



Figure 1-25 – The Site's 2 storey elevation to King's Head Yard, with its taller offices seen rising above.

The setting of the conservation area

- 5.42 The area around London Bridge Station is the part of the setting of the conservation area that is most significant in respect of consideration of the Site. Because of the scale of buildings and level of activity there, this area has a significant influence on the character and appearance of the conservation areas (see Figures 13, 18, 19, and 24 and 27). Beyond the station to the north-east and south-east lie two further conservation areas, the Tooley Street and Bermondsey Street Conservation Areas.
- 5.43 London Bridge Station and its environs have undergone a transformation in the last decade. The Shard is the focal point of a grouping of tall and large office buildings marking this major transport interchange. This mixed-use tower dominates views in the local area, although on arriving into Southwark across London Bridge it is the News Building (known as The Place) that draws most attention, seen rising behind the railway viaduct above the highly trafficked junction of Duke Street Hill and Borough High Street. A group of three early to mid-19th century listed chambers and commercial buildings at nos.2-10 Borough High Street (west side, within the conservation area) mark a noticeable contrast in both scale and character with the late 20th century no.1 London Bridge opposite and the modern tall buildings noted above. The tall buildings at London Bridge are a prominent aspect of the setting of these and other heritage assets, both locally – including the Borough High Street Conservation Area and other local conservation areas - and on the north bank of the Thames, including the Tower of London World Heritage Site.
- 5.44 London Bridge Station itself now has a new entrance building and public spaces connecting The Shard and The Place at the southern end of London Bridge Street. The most recent addition to the street - and the conservation area - is a 26 storey apartment building named Shard Place, a site formerly occupied by Fielden House. This has contributed to the transformation of the townscape around the station.

The townscape and character of the conservation area

- 5.45 The varied character of the conservation area is a reflection of the wide range of functions and uses that coexist within a relatively confined area. Many of these, such as Southwark Cathedral, Borough Market and Guy's Hospital have been in existence for generations and their settings within the conservation area have changed decade by decade as the modern world has grown around them. This has created striking juxtapositions and views, which have added richness to the area's character. The railway viaducts that cross Borough High Street and Southwark Street – part Victorian and part 21st century - are cases in point. The distinctive character of Borough Market owes much to the presence of the viaducts, which lends drama to the experience of this borough institution.



Figure 1-26 – The Victorian railway bridge over Southwark Street.

- 5.46 The setting of this conservation area has a significant influence on its character and appearance. Tall buildings have been built immediately next to the conservation area from the 1960s onwards, at London Bridge and Guy's Hospital, and because of their size and prominence they are an aspect of the character and appearance of the conservation area, particularly the north-east part of the conservation area within which the Site lies. The extent of these tall buildings has increased and continues to increase. Today, views from St Thomas Street, Borough High Street and Southwark Street, and from within the remnants of the yards and spaces around Southwark Cathedral, take in their successors – The Shard, The Place, the re-clad Guy's Hospital tower, and Shard Place. Further tall buildings in the City are prominent in views north along Borough High Street.
- 5.47 The London Bridge buildings sit cheek by jowl with the conservation area, but the historic routes and spaces have in places retained their character and their appeal – at least in part. The presence of tall buildings in the backdrops to views of the area's historic fabric is part of the character of this part of London, which is now a focal point of regeneration within the Bankside, Borough and London Bridge Opportunity Area. The contrast adds drama and interest to such views. As with historic parts of the City of London, where similar juxtapositions occur, this coexistence of old and new and one's awareness of the layers of history provides a sense of visual spectacle. There is almost nowhere in the conservation area that passes what has been termed the 'Dickens test'; that is, there are no areas that could be used to film a historic drama with a shot or sequence of shots that extended beyond a building or two.

- 5.48 Recent modern interventions such as the new glazed elevation to the market buildings on the High Street and Shard Place, a new 26 storey building on the site previously occupied by Fielden House on St. Thomas Street, are examples of this. That scheme extends the grouping of tall buildings at London Bridge into the conservation area. It now sits alongside The Place, Guy's Hospital tower and The Shard, consolidating that grouping of tall buildings. Other consented tall building projects such as 'The Quill', east of the conservation area, will also appear in views of the conservation area.
- 5.49 Within this very varied conservation area there are areas which are in good condition, but also much that is in no better than middling condition, and quite a lot that is run down and in need of investment. This is true of historic and more recent buildings, and of the streetscape and public realm. To take two examples close to the Site, the listed Kings Head and George pubs, although popular with customers who congregate outside them as well as inside, have immediate settings that could fairly be characterised as 'grotty'. Throughout the conservation area, there is evident scope for improvement and investment.



Figure 1-27 – The Shard and Shard Place (seen under construction) from Guys' Hospital courtyard

6.0 Impact of the Development on the Site's positive contributors to the Borough High Street Conservation Area

- 6.1 The following buildings on the Site are identified by Southwark Council as making a positive contribution to the significance of the Borough High Street Conservation Area (a designated heritage asset):
- No.20 St Thomas Street (New City Court); and
 - Nos.24-26 St Thomas Street (Keats House).
- 6.2 This chapter considers the contribution made by the above-named buildings on the Site to the significance of the conservation area.
- 6.3 The English Heritage document, 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011), suggests a number of questions to assess the value of an unlisted building to the significance of a conservation area. They consider that any one of these characteristics could provide the basis for considering that a building may make a positive contribution to the special interest of a conservation area, i.e. its significance, subject to consideration of whether or not these values have been compromised. Following a short description of the subject building, each question is dealt with in turn below:

No.20 St Thomas Street (New City Court)

- 6.4 The office building at no.20 St Thomas Street is in three parts: a small street frontage building located on St Thomas Street, linked to a larger block behind which is set behind a lower frontage to King's Head Yard. The St Thomas Street building, which serves as the main entrance, is a 4 storey yellow brick-clad building with a colonnaded ground floor and a band of smoked glass windows that follow a curved corner. The main building rises to 5 storeys (plus plant). Its façades employ bands of white cladding panels and smoked glass. To King's Head Yard, there is a late 19th century 2 storey brick and stucco pedimented frontage, which was heavily modified in the 1980s when the Site was redeveloped; together with a plain four storey brick elevation at the east end of the yard frontage, also 1980s.
- 6.5 The main building has a very limited presence on the streets surrounding the Site. Therefore, in considering the contribution made by no.20 to the special interest of the conservation area, the primary focus is on the smaller street frontage buildings on St Thomas Street and King's Head Yard.

Is it the work of a particular architect or designer of regional or local note?

The building was designed by Halpern Partnership, a practice that was not of local or regional note.

Does it have landmark quality?

No

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

No

Does it relate to adjacent designated heritage assets (DHA) in age, materials or in any other historically significant way?

Yes, to a degree. Its St Thomas Street building includes a colonnaded yellow brick ground floor frontage. The Site's listed terrace next door is also in yellow brick. The building also presents a late 19th century 2 storey brick and stucco pedimented frontage to King's Head Yard, heavily modified in the 1980s. This neo-classical frontage could be said to relate to the classical style principal elevation of the late 19th century Kings Head Public House lying opposite (grade II).

Does it contribute positively to the setting of adjacent designated heritage assets?

No - in respect of the small street frontage building to St Thomas Street. Its design is unremarkable - there is little, if anything, of architectural merit in this building. Its curved, smoked glass elevation appears as an arbitrary and discordant element on a part of the street characterised by Georgian and Victorian properties.

Yes – in respect of the 2 storey brick and stucco frontage to King's Head Yard, for the reasons outlined above.

Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?

No - in respect of the small street frontage building to St Thomas Street.

Yes - in respect of the 2 storey brick and stucco frontage to King's Head Yard. It preserves the feeling of intimacy that characterises these yards by providing a degree of containment to this route.

Is it associated with a designed landscape e.g. a significant wall, terracing or garden building?

No

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

No - in respect of the small street frontage building to St Thomas Street.

Yes, to some degree in respect of the 2 storey brick and stucco frontage to King's Head Yard. Its frontage to King's Head Yard helps to preserve a sense of a historic yard.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park, or landscape feature?

No - in respect of the small street frontage building to St Thomas Street.

Yes, to some degree in respect of the 2 storey brick and stucco frontage to King's Head Yard - although this reflects an alteration to the yard's alignment in the late 19th century when the Site's commercial frontage was built and properties to the south were demolished to create a connection to White Hart Yard.

Does it have historic associations with local people or past events?

No - there are no known historic associations with local people or past events of significance.

Does it reflect the traditional functional character or former uses in the area?

No - in respect of the small street frontage building to St Thomas Street.

Yes, to a limited degree in respect of the 2 storey brick and stucco frontage to King's Head Yard – in as much as this frontage provides a sense of the commercial nature of the yard historically.

Does its use contribute to the character or appearance of the area?

No, quite the opposite – its yard frontage is an inactive frontage today.

Degree to which its historic form and values have been eroded?

There has been considerable erosion to its historic form and values. To Kings Head Yard, the Site's altered neo-classical 19th century frontage is of some visual interest but is in many ways a folly, serving as a veil to the offices that rise behind, and contributing nothing to the life of Kings Head Yard itself.

Nos.24-26 St Thomas Street (Keats House)

- 6.6 Today only the St Thomas Street façade of the Keats House survives. At the time of the New City Court development in the early 1980s, the façade was retained and incorporated into the design of the new scheme by Halpern Partnership. The works included the provision of a new reinforced concrete frame, which was cast against the façade. Therefore, it is the St Thomas Street frontage that is considered below with respect to the contribution made by Keats House to the special interest of the conservation area.

Is it the work of a particular architect or designer of regional or local note?

Yes - Keats House was designed by the architects Arthur Shean Newman and Arthur Billing who were in partnership from 1860 to 1873. Newman's practice was located on Tooley Street, London Bridge.

Does it have landmark quality?

No

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Yes – in age, style, materials and form. Its Italianate style St Thomas Street façade is in red brick and stone, materials that are commonly found the conservation area.

Does it relate to adjacent designated heritage assets (DHA) in age, materials or in any other historically significant way?

Yes – the listed buildings local to the Site also follow Classical design principles and use similar materials.

Does it contribute positively to the setting of adjacent designated heritage assets?

Yes – there is some affinity between Keats House and the listed Georgian houses on St Thomas Street, although the latter are designed simply and without decoration.

Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?

No

Is it associated with a designed landscape e.g. a significant wall, terracing or garden building?

No

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Yes – The building was constructed in 1863 at the request of Guy's Hospital Trust for the accommodation of Guy's medical staff in 1863. This reflects the growth of the hospital in the mid-late 19th century.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park, or landscape feature?

Yes – it has a historic association with Guy's Hospital, as noted above.

Does it have historic associations with local people or past events?

To a limited degree - the building was constructed some 42 years after Keats' death. He lived at no.8 St Thomas Street for six months in 1815-16.

Does it reflect the traditional functional character or former uses in the area?

Yes – in as much as it provided accommodation for medical staff at Guy's Hospital, a major local institution.

Does its use contribute to the character or appearance of the area?

To a limited degree - it is now occupied by offices.

Degree to which its historic form and values have been eroded?

Today only the façade of the building survives. At the time of the New City Court development in the early 1980s, the façade was retained and incorporated into the design of the new scheme. A new reinforced concrete frame was cast against the façade and 'Korkpak' movement joints placed between.

Summary of Relative Significance and Conclusions

- 6.7 Not all elements of a conservation area will necessarily contribute to its significance. The contribution of no.20 St Thomas Street to the significance of the Borough High Street Conservation Area has been shown above to be limited in extent, and only relates to the 2 storey brick and stucco frontage to King's Head Yard. It seems reasonable to suggest that if it were not for that secondary frontage, the building would not be identified in the BHSCAA as an

'unlisted building that make a positive contribution' (i.e. a positive contribution to the character and appearance of the conservation area). Considering this yard frontage and the St Thomas Street frontage taken together, the whole is not greater than the sum of parts in respect of heritage significance. The St Thomas Street frontage could, in fact, be said to detract from the conservation area.

- 6.8 Keats House can be said to contribute to the significance of a conservation area. While only its St Thomas Street façade remains today, this makes a positive contribution to the character and appearance of the conservation area. The building's historic association with Guy's Hospital can also be considered to contribute to the special interest of the conservation area.

7.0 Consideration of the effect of the Development on the significance of heritage assets

- 7.1 This section considers the effect of the Development on the significance of heritage assets located on the Site and within the Study Area beyond the Site. It assesses:
- i. The direct effect of the Development on the Borough High Street Conservation Area (BHSCA) (within which the Site lies);
 - ii. The direct and indirect effects of the Development on nos. 4-8 and 12-16 St Thomas Street and attached railings (grade II listed buildings) (located on the Site); and
 - iii. The indirect effect of the Development (i.e. impact on those elements of setting that contribute to their significance) on designated heritage assets located in the Study Area beyond the Site.
- 7.2 As noted earlier in this assessment, the Site also contains buildings identified by Southwark Council as 'positive contributors' to the significance of the BHSCA: no.20 St Thomas Street (New City Court), and nos.24-26 St Thomas Street (Keats House). These buildings are not identified as heritage assets (non-designated) in their own right, as would be the case for Locally Listed Buildings. Therefore, this Statement takes into account the contribution made by the above-named buildings to the significance of the BHSCA in the assessment of the direct impact of the Development on the conservation area. This is also the case for other 'positive contributors' to the BHSCA that have been identified in the conservation area appraisal.

(i) Assessment of direct effect of the Development on Borough High Street Conservation Area

- 7.3 The principal effects on the character and appearance of the CA are as follows:
- On Site: replacement of some of the existing buildings by new buildings, the remaining buildings being retained; the creation of new routes and spaces and connections; and the opening up of the Site to the public.
 - Kings Head Yard: the replacement of the existing inactive 2 storey screen and four storey office building on the north side of the yard (i.e. the south side of the Site) with the new elevation to the lower part of the new

building, and the creation of public space opposite the Kings Head Public House, as well as views across to the Georgian terrace on the Site.

- St Thomas Street: replacement of the 1980s entrance building to no.20 St Thomas Street by new open space, giving access to the Site; sensitive reconstruction of Keats House; reordering of nos. 4-8 and 12-16 St. Thomas Street; and the visibility of the new office tower (including its garden levels) as seen above the existing street frontage building and across the new entrance square.
- Remainder of the CA: views from various places in the CA of the upper parts of the new office building.

7.4 These effects are considered in turn below.

7.5 **The Site** in its existing arrangement has little in the way of a public face and no public access. The Development opens it up to the public, with new routes and spaces and significant new active frontages, including to the south side of the listed buildings on St Thomas Street, as well as to King's Head Yard. The variety of spaces proposed in the Development, providing both hard and soft landscape, will be located away from traffic, and be well connected with their surroundings in all directions. The planning of these spaces is informed by an in depth analysis of the character of the conservation area, as experienced today, and a study of the historic development of the Site and its surroundings. These spaces would add positively to the conservation area.

7.6 Proposed internal spaces include the entrance hall of the new office building, which will have a strong presence – not obviously related to the existing character of the conservation area, but bringing something new and attractive to a varied area, in a manner comparable with the new glazed hall of Borough Market facing Borough High Street (see Figure 1-28 below). The other significant public space within the tower, the garden levels, will also bring something new to the conservation area and allowing one to appreciate it from an elevated position.

7.7 The character and appearance of **Kings Head Yard** have informed the design of the south face of the proposed development. At present its north side is formed by a service yard; a heavily modified late 19th century façade, forming part of the 1980s office building; and a nondescript 1980s office building in brick at the east end. The modified late 19th century frontage has glazed panels and dummy doors but is effectively blank. The redevelopment of this frontage results in the loss of some historic fabric but the new elevation makes successful reference to the character of the conservation area and provides active frontage. There are new connections from the yard to public spaces on Site to the east and west of the main new building. The effect is to maintain the reading of the historic yard but to make it more attractive and better connected with its surroundings, improving the setting of the Kings Head pub considerably in the process.



Figure 1-28 – The glazed hall of Borough Market on Borough High Street

- 7.8 TVIA view 45 illustrates the Site's new relationship with Kings Head Yard. On entering the yard from Borough High Street, there will be a sense of a discovered space and refuge from the trafficked High Street. The cobblestone route will be more generous in width and steps and trees will make the threshold into the Site proper – a new public space overlooked by the ground floor shops and public lobby of the office tower, as well as the tower's garden levels seen a few storeys above that. Consequently, it will be a new focus for urban life and a place of exchange that, in the mind of the visitor, is likely to strengthen the association of the yards with the conservation area. At the same time, the contrast of the historic and the modern will be akin to one's experience of George Inn Yard today, where The Shard's presence is keenly felt.
- 7.9 In **St Thomas Street** the principal effects are the work to the listed buildings and Keats House; the loss of the existing 1980s no.20 St Thomas Street frontage building; the opening up of the space in the street frontage between these; and the presence of the new office building seen to the south of these buildings. Today, all that remains of Keats House, as originally constructed, is its retained 19th century front façade. The office space that currently occupies this building forms part of the 1980s New City Court development. The proposed works would result in the relocation of the original façade 2.7m to the west, and the creation of a standalone building of a more traditional and appropriate construction, including pitched roof forms that would have been present in the original building. These works will give it a new life and provide

active frontages at ground level by virtue of the new retail use occupying part of the building. Its contribution to the character and appearance of the conservation area will be significantly enhanced as a result.

- 7.10 The new opening in the street frontage makes a significant difference to the street: a modern analogue of the Guy's forecourt, informal rather than axial in its composition, a new open space leading to a series of open spaces and buildings beyond. As well as being seen through the new opening in the street, the new office tower will be a major new presence in parts of St Thomas Street where it is seen above and beyond street frontage buildings, in a manner comparable with the effect of the Shard, the Guy's Tower or Shard Place. The public garden levels of the tower will be noticeable from the street, acting as a further draw into the Site.
- 7.11 The remainder of the Borough High Street Conservation Area includes many listed buildings, some of them highly graded. The effects on the settings of these are considered later in this chapter. In respect of the remainder of the conservation area, the views assessed in the TVIA show that the tall building will be prominent from some streets within the conservation area, principally from the major main roads, Borough High Street, St Thomas Street and Southwark Street. It will appear as a development of high architectural quality, its expression clearly informed by the character and appearance of the conservation area within which it lies. The most obvious reference to the conservation area will be the structural bracing to its east and west elevations, which will be seen to echo the character of the Victorian railway bridges that cross over the High Street and Southwark Street.
- 7.12 In considering the effects of the new main building it is useful to consider the effects of the existing tall buildings in the area. A distinction may be made between Guy's – a routine building of its time, lacking in architectural quality and admired by almost no one – and the Shard and Shard Place – designed by an eminent architectural practice, of a quality that was recognised by the respective decision makers (the Secretary of State and Southwark Council respectively), and admired by many, if not all. As all relevant guidance makes clear, for a tall building to be acceptable, it should be of a high standard of architecture.
- 7.13 As a corollary, if a new building is of a high standard of architecture, it is likely to add positively to views in which it appears. The Development would result in some striking new conjunctions between old and new, and between the small scale of historic buildings and the large scale of new buildings. Such contrasts are not unusual in central London – examples include, in the City of London, the 30 St Mary Axe tower seen in the backdrop of the Grade I listed St Andrew Undershaft church, and, with other recent tall buildings, in the backdrop of the Tower of London (see Figure 1-29 below); and in Southwark, The Shard seen in the backdrop of many small scale historic buildings (See Figure 1-27), and the Neo Bankside development seen in the backdrop of the Grade II* listed Hopton's Almshouses (see Figure 1-30).



Figure 1-29 – The Tower of London, as seen from Tower Bridge

- 7.14 Although the Development lies within a conservation area, whereas The Shard and Guy's Hospital tower do not, this does not make a fundamental difference to the nature of the impacts when one is considering the effect on the backdrop of a view – the addition of a new tall building into what is presently sky space. The visual impact of Shard Place - which also happens to fall within the same conservation area as the Site - would not change if the conservation boundary were altered to exclude that development.
- 7.15 The character of the conservation area is not just to do with what one sees. It also derives from patterns of activity, use and inhabitation. The existing 1980s buildings on Site are standard office buildings with few positive aspects. The 1980s main entrance building on St Thomas Street offers few clues that there is a large office building behind. By contrast the Development would make major contributions to the life of the conservation area: in providing new public routes, spaces and connections; in the new public and semi-public spaces at upper levels, which will offer new views over the conservation area; and in the connection between the new office building's entrance hall and St Thomas Street, which by its visibility and accessibility connects the office space much more directly with the life of the streets around it and the wider conservation area. For those who live and work in the area and for those who visit, the association between Borough High Street as a historic commercial artery and the major transport node at London Bridge would be reinforced by the experience of using the Site's new exit to the LUL station as an outlier of the mainline station.



Figure 1-30 – Neo Bankside, seen beyond Hopton's Almshouses (Grade II*)

- 7.16 The effects of the proposed development on the conservation area may be summarised as follows:

Effects on and close to the Site at the lower levels:

- Replacement of poor existing office building by a high quality new building, including an elevated public garden terrace from which to appreciate the conservation area;
- New, high quality public realm on the Site that is fully integrated with its surroundings, enhancing local connections and offering a safe alternative for pedestrians to the trafficked road junction of the High Street and St Thomas Street, and providing a new entrance to London Bridge LUL Station;
- Significant improvements to the experience of Kings Head Yard, with new active frontages and public space replacing the Site's inactive screen wall and vehicular service entrance; and

- Listed buildings on Site, and their immediate settings on Site at ground level and lower levels, reordered and improved.

Middle distance effects:

- The new tall building will be seen in the backdrop of the Guy's Hospital main building, and in the backdrop of the existing listed buildings on Site (these buildings are close to the existing London Bridge cluster);
- The new tall building will be seen in the backdrop of Southwark Cathedral, the George Inn and the Tower of London - as are existing tall buildings at London Bridge; and
- The new tall building will be seen in the backdrop of various conservation area views, including from Southwark Street, Borough High Street and St Thomas Street.

- 7.17 The Development will have an adverse effect on some views within the conservation area – in particular, it may be felt by some that the new building will overshadow smaller historic buildings in such views. Such effects will however be individual incidents within a very large conservation area, across much of which the Development will have little or no effect. The change to the character and appearance of the conservation area that is brought about by the Development will be major in its immediate locality but not across the whole of the conservation area, which is the designated heritage asset under consideration here. The harm that would result from the Development would be considerably less than substantial harm, and that harm would be offset by the many positive qualities of the Development which would benefit the conservation area as a whole, both in respect of its heritage significance and in more general terms.
- 7.18 Taking into account the fact that tall buildings at London Bridge and the City are an existing aspect of the character and appearance of the conservation area, the change that will result will not bring about any effects of a kind that are not already present, in respect of the presence of substantial modern buildings which contrast with finer grained, older parts of the conservation area. The high quality of design will be a factor that will tend to result in effects being positive rather than negative.
- 7.19 In summary, the overall effect of the Development on the character and appearance of the conservation area is positive. There are some minor losses of heritage significance, but these are outweighed by the very great benefits delivered by the scheme.
- 7.20 The balance to be struck in reaching this judgement is comparable with that which applied in determining the planning application for Shard Place, close to the Site and also in the conservation area, which is referred to above. The conclusion is similar.

(ii) Assessment of direct and indirect effects of the Development on listed buildings on the Site

- 7.21 The principal direct effects on the listed building on the Site (nos. 4-8 and 12-16 St Thomas Street and attached railings (grade II)) will be as follows:
- Removal of the intrusive 1980s bolt-on volumes to the rear and east end of the terrace;
 - Reinstatement of front doors and fanlights to the north (front) elevation;
 - Reintroduction of a north-south passage through the terrace;
 - Refurbishment of the upper three floors of the terrace to provide new workspace;
 - Provision of retail space at ground and lower ground floor levels of the terrace, with new shopfronts introduced to its south elevation;
 - Replacement of the 1980s east flank wall to no.16, to include new openings; and
 - Refurbishment of basement levels.
- 7.22 The works to nos. 4-8 and 12-16 St Thomas Street and attached railings are the subject of an application for listed building consent, to be submitted alongside the planning application for the Development.
- 7.23 The Listed Building Heritage Statement by KMH considers the effect of the proposed works to these listed buildings on their special interest (see ES Part 4: Appendices for this report). It notes a number of benefits that would result from the Development. They include:
- The reversal of inappropriate change to the listed terrace and the reinstatement of plan form, decorative detail and appropriate materials;
 - The recreation of the passageway from St Thomas Street; and
 - The provision of the listed terrace with suitable uses that will help sustain its significance over the long term.
- 7.24 With regards to Section 5 of the NPPF, which identifies two levels of potential 'harm' that might be caused to a heritage asset by a development, the Listed Building Heritage Statement states: *'The only potential for 'substantial' harm would be if the proposed scheme for the site caused the loss of something central to the special interest of these designated heritage assets. The proposal evidently does not give rise to this level of harm. We do not believe that any 'substantial' or 'less than substantial harm' is caused by the scheme'* (para.3.5).
- 7.25 It continues, *'In any event, the public and heritage benefits of the proposed scheme more than outweigh any very low – and non-material - level of 'less*

than substantial harm' that might be asserted as being caused by the proposed development. We do not believe that the minimal effect of the proposals on the special architectural or historic interest/heritage significance described in detail earlier can reasonably be considered to be harmful in the sense of the term as used by the National Planning Policy Framework' (para 3.6).

- 7.26 The Listed Building Heritage Statement concludes that these works would preserve or enhance the special architectural or historic interest of these buildings, as well as enhance the character and appearance of the Borough High Street Conservation Area.
- 7.27 The Development will also have an indirect effect on the settings of these listed buildings. The most significant change to their setting will be the removal of the 1980s office building on the Site, which adjoins the Georgian terrace to the south and east, and the introduction of a tall office building immediately to the south of these buildings, separated by a new public route. A new public space would be located immediately to the east of the terrace on St Thomas Street, where the existing office building's entrance block at no.20 stands today.
- 7.28 The removal of the 1980s office development from the Site would return nos.4-8 and 12-16 St Thomas Street to their original state as a stand-alone terrace. This will better reveal their heritage significance by allowing one to appreciate these buildings from the new public realm proposed on the Site to their south and east.
- 7.29 The new tall office building proposed immediately to the south of the terrace would represent a very noticeable change to their immediate context. The tall building would be prominent in views of the terrace from the west, at Borough High Street's junctions with St Thomas Street and Bedale Street, where it would be seen to rise above the roofline of the terrace alongside Guys Hospital tower. This is apparent from TVIA view 53 (Bedale Street) and view 54 (Borough High Street, corner with Bedale Street), where it is apparent that the silhouette of the terrace is seen against Guy's tower. Both The Shard and Shard Place are also seen to feature prominently in the view from Borough High Street, located a short distance away on the north side of St Thomas Street.
- 7.30 The office building would also be a prominent in views of the terrace from the east, moving west on St Thomas Street. As illustrated in TVIA view 50 (St. Thomas Street, corner with London Bridge Street), one will observe a dramatic contrast in scales, and a clear juxtaposition of the historic and the modern – of a kind that is commonly observable in this northern fringe of the conservation area, close to London Bridge Station. One will notice the pronounced curvature of the tower's north façade, which will be seen to pull away from terrace. Also observable will be the public garden levels of the tower (which will provide a new opportunity to appreciate the terrace from

above) and the structural bracing to its east elevation, echoing the character of the Victorian railway bridges which feature so prominently in this part of conservation area. Notwithstanding, the degree to which the Development dominates the existing street scene would be considerable, disrupting the coherent quality of the view of the terrace from the corner with London Bridge Street, as TVIA view 50 illustrates.

- 7.31 As one moves closer still, one's awareness of the tower above will diminish and one would see the terrace in a new light as a result of the new public space introduced between the building and Keats House, where the 1980s entrance block to no.20 once stood. This is illustrated in TVIA view 51 (St. Thomas Street, opposite Guy's Hospital) and TVIA view 52 (St Thomas Street, outside St. Thomas' Church). That space will draw one into the Site, where one will appreciate the listed buildings from the south from a new route activated by shops that occupy the ground floor units of these properties.
- 7.32 The terrace, as redeveloped, will form an integral part of the Development. The delivery of significant new external and indoor public space on the Site will enhance the contribution made by the terrace to the conservation area, giving visitors the chance to appreciate its newly revealed south elevation with shops at ground level that address the Site's main public space. The re-established pedestrian 'short cut' from St Thomas Street through no.8 will also contribute to the objective of opening up a site long cut-off from its surroundings through the provision of new and enhanced local connections.
- 7.33 While the Development would have an adverse effect on TVIA view 50, the overall impact on these listed buildings would be a positive one.

(iii) Assessment of indirect effect of the Development on designated heritage assets located beyond the Site.

- 7.34 This section considers the effect of the Development on those elements of setting that contribute to the significance of the HAs identified in study area around the Site.
- 7.35 The immediate context of the Site contains a number of listed buildings, several of which are highly graded. It also features large scale and tall buildings, around London Bridge Station, including Shard Place, which lies within the same conservation area as the Site (Borough High Street). Such large scale and tall development is visible from many of the HAs located in the study area. The Development will be viewed in this context and will not introduce development or tall buildings to an area that does not currently include such building types.

World Heritage Site

The Tower of London World Heritage Site

- 7.36 The Development would not harm any elements of setting that contribute to the heritage significance or OUV of the WHS. It would be visible only from limited points within the WHS.
- 7.37 Looking out from the WHS, from the Inner Curtain Wall walkway, where one is very much aware of the modern city beyond the WHS, the Development would appear as part of the grouping of late-20th century and modern tall and large scale buildings at London Bridge, providing balance to the composition. This is illustrated in TVIA view 26, close to Local Setting Study view 4: Inner Curtain Wall (South).
- 7.38 From within the Inner Ward of the Tower of London, the upper levels of the Development would be seen both to the north and south-east of the White Tower. Where visible, it would always be in conjunction with late 20th century and modern tall development at London Bridge. Visibility of the Development from outside the Waterloo Block, to the north of the White Tower is illustrated in TVIA view 27.
- 7.39 The Development would not be visible in the single view identified from the Inner Ward by the Local Setting Study (View 1: The Scaffold Site, Inner Ward), as demonstrated in TVIA view 28.
- 7.40 From the north-east, outside Royal Mint Court, also identified in the Local Setting Study (LSS View 8), only a very small part of Development would be visible, but not prominent, above the silhouette of the Tower of London, to the right of The Shard. This would not undermine the objectives set out in respect of this view by the Local Setting Study. The Development's effect on this view is illustrated in TVIA view 29.
- 7.41 The Built Heritage Assessment submitted with this planning application (Section 2 of Part 3 of the ES) includes an assessment against 'Implementation Point 14 - A framework for assessing the effect of development proposals in World Heritage Sites and their setting' as set out within the 'London's World Heritage Sites - Guidance On Settings' SPG. The assessment found that the Development is consistent with the requirements of the Statement of Outstanding Universal Value and the SPG. In terms of the NPPF, the Development *'preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset'*, and in accordance with the London Plan, although it represents a change to the setting of the WHS, this change does not in any way *'compromise a viewer's ability to appreciate its Outstanding Universal Value'*.

- 7.42 The Development would not adversely affect the visual integrity of the WHS and would have no effect on its 'Outstanding Universal Value'.

Listed Buildings

- 7.43 The listed buildings in the area around the Site fall into three general categories: 'object' (free standing) buildings / those that occupy entire urban blocks; those that form part of wider urban blocks; and those addressing yards accessed from a main road. The following assessment considers the indirect effect of the Development on highly graded (grade I and II*) listed buildings in the study area individually where they fall into the former category (the vast majority), and others as groups defined subject to their relationship with the Site. The latter include other buildings situated within the study area, as defined in para 11.4 of the Built Heritage Assessment submitted with this planning application.

A: Cathedral Church of St Saviour and St Mary Overie (Southwark Cathedral), Cathedral Street (grade I)

- 7.44 The Development is some distance from the Cathedral (over 100m, at its closest point) and separated from it by a rail viaduct, Borough Market and the busy Borough High Street. The Site in its existing state does not form part of the Cathedral's setting and the only significant visual effect of the Development is the effect on views of the Cathedral from points to its north round to its west, that is, from Montague Close.
- 7.45 As noted above, Montague Close is a largely post-war part of the Cathedral's setting. From Montague Close there are good views of the Cathedral, particularly from its north; these are views that were not available until the post-war period; before that, this area was densely built up with riverside wharf buildings. Today, as the viewer moves west along Montague Close, the Shard, The Place and Shard Place come more into the backdrop of the cathedral (see Figure 1-31 below).
- 7.46 The Cathedral's setting does not make a major contribution to its significance and much of its setting comprises modern development. The Development's office tower will introduce a large new building into the backdrop of the Cathedral in the same general direction from Montague Close, as shown in the TVIA view 56.2.
- 7.47 The new tower will appear in the backdrop of the Cathedral before The Shard as one proceeds west (looking over one's shoulder to the south-east), but the effect is similar – adding a further new building of high quality to the backdrop.

- 7.48 Views are not heritage assets. An assessment of the effect of the Development on the setting of the Cathedral, considered as a whole should be informed by the views studies, but it is the effect on the contribution of the setting of the Cathedral, considered in the round, to its heritage significance considered as a whole, that is the relevant consideration.



Figure 1-31 – Southwark Cathedral (Grade I) from Montague Close

- 7.49 There are positive and negative aspects of the effects of the Development on the Cathedral's setting. Most aspects of the Cathedral's setting are unaffected by the Development, but considered in the round, the Development would cause some harm to the heritage significance of this listed building. The degree of harm would be considerably less than substantial harm.

B: Remains of Winchester Palace, Clink Street (grade II*)

- 7.50 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these remains. The Listed Buildings and Scheduled Monument is best experienced at close range, looking east, away from the direction of the Site.

Group (ii) - Montague Close / Clink Street (grade II)

- Winchester Wharf, Clink Street
- Archway beneath southern end of London Bridge, crossing Tooley Street
- Hibernia Chambers, no. 2 Borough High Street

- Bridge House, no. 4 Borough High Street
- Nos. 6, 8 and 10 Borough High Street

7.51 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. The Development will not harm any element of setting that contributes to the heritage significance of these listed buildings.

Group (iii) - St Thomas Street (grade II*)

- No. 9A St Thomas Street.
- No. 9 St Thomas Street and attached railings.
- Mary Sheridan House (part) and area railings, nos. 11 and 13 St Thomas Street.

7.52 The visual setting of these listed buildings would be noticeably altered as a result of the Development, as illustrated in TVIA views south-east and north-west along St Thomas Street (views 50, 51, and 54). This would not harm any element of setting that contributes to their heritage significance. The best views of these buildings are at close range, from the north side of St Thomas Street looking away from the direction of the Site.

7.53 The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place.

Group (iv) - St Thomas Street (grade II)

- Bunch of Grapes Public House, no. 2 St Thomas Street.
- Mary Sheridan House (part) and attached area railings, no.15 St Thomas Street.
- K2 Telephone kiosk outside nos.17 and 19 St Thomas Street.

7.54 While the visual setting of these listed buildings would change considerably, in respect of views south-east and north-west along St Thomas Street, as typified by TVIA views 50, 51, 53 and 54, this would not harm any element of setting that contributes to their heritage significance.

7.55 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed

buildings. That setting includes large scale and tall post-war and modern buildings on St Thomas Street and London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place.

C: Guy's Hospital main building including wings and chapel, St Thomas Street (grade II*)

- 7.56 The hospital is already located in close proximity to several tall buildings or large scale commercial development and its setting today is the urban landscape of central London. Guy's Hospital tower and The Shard are very prominent aspects of its immediate setting today, as is the recently completed 26 storey Shard Place on St Thomas Street, which is situated within the Borough High Street Conservation Area.
- 7.57 The Development will further alter the visual setting of the hospital, in respect both of views from along St Thomas Street, illustrated in TVIA views 50, 51, and 52, and of views from within the grounds of the hospital itself, as typified by TVIA views 47 and 49. As a consequence, there would some harm to the visual setting of the hospital. However, there will also be tangible, long term benefits to the setting of the hospital, namely, the new and enhanced local connections to the hospital, and new spaces and high quality public realm provided by the Development. Most aspects of the hospital and its setting will be unaffected by the Development. However, considered in round, the Development would cause some harm to the setting of this listed building. The degree of harm would be considerably less than substantial harm.

Group (v) - Guy's Hospital (grade II)

- Gates, gate piers and street railings to Guy's Hospital.
 - Statue of Thomas Guy in courtyard of Guy's Hospital, including pedestal and railings.
 - Alcove from old London Bridge in the inner quadrangle of Guy's Hospital.
- 7.58 Although these listed features lie in close proximity to several tall buildings or large scale commercial development on St Thomas Street (notably The Shard and Guy's Hospital tower and Shard Place), all three features have a localised setting - that of the historic part of the hospital itself, which is an inward-looking architectural composition and fairly self-contained.
- 7.59 While the Development will alter the visual setting of these listed features, in respect both of views from Guy's Hospital courtyard, as typified by TVIA view 49, and of views from St Thomas Street, as illustrated in TVIA views 50 and 52, this would not result in harm to their setting.

D: The George Inn, no.77 Borough High Street (grade I)

- 7.60 Whilst the visual setting of this building will change noticeably, in respect of views from within the yard that it occupies, as typified by TVIA view 46, this will not harm any element of setting that contributes to the heritage significance of this building. Looking in the direction of the Site, The Shard is a very prominent aspect of such views today, above the roofline of the post-war office building defining the northern and eastern edges of this yard. Guy's Hospital tower is also noticeable from here. The best views of the George Inn are at close range, looking south-west, away from the direction of the Site.

E: St Saviours Southwark War Memorial, Borough High Street (grade II*)

- 7.61 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this listed memorial. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, and Guy's Hospital tower, as illustrated in TVIA view 43 from Borough High Street. The Development will not harm any element of setting that contributes to the heritage significance of this listed memorial.

Group (vi) - Borough High Street, north end (grade II)

- Post Office, no. 19A Borough High Street.
- No. 28 Borough High Street.
- No. 1B Southwark Street.
- No. 30 Borough High Street.
- Nos. 32 and 34 Borough High Street.
- No. 3 Southwark Street.
- No. 38 Borough High Street.
- No. 40 Borough High Street.
- Kings Head Public House, Kings Head Yard, including no. 45 Borough High Street.
- Nos. 50 and 52 Borough High Street.
- Calverts Buildings (attached to rear of no. 50 Borough High Street).
- No. 52A Borough High Street.
- Nos. 53 and 53A Borough High Street.
- No. 54 Borough High Street.
- No. 55 Borough High Street.
- No. 58 Borough High Street.
- No. 67 Borough High Street.
- Nos. 66, 68 and 70 Borough High Street.
- No. 91 Borough High Street.
- Nos. 93 and 95 Borough High Street.

- No. 101 Borough High Street.
- No. 103 Borough High Street.
- The Grapes Public House, no. 121 Borough High Street.
- Nos. 123, 125 and 127 Borough High Street.

7.62 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Shard Place, and Guy's Hospital tower, and the tall commercial buildings of the City of London. This is illustrated in TVIA views 40, 43, and 54 from Borough High Street. The Development will not harm any element of setting that contributes to the heritage significance of these listed buildings.

Group (vii) - Southwark Street, east end and streets to the north (grade II)

- The Hop Exchange, no.24 Southwark Street.
- No. 49 Southwark Street.
- Nos. 51 and 53 Southwark Street.
- Nos. 55-59 Thrale Street.
- Cromwell Buildings nos. 5-24 and attached railings, Redcross Way.
- Nos.21 and 23 Park Street and attached railings.
- Nos.20-26 Park Street.

7.63 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower, and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA views 41 and 42 from Southwark Street. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (viii) - Borough Market (grade II)

- Re-sited Floral Hall Portico at Borough Market.
- The Globe Public House, Bedale Street.
- No.5 Stoney Street.
- The Wheatsheaf Public House, no.6 Stoney Street.
- Nos.1-11 Park Street.
- No.13 Park Street.

- 7.64 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes modern market development and railway infrastructure, and large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 53 from Bedale Street. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (ix) - London Bridge Station (grade II)

- Railway viaduct arches, Crucifix Lane.
 - Bridge over north end, London Bridge Station.
- 7.65 The Development will be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital tower and the recently completed Shard Place on St Thomas Street. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

F: St Olaf House, no.13 Tooley Street (grade II*)

- 7.66 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this building. The best views of St Olaf House are at close range, looking north, away from the direction of the Site.

Group (x) - Tooley Street, north-west end (grade II)

- Denmark House, no. 15 Tooley Street.
 - London Bridge Hospital, the riverside block behind Tooley Street.
 - London Bridge Hospital (part), nos. 17-25 Tooley Street.
 - Nos. 29, 31 and 33 Tooley Street.
 - Nos. 47 and 49 Tooley Street.
 - Hays Galleria, Counter Street.
 - The Counting House, nos. 51-67 Tooley Street.
- 7.67 The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, Guy's Hospital

tower and the recently completed Shard Place on St Thomas Street. This is illustrated in TVIA view 25 from Old Billingsgate Walk, on the north bank.

- 7.68 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (xi) - Tooley Street, central (grade II)

- Shipwrights Arms Public House, no. 88 Tooley Street.
- Nos. 115-121 Tooley Street.
- Fire Station, nos.139 and 141 Tooley Street.

- 7.69 The Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these listed buildings. That setting includes large scale and tall post-war and modern buildings at London Bridge, including The Shard, The Place, and Guy's Hospital tower.

- 7.70 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (xii) - Fair Street/Tooley Street, south-east end (grade II)

- South London College, Tooley Street.
- Statue on island site in front of South London College and railings, Tooley Street.
- No. 201 (former London and County Bank), Tooley Street.
- Watch House in St John's Churchyard (Recreation Ground), Fair Street.
- Gate piers and railings to Churchyard of former Church of St John
- No.10 and attached railings to front door steps, Fair Street.
- War Memorial, Fair Street.

- 7.71 Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these buildings. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development, The Shard and Guy's Hospital Tower. This is illustrated in TVIA view 31 from Tower Bridge Road.

- 7.72 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (xiii) - Tower Bridge Road and riverside (grade II)

- Tower Bridge Bridgmaster's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side).
- Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road.
- Horseleydown old stairs and hard, Shad Thames.
- Butler's Wharf Building (No.36 Shad Thames) and Butler's Wharf West (Nos.38-42 (even) Shad Thames).

7.73 Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these buildings. That setting includes both large scale or tall late 20th century and modern development, notably the One Tower Bridge Development. TVIA view 13, from the Thames path on the north bank, at St Katharine's Dock, illustrates that the Development would appear as a minor addition to the wider context of these listed buildings.

7.74 The Development would not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (xiv) - Streets east of Tower Bridge Road (grade II)

- The Anchor Tap Public House, Copper Row, Horselydown Lane.
- Eagle Wharf, 59 Lafone Street, Shad Thames.
- Tower Bridge Magistrates Court and Police Station and attached railings, 209 and 211 Tooley Street.
- The Circle, Queen Elizabeth Street.

7.75 Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these buildings. That setting includes late 20th century and modern development. The latter includes the One Tower Bridge Development.

7.76 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (xv) - Bermondsey Street, north / Brunswick Court and environs (grade II)

- No.173 Bermondsey Street.
- Drinking Fountain in south east corner of Tanner Street Recreation Ground, Tanner Street.
- No.132 Bermondsey Street.
- Nos.124-130 (Even) Bermondsey Street.
- No.78 Bermondsey Street.

- Nos.68-76 (Even) Bermondsey Street.
- Nos.59, 61 and 63 and attached railings, Bermondsey Street.
- No.55 Bermondsey Street.
- Nos. 2 and 4 Leathermarket Street.
- K2 Telephone Kiosk at junction with Roper Lane, Tower Bridge Road.
- Warehouse, Sarson's Vinegar Factory, Roper Lane.
- Bonded warehouse, Sarson's Vinegar Factory, Roper Lane.
- Former Still House, Sarson's Vinegar Factory, Roper Lane.
- Plumber's office, Sarson's Vinegar Factory, Roper Lane.
- Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane.
- Brewhouse, Sarson's Vinegar Factory, Roper Lane.
- Malt Store, Sarson's Vinegar Factory, Roper Lane.
- Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

7.77 Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of these buildings. That setting includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower.

7.78 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

G: Church of St Mary Magdalene, Bermondsey Street (grade II*)

7.79 The local setting of the church includes modern apartment buildings on Tower Bridge Road (a busy A Road) and Abbey Street, the latter also including a modern hotel that forms part of the Bermondsey Square development. The Development will not have a negative effect on any element of setting that contributes to the heritage significance of this listed building. This is illustrated in TVIA view 32, from the churchyard.

Group (xvi) - Bermondsey Street, south / Leathermarket (grade II)

- Gates and gate piers at north east entrance to St Mary's Churchyard, Bermondsey Street.
- Watch house in St Mary's Churchyard (Recreation Ground), Bermondsey Street.
- Drinking fountain, approx 45m south south-east of Church of St Mary Magdalene, Bermondsey Street.
- Chest Tomb, approximately 60 metres south of Church of St Mary Magdalene, near Abbey Street, Bermondsey Street.
- Dedication steele approximately 35 metres south of Church of St Mary Magdalene, Bermondsey Street.

- Harrison Family Chest Tomb, south of Church of St Mary Magdalene, Bermondsey Street.
- Table Tomb in St Mary's Churchyard, near entrance from Bermondsey Street, Bermondsey Street.
- Tomb approximately 15 metres south south east of Church of St Mary Magdalene, Bermondsey Street.
- Tomb of John Sargeant at south west corner of St Mary Magdalene, Bermondsey Street.
- No.191 Bermondsey Street.
- Nos. 187 and 189 Bermondsey Street.
- Leather Market, Weston Street.
- London Leather, Hide and Wool Exchange, Weston Street, the Jugglers Arms Public House, nos.15 and 17 Leathermarket Street.
- Warehouse Block to east of Leathermarket Yard, Units 13-16, Weston Street.
- Units 7 and 8, Bermondsey Leather Market, Weston Street.
- No.8A, Leathermarket Yard, Weston Street.

7.80 Where noticeable in the context of these listed buildings and features, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. That setting includes mid-rise or large scale post-war and modern buildings.

7.81 There would be no harm to any element of setting that contributes to the heritage significance of these listed buildings.

Group (xvii) - Tower Bridge Road, south / Long Lane east (grade II)

- Manze's Eel, Pie and Mash Shop, no. 87 Tower Bridge Road.
- Nos.2-5 (Consecutive) and attached railings, Bermondsey Square.
- Simon the Tanner Public House, no.231 Long Lane.
- Wall of recreation ground, Long Lane.

7.82 Where noticeable in the context of these listed buildings and features, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. That setting includes mid-rise or large scale post-war and modern buildings.

7.83 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

H: No.142 and attached railings, Long Lane (grade II*)

7.84 The local setting of this building includes post-war development, including the tall buildings of the Kipling Estate on Weston Street. The best views of this

buildings are at close range, looking south, away from the direction of the Site. There would be no harm to any element of setting that contributes to the heritage significance of this listed building.

Group (xviii) - New Kent Road / Harper Road and environs (grade II)

- The Star and Cross Church, Falmouth Road.
- Joseph Lancaster Primary School, Harper Road.
- Geoffrey Chaucer School, Harper Road.
- Nos.1-19 (Odd) including handrail, Bartholomew Street.
- Tabard Street Centre (former Tabard Street School), Hunter Close, Prioress Street.

7.85 All buildings in this group are located within a local context that includes post-war and modern development and a dual carriageway (A201). Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting.

7.86 The Development will not have a negative effect on any element of setting that contributes to the heritage significance of these buildings.

Group (xix) - Trinity Street / Newington Causeway (grade II)

- Inner London Sessions Court, Newington Causeway.
- Nos. 2-12 (even) Trinity Street.
- Trinity Arms Public House, Swan Street.
- No.22 and attached railings, Trinity Street.
- Nos.25-47 (Odd) and attached railings, Trinity Street.
- Nos.32-42 (Even) and attached railings, Trinity Street.
- Nos.1-15 (Consecutive) and attached railings, Trinity Church Square.
- Nos.16-22 (Consecutive) and attached railings, Trinity Church Square.
- Nos.23-29 (Consecutive) and attached railings, Trinity Church Square.
- Nos.30-44 (Consecutive) and attached railings, Trinity Church Square.
- Nos.45-68 (Consecutive) and attached railings, Trinity Church Square.
- The Henry Wood Hall, including gate piers and railings, Trinity Church Square.
- Statue in centre of Trinity Church, Trinity Church Square.
- K2 telephone kiosk to north-east of the Henry Wood Hall, Trinity Church Square.
- Nos.26 and 28 Cole Street.
- K2 telephone kiosk Trinity Street at junction with Great Dover Street.
- The Roebuck Public House, Great Dover Street.
- Nos.1-13 (Consecutive) and attached railings, Merrick Square.

- Nos. 14, 15 and 16 and attached railings, Merrick Square.
- Nos.17, 18 and 19 and attached railings, Merrick Square.
- Nos.20-32 (Consecutive) and attached railings, Merrick Square.
- Railings to Merrick Square Garden, Merrick Square.
- Surrey Dispensary, Falmouth Road.
- Nos.4, 10, 12 and 18 and attached railings, Falmouth Road.
- Nos.20-40 (Even) and attached railings, Falmouth Road.

7.87 All buildings in this group are located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter is a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square).

7.88 Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. There would be no harm to any element of setting that contributes to the heritage significance of these listed buildings.

Group (xx) - Borough Road / Lancaster Street (grade II)

- St George the Martyr Library, no.12 Borough Road.
- The Duke of York Public House, no.47 Borough Road.
- Hanover House, nos.49-60 (Consecutive) Borough Road.
- No.62 Borough Road.
- Clandon House, Boyfield Street Estate.
- Albury House, Boyfield Street Estate.
- Merrow House, Rushworth Street Estate.
- Ripley House, Rushworth Street Estate.
- Chadwick House and attached railings, no.48 Rushworth Street.
- The Drapers' Almshouses, nos.1-5 (Consecutive) Glasshill Street.
- No.55 Great Suffolk Street.
- The Blackfriars Settlement and attached railings, nos.44-47 (Consecutive) Nelson Square.
- Former Sons of Temperance Friendly Society Building, no.176 Blackfriars Road.

7.89 All buildings in this group are located within a local and wider context that includes, post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys.

7.90 Where noticeable in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. There would be no harm to any element of setting that contributes to the heritage significance of these listed buildings.

I: Church of St George the Martyr, Borough High Street (grade II*)

- 7.91 The Church is on an island site, overlooking the busy road junction of Borough High Street, Marshalsea Road, and Great Dover Street. Its local setting includes post-war, late-20th century and modern development. The latter includes tall residential development at Tabard Square. Its wider setting includes The Shard and Guy's Hospital tower. The Development would not have a negative effect on any element of setting that contributes to the heritage significance of this listed building. Its effect is illustrated in TVIA views 36 and 39, from Borough High Street.

Group (xxi) - Borough High Street, south end and environs (grade II)

- No. 151 Borough High Street.
 - Kings Arms Public House with refixed coat of arms, no. 65 Newcomen Street.
 - No. 177 Borough High Street.
 - Wall forming north boundary of public gardens, formerly St George's Churchyard.
 - No. 19 Tabard Street.
 - Nos. 25 and 27 Crosby Row.
- 7.92 All buildings in this group are located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. Its effect is illustrated in TVIA view 40, from Borough High Street.
- 7.93 The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

Group (xxii) - Southwark Bridge Road, south end and environs (grade II)

- Wiltshire House, Maidstone Buildings.
- Roman Catholic Church of the Most Precious Blood, Presbytery, forecourt walls and shrine, Redcross Way.
- Nos.31-37 Union Street.
- Nos. 59 and 61 Union Street.
- Nos. 62 and 64 Union Street.
- Bishops Hall, no. 8 Ayres Street & George Bell House, no. 8A Ayres Street.

- Whitecross Cottages, nos.1-6 Ayres Street.
- Redcross Cottages, nos. 1-6 Redcross Way.
- Lord Clyde Public House, no. 27 Clennam Street.
- The Borough Welsh Congregational Chapel, Southwark Bridge Road.
- No. 52 Southwark Bridge Road and attached railings.
- Winchester House and attached railings, no.94 (part) Southwark Bridge Road.
- Southwark Fire Station, no.94 (part) Southwark Bridge Road.
- Gable Cottages and garden railings, nos.9-12, 14 & 15, 17-21, 24-28 (consec) Sudrey Street.

- 7.94 All buildings in this group are located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower. Where visible in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. This is evident in TVIA views 37 and 38, from Southwark Bridge Road and Red Cross Gardens respectively.
- 7.95 The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

J: Kirkaldy's testing works and testing machine, no.99 Southwark Street (grade II*)

- 7.96 The local setting of this building includes modern large scale and tall modern commercial and residential development. This includes the Blue Fin Building on Southwark Street and Neo Bankside on Sumner Street. A modern hotel development lies immediately to the rear of the listed building. The best views of this building are at close range, looking away from the direction of the Site.
- 7.97 The Development would not have a negative effect on any element of setting that contributes to the heritage significance of this listed building.

Group (xxiii) - Southwark Street, west end and environs (grade II)

- No.89 Southwark Street.
 - Former Fire Station, no.97 Southwark Street.
 - No.61 and attached railings and overthrow to gate Hopton Street.
 - Nos.124 and 126 and attached ironwork, Southwark Street.
 - Rochester House, Nos.43 and 44 Dolben Street.
- 7.98 All buildings in this group are located within a local context that includes post-war, late-20th century and modern development. The latter includes Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys,

and Bankside 123, which comprises three buildings of 10 and 13 storeys with frontages to Southwark Street. The wider setting includes a new group of tall buildings on Blackfriars Road.

- 7.99 The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

Group (xxiv) - Southwark Street, west end and environs (grade II*)

- Nos. 1-9 Hopton's Almshouses (Consec), Hopton Gardens.
- Nos. 10 and 11 Hopton's Almshouses, Hopton Gardens.
- Nos. 12-21 Hopton's Almshouses (Consec), Hopton Gardens.

- 7.100 The immediate context of these listed buildings includes the late 20th century groundscraper, Sampson House, and Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys. The wider setting includes a new group of tall buildings on Blackfriars Road.

- 7.101 The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

Group (xxv) - Bankside (grade II)

- Anchor Public House, no. 1 Bankside / no. 34 Park Street.
- Union Works, no.60 Park Street.
- Cardinal's Wharf and railings at door, no.49 Bankside.
- Nos.51 and 52 Bankside.
- Anchor Terrace and attached railings, nos. 1-15 Southwark Bridge Road.

- 7.102 All buildings in this group are located within a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises three buildings of 10 and 13 storeys. Where visible in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting.

- 7.103 The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

Group (xxvi) - Southwark Bridge (grade II)

- Southwark Bridge (that part in London Borough of Southwark).
- Southwark Bridge (listing separate from that above).

- 7.104 The bridge's local setting includes post-war, and late-20th century development. Its wider setting includes modern tall development, including The Shard and the recently completed Shard Place on St Thomas Street. The Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. It would not harm any element of setting that contributes to the heritage significance of the bridge. Its visibility from the bridge is illustrated in TVIA view 14.

Listed Buildings north of the River Thames

Group (xxvii) - Blackfriars Bridge (grade II)

- Blackfriars Bridge.
 - Southern abutment to former West Blackfriars and St Paul's Rail Bridge, Blackfriars Road.
 - K2 Telephone Kiosk, Blackfriars Bridge.
 - Drinking Fountain on east side of road at north end of Bridge, Blackfriars Bridge.
 - Statue of Queen Victoria at Approach to Blackfriars Bridge, Victoria Embankment.
- 7.105 All listed buildings and features in this group are located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars. Where visible in the context of the bridge or other listed features in this group, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. The effect on the bridge is illustrated in TVIA views 16 and 17 from Waterloo Bridge, and TVIA view 22 from Victoria Embankment.
- 7.106 The Development would not harm any element of setting that contributes to the heritage significance of these listed buildings and features.

K: Church of St Benet, Paul's Wharf, Upper Thames Street (grade I)

- 7.107 The church has a poor local setting today. This includes the Blackfriars Underpass. The Development would not harm any element of setting that contributes to the heritage significance of the church.

L: Vintners Hall, Upper Thames Street (grade I)

- 7.108 The building, which is also a Scheduled Monument, fronts Upper Thames Street, a busy traffic artery. The building is viewed in the context of late 20th and early 21st century office buildings on this street. The Development would

not harm any element of setting that contributes to the heritage significance of the building.

Group (xxviii) - Upper Thames Street (grade II)

- Nos.1 to 4 (Consec) Queen Street Place, including no.69 Upper Thames Street.

7.109 This building is located within a local context that includes large scale late 20th century development. The best views of the building look away from the direction of the Site. The Development would not harm any element of setting that contributes to the heritage significance of the building.

M: Fishmongers' Hall, London Bridge (grade II*)

7.110 The local setting of this building includes modern, large scale office development on Upper Thames Street. Where visible in the context of this Listed Building and Scheduled Monument, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of the existing setting of this building. That setting includes large scale and tall late 20th century and modern development at London, including The Shard. The Development would not harm any element of setting that contributes to the heritage significance of the building.

Group (xxix) - Lower Thames Street (grade II)

- Billingsgate Market, Lower Thames Street.
- Adelaide House, London Bridge.
- Pair of towers at Cannon Street Station western tower to Cannon Street Station, Cannon Street, Cousin Lane.
- Eastern tower to Cannon Street Station pair of towers at Cannon Street Station, All Hallows Lane, Cannon Street.

7.111 All buildings in this group are located within a local and wider context that includes large scale and tall late 20th century and modern development. The latter includes The Shard and 20 Fenchurch Street.

7.112 Where visible in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

N: Church of St Magnus the Martyr, Lower Thames Street (grade I)

- 7.113 The church's immediate setting includes post-war and modern office buildings lying on Lower Thames Street. The best views of the church are at close range. Where visible in the context of the church, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

O: Custom House, Lower Thames Street (grade I)

- 7.114 This building's local setting includes large scale modern office buildings on Lower Thames Street. Its wider setting includes tall office buildings in the City, seen in the backdrop of views of the building from the river and the south bank. The best views of this building look north, towards its riverside frontage, away from the direction of the Site.
- 7.115 Where visible in the context of Custom House, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of its existing setting, which includes tall buildings at London Bridge. The Development would not harm any element of setting that contributes to the heritage significance of this listed building.

P: River wall, stairs and cranes, Custom House Quay (grade II*)

- 7.116 This immediate setting of these listed features includes post-war development on Water Lane. The best views of these listed features look north from the south bank, away from the direction of the Site. The Development would not harm any element of setting that contributes to their heritage significance.

Q: The Monument, Monument Street (grade I)

- 7.117 The Monument, which is also a Scheduled Monument, has a modern setting, surrounded on all sides by late 20th / early 21st century office buildings, which do not contribute to its significance. They form the backdrop of views towards The Monument in views south, along Gracechurch Street, in the direction of the Site. The Development would not harm any element of setting that contributes to the heritage significance of this listed building.

Group (xxx) - Gracechurch Street and environs (grade II)

- No.2a, Eastcheap
- Nos.39 and 40 (Credit Lyonnais) Lombard Street
- Nos.81 and 82 Gracechurch Street

- Nos. 7 and 9 Gracechurch Street

7.118 All buildings in this group are located within a local and wider context that includes tall late 20th century and modern buildings. These include 20 Gracechurch Street and 20 Fenchurch Street. Where visible in the context of these listed buildings, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. This is illustrated in TVIA view 23 from Gracechurch Street. The Development would not harm any element of setting that contributes to the heritage significance of these buildings.

R: Leadenhall Market with subsidiary numbering, Gracechurch Street (grade II*)

7.119 The setting of the market has changed considerably since it was constructed and makes a limited contribution to its significance. It lies in the shadow of tall commercial buildings, such as no.20 Fenchurch Street and The Leadenhall Building. Where visible in the context of the market buildings, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

S: Church of St Peter, Cornhill (grade I)

7.120 The setting of the church has changed considerably since it was constructed. It is surrounded by 20th century development. Where visible in the context of the church, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

T: Church of All Hallows by the Tower, Byward Street, Great Tower Street, Tower Hill (grade I)

7.121 The setting of the church has changed considerably since it was built. It overlooks the highly trafficked Byward Street and lies in the shadow of Foster + Partners' Tower Place, a large scale office development lying directly to its south. Where visible in the context of the church, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

Group (xxxi) - Byward Street / Tower Hill Terrace (grade II)

- Wine Cellars at Nos 8 to 10 (consec) (Premises of Messrs Asher Storey) Tower Hill.
- Nos.8 - 10 Tower Hill.
- Railing and dwarf wall to Church of All Hallows by the Tower (those sections flanking Great Tower Street and Byward Street).

7.122 All listed buildings and features in this group are located within a local context that includes the highly trafficked Byward Street/Tower Hill and large scale modern development (Tower Place). Where visible in the context of these buildings and features, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. The Development would not harm any element of setting that contributes to their heritage significance.

U: Merchant Seamen's Memorial, Trinity Square (grade II*)

7.123 The local setting of the memorial takes in modern development, including the Citizen M hotel on Trinity Square. Where visible in the context of the memorial, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

V: The Mercantile Marine First World War Memorial, Trinity Square Gardens, Trinity Square, Tower Hill (grade I)

7.124 The memorial overlooks the highly trafficked Tower Hill, which separates it from the Tower of London. Its local setting also takes in modern development, including the Citizen M hotel on Trinity Square. Where visible in the context of the memorial, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

W: Portion of Old London Wall, Trinity Square, Tower Hill (grade I)

7.125 The local setting of this listed structure and Scheduled Monument includes the highly trafficked Tower Hill and the Citizen M hotel on Trinity Square. Where visible in the context of the structure, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The Development would not harm any element of setting that contributes to its heritage significance.

Group (xxxii) - Royal Mint (grade II)

- Entrance Lodges at The Royal Mint, Tower Hill.
- Seaman's Registry, Royal Mint Site.
- Cast Iron Lamp Standards in forecourt of The Royal Mint.

7.126 All listed buildings and features in this group are located in close proximity to a busy road junction (Mansell Street/Tower Hill/East Smithfield), and late 20th century office buildings. Where visible in the context of these listed buildings and features, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. The very limited effect on their setting is illustrated in TVIA view 29 from Tower Hill, outside the Royal Mint. The Development would not harm any element of setting that contributes to their heritage significance.

X: Royal Mint, Tower Hill (grade II*)

7.127 The Royal Mint is located in close proximity to a busy road junction (Mansell Street/Tower Hill/East Smithfield), and late 20th century office buildings. Where visible in the context of the Royal Mint, the Development would be regarded as part of the evolving urban landscape, consistent with the character of its existing setting. The very limited effect on its setting is illustrated in TVIA view 29 from Tower Hill, outside the Royal Mint. The Development would not harm any element of setting that contributes to its heritage significance.

Group (xxxiii) - St Katharine's Dock (grade II)

- St Katharine's Dock (Warehouse C) St Katharine's Way.
- Warehouse I, St Katharine's Way.
- Footbridge (between the basin and east dock water areas), St Katharine's Way.
- The Quay walls to basin and east and west docks, St Katharine Docks.
- Boundary wall and gate piers to St Katharine Docks, St Katharine's Way.

7.128 All listed buildings and features in this group are located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Opportunities to view the Development in the context of these listed buildings and features would be particularly limited. Where glimpsed, the Development would be seen as an addition to the evolving urban landscape, consistent with the character of their existing setting. The Development would not harm any element of setting that contributes to their heritage significance.

Group (xxxiv) - St Katharine's Way (grade II)

- British and foreign wharves (warehouse G), St Katharine's Way.
- Alderman stairs and gate piers, St Katharine's Way.
- Timepiece sculpture, St Katharine Docks.
- Dockmaster's office, St Katharine's Way.

7.129 All listed buildings and features in this group are located within a local context that includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of these listed buildings and features, the Development would be regarded as part of the evolving urban landscape, consistent with the character of their existing setting. The limited effect on their setting is illustrated in TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to their heritage significance.

Group (xxxv) - Tower Bridge Road (grade I)

- Tower Bridge (that part that lies within the Borough of Southwark), Tower Bridge Road.
- Tower Bridge (that part in London Borough of Tower Hamlets).
- Tower Bridge approach.

7.130 This group's setting includes large scale late 20th century development, such as the Tower Hotel. Where visible in the context of the listed buildings in this group, the Development would be regarded as part of the evolving urban landscape, consistent with the character of their existing setting. The limited effect on their setting is illustrated in TVIA view 12 from Tower Bridge and TVIA view 13 from the Thames path at St Katharine's Dock. The Development would not harm any element of setting that contributes to their heritage significance.

Group (xxxvi) - Tower of London WHS Listed Buildings (grades I, II* and II)

- The White Tower (grade I)
- The Middle Tower, with causeway to Byward Tower (QV) and remains of causeway to Lion Tower to west (grade I)
- Chapel of St Peter-ad-Vincula (grade I)
- Inner Curtain Wall, with mural towers, the new armouries, the Queen's House & nos. 1, 2, 4, 5 and 7 Tower Green (grade I)
- Outer Curtain Wall with casements and mural towers (grade I)
- Revetment wall to south side of moat, from Tower Bridge Approach to Middle Tower (QV) (grade II*)
- The Old Hospital Block and raised terrace and railings (grade II*)

- Former Pump House (grade II)
- Museum of the Royal Fusiliers and attached terrace to front (grade II)
- Waterloo Block (grade II)
- Revetment wall to west and north side of moat, from outwork attached to Middle Tower (QV) to Tower Hill postern (grade II)
- Revetment wall to north side of moat, from Tower Hill postern to Tower Bridge Approach (grade II)
- K6 telephone kiosk outside gateway of Byward Tower (grade II)

7.131 The effect of the Development on the listed buildings located within this group is considered as part of the assessment of effect on the Tower of London WHS, which also takes account of the Tower of London's designation as a Scheduled Monument. That assessment can be found at the start of this chapter.

Conservation Areas

Tooley Street Conservation Area

7.132 This CA lies around 150m to the north-east of the Site, separated by London Bridge Station, the railway viaduct and several tall buildings. The immediate context of the conservation area, both to the north-east at More London, and to the south-west at London Bridge, has changed significantly in recent years and continues to evolve. The tall buildings at London Bridge, including The Shard, are very prominent in views towards the Site from within the conservation area. Opportunities to glimpse the Development from within this CA would be very limited. Where visible, it would be seen to be a high quality addition to the local context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Bear Gardens Conservation Area

7.133 This CA is situated approximately 515m to the north-west of the Site. This small conservation area is located a short distance to the west of Southwark Bridge. Its immediate context includes large scale late 20th century offices on Southwark Bridge Road. Views of the Development from within this CA would be highly restricted. Views across this CA towards the Site are best appreciated from the Millennium Bridge, where The Shard forms part of the backdrop in such views of the CA. This is illustrated in TVIA view 15. The upper storeys of the Development would be visible above the rooftops of Bankside's riverside buildings, but would not be readily noticed by most viewers. Where noticed, it would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Thrale Street Conservation Area

- 7.134 This CA lies approximately 245m to the west of the Site. It abuts the Borough High Street Conservation Area, which lies to its east. Both The Shard and Guy's Hospital tower are prominent in views east along Southwark Street, which looks in the direction of the Site. The effect of the Development on the view east along Southwark is evident in TVIA view 41. It would be aligned with The Shard, which would be seen to rise behind the Development. The Development would be a high quality addition to the local context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Union Street Conservation Area

- 7.135 This CA is situated approximately 265m to the south-west of the Site, lying to the south of the Thrale Street Conservation Area and railway viaduct. It also abuts the Borough High Street Conservation Area, which lies to its east. Views towards the Site from within this conservation area take in both The Shard and Guy's Hospital tower. The tall commercial buildings of the City of London are also noticeable in views looking north-east. The effect of the Development on views from within this CA is illustrated in TVIA views 37 (Southwark Bridge Road) and 38 (Red Cross Garden). Where visible, this would be in conjunction with The Shard (as in view 37) or together with The Shard and Guy's Hospital Tower (see view 38). It would be seen as a high quality scheme, consolidating the grouping of tall buildings seen at London Bridge. The Development would be a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Liberty of the Mint Conservation Area

- 7.136 This CA is situated some 475m to the south-east of the Site. The CA's immediate context includes tall post-war development on Borough High Street. Opportunities to view the Development from within this CA would be very restricted. Views would be possible on its Borough High Street boundary (see TVIA view 39). These take in The Shard and Guy's Hospital tower and other modern tall development closer to the CA. Where visible, the Development would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

King's Bench Conservation Area

- 7.137 This CA lies approximately 840m to the south-west of the Site. Its immediate context takes in post-war and modern mid-rise housing development. Opportunities to see the Development from this CA would be highly restricted. Where glimpses are possible, it would be seen in the context of existing towers at London Bridge, beyond modern housing development along the northern boundary of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Trinity Church Square Conservation Area

- 7.138 This CA lies around 660m to the south-west of the Site. It is situated to the south-east of Borough High Street and south-west of Great Dover Street. Views towards the conservation area from the south, on Harper Road, take in The Shard, Guy's Hospital tower, and the modern residential tower at Tabard Square on Long Lane/Tabard Street. The latter lies only around 300m to the north-east of Trinity Church Square. Where visible from within the CA, the Development would be seen alongside the above-mentioned tall buildings. It would be a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

St. George's Circus Conservation Area

- 7.139 This CA lies some 1.15km to the south-west of the Site. The CA itself includes new large scale residential development (Blackfriars Circus). Views of the Development from within this CA would be highly limited. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Bermondsey Street Conservation Area

- 7.140 This CA is located approximately 275m to the south-east of the Site. It includes several open spaces, such as Tanner Street Park and Leathermarket Gardens, which afford views out to the surrounding context. The Development's impact on views from St Mary Magdalen Churchyard and Leathermarket Gardens can be seen in TVIA views 32 and 33 respectively. Both illustrate that views in the direction of the Site take the group of tall buildings at London Bridge today. The Development would be glimpsed among these. It would be a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Conservation Areas north of the River Thames

Tower Bridge Conservation Area

- 7.141 This CA is located some 650m to the south-east of the Site. The bulk of the conservation area lies to the south-east of Tower Bridge Road. The conservation area's immediate context includes modern housing development at More London, including the recently constructed tall building at Potter's Fields Park. Chances to glimpse the Development from within this CA would be very limited. The best opportunities would be from Tower Bridge and the junction of Tower Bridge Road and Tooley Street (TVIA view 31). Such views take in the tall buildings at London Bridge today. Where visible, the Development would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Whitefriars Conservation Area

- 7.142 This CA is located approximately 1.1km to the north-west of the Site. The conservation area's river frontage is undergoing major change at the time of writing. A large scale foreshore structure associated with the Thames Tideway Tunnel project is under construction beside Blackfriars Bridge. The Development would be visible from here, and would be seen from Blackfriars Bridge. The Shard is visible from both locations today. Where visible, the Development would be seen as a high quality addition to the wider context of the CA. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Bank Conservation Area

- 7.143 This CA is located approximately 700m to the north-east of the Site. It sits in the shadow of the City of London's 'Eastern cluster' of tall commercial buildings and includes modern tall office buildings within its boundaries. Visibility of the Development would be restricted to the southern and western boundaries of this CA (Eastcheap and Gracechurch Street). This is illustrated in TVIA view 23, from the junction of Gracechurch Street and Lombard Street. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Leadenhall Market Conservation Area

- 7.144 This CA is located some 850m to the north-east of the Site. The area's close-knit historic townscape contrasts with the larger scale buildings that make up the majority of the City of London today. These larger scale buildings are visible in the background of the CA in the longer range views that are possible from within it. The Development has the potential to be seen in glimpsed views from the periphery of the CA, where tall buildings at London Bridge are seen from today. There will be no harmful effect on any element of setting that contributes to the heritage significance of this CA.

Tower Conservation Area

- 7.145 This CA is located approximately 630m to the north-east of the Site. This CA has an urban context, with views from within it in most directions of large scale buildings typical of central London. The Development would appear as a well-designed addition to the grouping of large scale and tall modern buildings at around London Bridge. These include The Shard, The Place, Shard Place and Guys' Hospital tower. Its visibility is illustrated in TVIA view 12 (LVMF10A.1 -Tower Bridge), view 13 (St Katharine's Dock), view 26 (Tower of London: Inner Curtain Wall Walkway), view 27 (Tower of London: Inner Ward - north of the White Tower), view 28 (Tower of London | Inner Ward - Site of the Scaffold), and view 29 (Tower of London | The Royal Mint). It would not harm any element of setting that contributes to the heritage significance of this CA.

Scheduled Monuments

- 7.146 The effect on Scheduled Monuments lying above ground that are also listed grade II* or higher is considered as part of the assessment of effect on the subject listed buildings above.

8.0 Conclusion

- 8.1 The Development involves the redevelopment of an unsympathetic 1980s infill office development on a Site situated at the confluence of two historic main roads on the northern fringe of the BHSCA, overlooked by modern tall development at London Bridge. It also lies within the Bankside, Borough and London Bridge Opportunity Area. The presence of The Shard, The Place and Shard Place makes the area a focal point of regeneration within the borough. Accordingly, the assessment of the effect of the Development on heritage significance has been based on a comprehensive analysis of the Site context, and considers the surrounding area in the round. It does not focus on the setting of one HA or one view, but rather considers the effect of the Development on the wider historic environment.
- 8.2 In line with the overarching heritage objectives of the NPPF (para. 192), the Development will sustain and enhance the significance of heritage assets and promote their viable use. This Development would open up a site long cut off from its surroundings for the benefit of the general public, gifting new spaces and routes and creating new views and vistas that should help one to better interpret and appreciate the special character of the conservation area and the heritage assets that it contains, not least those on the Site.
- 8.3 The Development is designed by a well-known and respected award winning architectural practice that has sought to deliver a scheme that is particular to this place. The architectural language and use of materials is respectful of its context, demonstrating both obvious and subtle references in its design to local building typologies.
- 8.4 The high quality design of the Development and the provision of much improved public realm and active frontages will make a positive contribution to local character and distinctiveness and enhance the contribution made by the Site's listed terrace and the King's Head, both of which will overlook the Site's largest public space at the west end of the Site. The Development is unusually well placed to deliver both new and improved connections for the wider benefit of the conservation area. Kings Head Yard will change from a service alley, poorly addressed by the Site's inactive frontage, into a space informed by local historic precedent - an imaginative reinterpretation of the yard that draws on the most appealing aspects of George Inn Yard today. Animated by active uses, the focus being the public house that gives it its name, the new yard will encourage people to linger and enjoy the space throughout the day, contributing to the life and economic vitality of the conservation area. Taken together, these improvements would enhance the significance of the BHSCA.
- 8.5 The Development will deliver considerable enhancements and public benefits on Site and to the wider area which will in turn benefit many of the HAs considered as part of this assessment. There would be adverse effects on two

highly graded listed buildings – Guys Hospital (grade II*) and Southwark Cathedral (grade I). The minor losses of heritage significance that would result would be outweighed by the very great benefits delivered by the scheme.

- 8.6 There will be no harm to the heritage significance of any other designated HA; including to any element of setting to designated HAs that contributes to their significance. In most cases there is very little impact on designated HAs further afield on both sides of the River Thames. The Development's office tower will be viewed in conjunction with The Shard, Guy's Hospital tower, The Place and Shard Place, as part of the largely post-war and modern grouping of tall buildings located around London Bridge Station. The Development is of a high quality of architectural design and use of materials and finish and will be a positive addition to central London's townscape.
- 8.7 Notwithstanding our reasoning and our conclusions as set out in this statement, the Development gives rise to a number of impacts on heritage significance that might be considered harmful by others – examples of this have emerged in the pre-submission consultation process, during which, unsurprisingly in the case of such a major development on such a prominent site, a range of opinions, lay and professional, has been expressed.
- 8.8 Should the Development be considered to cause harm to heritage significance in any of these cases, this could not be said to constitute anything greater than 'less than substantial harm' as set out in NPPF paragraph 196. In line with this NPPF policy, any harm caused by the Development would be very greatly outweighed by the considerable wider public benefits the Development will deliver in the local area, which the Planning Statement summarises as follows (para 6.48):
- Replacement of dated 1980s office building of little architectural merit with a new office building providing 45,599 sqm of high-quality Class B1 office floorspace, resulting in an uplift of 32,836 sqm across the Site;
 - Delivery of approximately 3,800 permanent new jobs across the Site;
 - Creation of a substantial quantum of high quality and fully accessible public realm, providing enhanced connectivity through new public routes and a new public square;
 - Provision of a publicly-accessible, double height elevated garden at fifth and sixth floor level, maintained by the building owner, activated by high-quality and varied exotic botanical planting and complemented by a café/restaurant offer to provide amenity for visitors;
 - New access to the London Bridge Underground Station, linked directly into the new public realm, providing a significantly enhanced point of arrival and departure for users of the network alongside a new permeable route to the station for pedestrians using the yards or St Thomas Street;

- Sympathetic restoration and improvement of the Grade II-listed Georgian terrace buildings along St Thomas Street, enhancing the character and appearance of the listed buildings;
- Reconstruction and improvement of unlisted Keats House as a standalone building and retention of the original façade, enhancing the character and appearance of an undesignated heritage asset;
- Creation of double fronted retail units along Georgian terrace to provide active retail frontages from St Thomas Street and the proposed public square, reactivating this section of St Thomas Street;
- Improvement of the setting of adjacent listed buildings, including The Old King's Head, creating greater public appreciation of this listed building in views from newly created vantage points within the proposed public realm;
- Provision of 181 sqm of the retail offer as flexible, affordable retail floorspace serving a range of small, independent retailers;
- Use of the upper floors of the Georgian terrace (1,007 sqm) as flexible, affordable office space to accommodate new start-up businesses;
- Provision of a dedicated business hub space provided on levels 22 and 23, comprising a 250-fixed seat auditorium with associated facilities and external terraces;
- Indirect positive benefits, including increased local spend of users and occupiers of the site; and
- Significant Mayoral and Southwark Community Infrastructure Levy contributions and appropriate Section 106 contributions, providing considerable economic benefits which assist in the provision of infrastructure.

8.9 The Development is in line with the relevant statutory duties and national policy and guidance on heritage as set out in the NPPF section 16. It accords with the 'Setting of Heritage Assets' and 'Understanding Place: Conservation Area Designation, Appraisal and Management' guidance prepared by Historic England and English Heritage; Tall Buildings guidance prepared by Historic England; London Plan policies 7.4, 7.6, 7.7, 7.8, 7.10, 7.11 and 7.12, Draft London Plan (2018) policies, and the 'London World Heritage Sites Guidance on Settings' produced by the GLA; Southwark Core Strategy policy 12 and Southwark Plan policies 3.12, 3.13, 3.15, 3.16, 3.17, 3.18, and 3.20, New Southwark Plan (Proposed Submission Version) policies P16, P17, P18, P19, and P21; as well as associated adopted supplementary guidance including conservation area appraisals.

References

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Ref. 1-3: Department for Communities and Local Government (2014); Planning Practice Guidance, Department for Communities and Local Government, London.

Ref. 1-4: Mayor of London (2016); The London Plan - Spatial Development Strategy for Greater London, Consolidated with alterations since 2011, Greater London Authority, London.

Ref. 1-5: Mayor of London (2018); The London Plan – The Spatial Development Strategy for Greater London, Draft with Minor Suggested Changes, Greater London Authority, London.

Ref. 1-6: Mayor of London (2012); London View Management Framework Supplementary Planning Guidance, Greater London Authority, London.

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Ref. 1-9: London Borough of Southwark (2007); Southwark Plan (saved policies), LB Southwark.

Ref. 1-10: London Borough of Southwark (2017); New Southwark Plan, Proposed Submission Version, LB Southwark.

Ref. 1-11: London Borough of Southwark (2006); Borough High Street Conservation Area Appraisal, LB Southwark.

Ref. 1-12: London Borough of Southwark (2003); Tooley Street Conservation Area Appraisal, LB Southwark.

Ref. 1-13: London Borough of Southwark (2003); Tower Bridge Conservation Area Appraisal, LB Southwark

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Ref. 1-16: London Borough of Southwark (2003); Bermondsey Street Conservation Area Appraisal, LB Southwark.

Ref 1-17: London Borough of Southwark (2015); Liberty of The Mint Draft Conservation Area Appraisal, LB Southwark.

Ref. 1-18: London Borough of Southwark (2005); St. George's Circus Conservation Area Appraisal, LB Southwark.

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Ref. 1-20: London Borough of Tower Hamlets (2008); Tower Conservation Area Character Appraisal and Management Guidelines, LB Tower Hamlets.

Ref. 1-21: City of London (2016); Whitefriars Conservation Area Character Summary & Management Strategy SPD, City of London, London.

Ref. 1-22: Historic England (2015); Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, Historic England, London.

Ref. 1-23: Historic England (2017); Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Second Edition, Historic England, London.

Ref. 1-24: Historic England (2015): Advice Note 4 – Tall Buildings. Historic England, London.

Ref. 1-25: English Heritage (2011); Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, London

Ref. 1-26: Historic Royal Palaces (2016); Tower of London World Heritage Site Management Plan, HRP, London.

Appendix 1 – Statements of Significance

World Heritage Site

- 1.1 There follows a statement of significance of the Tower of London World Heritage Site ('WHS').
- 1.2 The Tower of London World WHS was inscribed in 1988. It was inscribed as it met the following criteria:

'(ii): A monument symbolic of royal power since the time of William the Conqueror, the Tower of London served as an outstanding model throughout the kingdom from the end of the 11th century. Like it, many keeps were built in stone: e.g. Colchester, Rochester, Hedingham, Norwich, or Carisbrooke Castle on the Isle of Wight.

(iv): The White Tower is the example par excellence of the royal Norman castle in the late 11th century. The ensemble of the Tower of London is a major reference for the history of medieval military architecture'.

- 1.3 The UNESCO website notes in relation to Outstanding Universal Value that:

'The Tower of London is an internationally famous monument and one of England's most iconic structures. William the Conqueror built the White Tower in 1066 as a demonstration of Norman power, siting it strategically on the River Thames to act as both fortress and gateway to the capital. It is the most complete example of an 11th century fortress palace remaining in Europe. A rare survival of a continuously developing ensemble of royal buildings, from the 11th to 16th centuries, the Tower of London has become one of the symbols of royalty. It also fostered the development of several of England's major State institutions, incorporating such fundamental roles as the nation's defence, its record-keeping and its coinage. It has been the setting for key historical events in European history, including the execution of three English queens.'

- 1.4 The WHS Management Plan (Ref.1-26) sets out a 'Statement of Significance' of the Tower of London. In its summary statement of significance, it summarises its outstanding universal value as follows: *'The Tower of London has Outstanding Universal Value for the following cultural qualities:*

- *For both protection and control of the City of London, it has a landmark siting;*

- *The Tower of London was built as a demonstration and symbol of Norman power;*
 - *The property is an outstanding example of late 11th century innovative Norman military architecture;*
 - *The property is a model example of a medieval fortress palace, which evolved from the 11th to 16th centuries;*
 - *The property has strong associations with State Institutions; and*
 - *As the setting for key historical events in European history’.*
- 1.5 The Management Plan’s guidance on the wider setting of the WHS notes the 2006 comments of the UNESCO mission, which called for the regulation of any further build-up of the area surrounding The Shard, *‘ensuring that approved heights do not exceed a height whereby they would become visible [from the Inner Ward]’*. The Management Plan’s response to this point (at para. 7.3.28) is that *‘London Bridge is designated as an opportunity area for tall buildings in the London Plan, and the area to the east of the Shard can accommodate substantially tall buildings without their being visible from the Inner Ward, as demonstrated by the proposed ‘Quill’ building consented in 2011’*.
- 1.6 The Tower of London was built as a fortress and is surrounded by a defensive wall. This gives it a contained townscape character, distinct from its surroundings. To the east and north it is cut off from its context by busy roads which detract from the townscape quality of the area and isolate this historic site from its hinterland. LB Tower Hamlets’ Tower Conservation Area Appraisal acknowledges the opportunities to enhance the tower’s setting.
- 1.7 The Tower’s immediate setting is dominated by the major traffic gyratory and the Local Setting Study acknowledges the general poor townscape of the area. It notes *‘Today, Tower Bridge Approach dominates the character of the area in architectural terms as well as because of the high volumes of traffic that it carries across the Thames. The raised level of the footpath provides interesting views across the moat, but, conversely, it has created a dark narrow street at a lower level on the east side (St Katharine’s Way)’*.
- 1.8 High quality modern buildings are located in the immediate vicinity of the Tower of London. These include the 9 storey Citizen M Hotel, defining the northern edge of Wakefield Gardens. A 10 storey hotel is nearing completion on the site of the former London Guildhall University building (no.100 Minories).
- 1.9 LB Tower Hamlets’ Tower Conservation Area Appraisal identifies a number of local views of the Tower of London stating *‘there are many important local views, particularly around the Tower walls. The views of the Tower from the north, from the exit to Tower Hill underground station and from the pedestrian underpass are particularly significant as they are often the first glimpse of the Tower for visitors. The views down Tower Hill to the river as well as across*

the moat are also important. Views towards the White Tower along several streets in the area are also significant, for example the view south along Mansell Street.'; and going on to say, 'Views along the northern approach to Tower Bridge, looking towards the bridge and its distinctive silhouette are also significant, as the historic relationship between the fortress and the bridge can be seen very clearly'.

- 1.10 It also notes that *'Trees play an important role in almost every important view within the Tower Conservation Area. The old trees within the Tower of London itself, and along the river frontage, are a distinctive part of the view and contribute to the sense of the Tower as an island, separate from the City'.*
- 1.11 The Site lies approximately 725m to the south-west of the Tower of London WHS, separated by the River Thames and buildings located on the South Bank/London Bridge. The effect of development of the scale proposed for the Site on the setting of the Tower of London is tested in a series of views from within the grounds of the Tower and from Tower Hill (TVIA views 26, 27, 28, and 29). These include several views identified in the Local Setting Study.

Listed Buildings

- 1.12 There follow statements of significance of the listed buildings located on the Site and in the area around it, as grouped in Chapter 4.

Group (i) - The Site

Nos. 4-8 and 12-16 St Thomas Street and attached railings

- 1.13 The following is from the Heritage Statement by KMH, submitted with this planning application. That Statement considers the effect of the Development on the fabric of nos.4-8 and 12-16 St Thomas Street. The effect of Development on their setting is considered in the Built Heritage Assessment by Peter Stewart Consultancy.
- 1.14 This is an early 19th century terrace of 4 storey yellow brick houses, with stucco details. KMH notes that *'Internally, Nos. 4-8 and 12-16 St Thomas Street are laterally converted at every level with central corridors and openings in the party walls running through all buildings. The heritage significance of these listed buildings now lies in:*
- *Their external appearance to St Thomas Street;*
 - *The partial survival of original plan layouts;*
 - *The survival of certain elements of original fabric such as stairs and some glazing to St Thomas Street; and*

- *The historical and cultural interest arising from their origins and evolution, as described above’.*
- 1.15 The KMH Statement then focusses on the individual buildings that form the listed terrace. Its findings are as follows:
- 1.16 **No.4 St Thomas Street.** *‘This building is of yellow stock brick construction and is two bays wide and four storeys in height over a full basement. An original fanlight exists above the entrance door, although the entrance door is modern. An original early-19th-century staircase runs from the basement to the third floor’.*
- 1.17 **No.6 St Thomas Street.** *‘The front elevation of this early-19th century terraced house is almost identical to that of no.4. The original fanlight has been lost and is replaced by one of plain modern glass’.*
- 1.18 **No.8 St Thomas Street.** *‘This consists of two early-19th century terraced houses with a later central section. Originally there was an alleyway between the two houses, which was infilled during the 1930s, connecting the two houses. It is of yellow stock brick construction and is five bays wide and four storeys in height over a full basement. The windows are arranged as at nos. 4 and 6. The original entrances with brick recessed surrounds and round-arched openings have been converted to windows, and the lower parts bricked up. At no.8 an original staircase runs from basement to the third floor. The infilled alleyway has become a main entrance hallway that serves both nos.8 and 10’.*
- 1.19 **No.12 St Thomas Street.** *‘The front elevation of this early-19th-century terraced house is almost identical to that of no.4 and it retains its original fanlight’.*
- 1.20 **No.14 St Thomas Street.** *‘In comparison to its neighbours to the west, there are some differences in the design of the front façade of this early-19th century house. It is built of yellow stock brick, but it is three bays wide, three storeys in height with a mansard roof over a full basement. An original fanlight exists above the entrance door and an enriched stucco cornice decorates the parapet with a plain deep stucco frieze beneath. Inside there is an open-well curved staircase that rises from the basement to the third floor. The eastern side wall of no.14 prior to the addition of floors to no.16 (see below) was not an exposed party wall, but had high-quality brickwork, a cornice and blank windows’.*
- 1.21 **No.16 St Thomas Street.** *‘Similar to no.14, it is also three bays wide and three storeys in height with a mansard roof over a full basement. Originally two storeys (the 1887 Goad plan shows two hipped roofs parallel to St Thomas Street), the third floor and mansard were built in 1982-3 and the building abuts the entrance to the new City Court development. The back and side walls of the house are from the 1980s’.*

- 1.22 The KMHeritage report goes on to provide a summary of the significance of these buildings, an extract from which is provided below.

‘The listed buildings have, effectively, been largely rebuilt behind the terrace façade to St Thomas Street, and, in the case of No. 16 St Thomas Street, a speculative addition of two floors was undertaken. The working drawings for the 1980s scheme (Appendix F) affecting the terrace, combined with physical inspection (photographs are contained in Appendices C and D) makes it clear that the structure and fabric of the terrace was substantially altered, replaced and rebuilt. Certain features – notably staircases – survive in the location where one would expect to find them and the plan approximates to that of buildings of this style and period, but the internal character and appearance of 4-8 & 12-16 St Thomas Street is now essentially that of the 1980s. This inherently reduces the heritage significance of the terrace behind the Façade’.

- 1.23 The KMHeritage concludes *‘The opportunity therefore exists, in any new redevelopment project, to reverse some of the less favourable aspects of the 1980s scheme. While historic fabric, once lost, cannot be recovered, there is ample opportunity in a new scheme, to recover a more authentic plan layout and to reintroduce correct detail and decoration’.*
- 1.24 The local setting of the listed buildings noted above has changed noticeably since their construction in the early 19th century. This includes the late-20th century office building at no.20 St Thomas Street and the post-war Guy’s Hospital tower (1974), which was recently rec-clad, as well as modern large scale development on the north side of St Thomas Street. The latter includes The Shard, The Place and Shard Place, a 26 storey apartment building on the site formerly occupied by Fielden House.

Other LBs south of the River Thames

- 1.25 This section includes brief statements of significance of the listed buildings in the wider area around the Site, south of the River Thames. They form part of the rich and varied urban fabric in this part of Southwark. These include a number of residential streets as well as a mixture of commercial and civic buildings and structures such as bridges. They are considered in the order presented in Chapter 4.

A: Cathedral Church of St Saviour and St Mary Overie (Southwark Cathedral), Cathedral Street (grade I)

- 1.26 The cathedral is the former medieval Augustinian priory of St Mary Overie; it has been an Anglican cathedral since 1905. Its history and construction are complex, with elements from many centuries represented. The 12th century

church was damaged by fire and rebuilt from 1220. The east front, choir and retrochoir are from 1214-1260. The rest of the exterior has elements from the 14th / 15th to 19th centuries. The interior has elements of many periods from the 12th century onwards. External materials are principally knapped flint with stone dressing; the tower and transepts are of ashlar. The Cathedral was extended to the north in 2000. Designed by Richard Griffiths, these additions include meeting and conference rooms, a library, the Education Centre, the Shop and Refectory. A new public space to the north of the Cathedral was also introduced at this time, named the Millennium Courtyard.

- 1.27 The following is an extract from Cherry and Pevsner's description of Cathedral:

'First impressions are not rewarding. Seen from the E the four gables of the retrochoir huddle in a cramped position below the approach to London Bridge. Beyond rises the five bay E arm with its clerestory and E window rebuilt by Gwilt, and behind this the tall central tower with its four pinnacles. The exterior surfaces are all visually and unappealingly C19, mostly of knapped flint with stone dressings, with the exception of the tower and transepts, which are of ashlar'.

- 1.28 The Cathedral is of significance as a Southwark landmark that stands at the oldest crossing-point of the River Thames. While it has only had the status of Cathedral since 1905, a church has stood on this site since at least 12th century and it includes surviving fabric from this period. It is first referred to as a 'minster' in the Domesday Book of 1086.
- 1.29 The Cathedral dominates the Riverside subarea of the conservation area within which it sits (Borough High Street) and this area forms its immediate setting. Parts of the immediate environs of the Cathedral can be relatively tranquil - surprising given that London Bridge, the High Street, railway viaduct and Borough Market all lie just yards away – although there are frequently large numbers of tourists in the area. The Cathedral sits cheek by jowl with late 20th century office and residential buildings on Montague Close to the north. This area was occupied by wharves and riverside industry until the mid-20th century. Sensitively designed ancillary buildings to the Cathedral, completed in 2001, which are dressed in flint and stone, also provide visitor facilities that include a garden, public courtyard, and improvements in the streetscape on Montague Close, which includes a cobbled highway.
- 1.30 The BHSCAA notes of the Cathedral that *'once dominant over small lanes and buildings packed around it, it is now crowded by modern structures – the office buildings, railway viaduct and London Bridge approach that surround it'*. (BHSCAA 3.4.3). While mature plane trees within the churchyard lend a sense of seclusion to the south, the Guy's Tower and modern glass towers at London Bridge are all very apparent in the backdrop of views towards the south-east, in the vicinity of the Site – in the views looking towards the Cathedral in this direction from Montague Close. The BHSCAA notes in the

caption to Figure 26 that '*Montague Close provides a quiet, modern setting for the north side of the cathedral*'; all of the prominent buildings in the foreground, as well as in the background, with the exception of the Cathedral itself, are modern. This '*ever-changing environment of its modern setting*' noted by the BHSCAA continues to evolve with the expansion of development around London Bridge, such as the Fielden House project.

- 1.31 The setting of this Cathedral, close to the heart of one of the world's major cities, is very different from that of many of England's famous historic cathedrals such as York or Canterbury – bustling and commercial rather than tranquil and ecclesiastical. Buildings and infrastructure of various kinds, unrelated to the Cathedral, are found all around it in its immediate setting; and larger buildings in its wider setting are prominent from some places close to the Cathedral. The Cathedral's setting does not have any great coherence of urban form and the quality of the buildings that surround it is variable. Although the Cathedral is an important and highly graded historic building, the extent to which the Cathedral's setting contributes to its heritage significance is therefore rather limited.

B: Remains of Winchester Palace, Clink Street (grade II)*

- 1.32 The remains of the Great Hall of the Bishop of Winchester's palace date from the early 14th century. They are now incorporated into late 20th century office building and college. The surviving walls are formed mainly of original early 14th century stonework (on earlier foundations). They consist of the high west wall with part of the return wall south. Excavations on a rectangular plan are exposed to the east. Between the 3rd and 4th floor levels of the west wall, there are remains of a 14th century rose window (restored 1972) with an inserted hexagon of eighteen cusped triangles. Beneath, on the 1st floor, there are three arched openings with traces of jambs. At basement level, on the east side of the west wall are stone vault springers. On the south wall, between the ground and 1st floor, there is a 14th century pointed-arched doorway with a moulded arch and jambs, attached shafts and caps, with remains of an arched opening below. The remains are also a Scheduled Monument.
- 1.33 The significance of these remains derives from the use of the palace as the town residence of the Bishops of Winchester from the 12th century to the Civil War, when it was used as a civil prison. By the 18th century warehouses had been established over most of the site, forming the main character of the Clink area. The medieval ruin is a Scheduled Monument.
- 1.34 The setting of the palace has changed considerably since it was built. Long surrounded by 19th century warehouses, modern buildings also form part of its immediate context. This setting does not contribute to the significance of these remains.

Group (ii) - Montague Close / Clink Street (grade II)

Winchester Wharf, Clink Street.

- 1.35 These 4 storey painted brick warehouses date from c.1814 onwards. They are of heritage significance as a group of late 19th century warehouses on the river's edge, serving as a reminder of the industrial heritage of the area. It is located within a local and wider context that includes post-war and modern development. This includes the tall buildings at London Bridge, which are prominent in views in the direction of Winchester Wharf from the north bank of the Thames.

Archway beneath southern end of London Bridge, crossing Tooley Street.

- 1.36 This granite ashlar archway by Sir John Rennie dates from 1831. It is of heritage significance as surviving fabric from the former London Bridge (the wall and abutments to north of east side now obscured). The remaining portion of Rennie's London Bridge is now re-erected in Arizona.
- 1.37 The structure is best appreciated in short range views. Its immediate setting includes the modern London Bridge and late 20th development (no.1 London Bridge).

Hibernia Chambers, no. 2 Borough High Street.

- 1.38 This is a 2 storey (plus substantial basement storey) yellow brick building with stone dressings in an Italianate style, dating from 1850 and designed by William Cubitt. The building has significance as a late-19th century chambers, originally used by the Home and Foreign Produce Exchange, which used the lower levels (below the bridge) as a warehouse.
- 1.39 The building is located within a local context that includes large scale and tall late 20th century and modern development, including the tall buildings grouping at London Bridge.

Bridge House, no. 4 Borough High Street.

- 1.40 This 4 storey (plus substantial basement storey) Portland stone building from 1834 is by George Allen based on designs by Smirke. Built as a hotel, the building was remodelled as offices in 1971 20th century, at which point the hotel interior was gutted.

- 1.41 The building has significance as one of the first grand railway hotels in London, serving London Bridge Station opposite. No.4 is located within a local context that includes large scale and tall late 20th century and modern development, including the tall buildings grouping at London Bridge.

Nos. 6, 8 and 10 Borough High Street.

- 1.42 This 4 storey (plus basement) building is stuccoed and in an Italianate palazzo style, dating from the early-mid 19th century. Built as commercial premises (bank), it is used today as an office building with public house at street level (Borough High Street).
- 1.43 The building has significance as an early Victorian bank (London & Westminster Bank). It is located within a local context that includes large scale and tall late 20th century and modern development, including the tall buildings grouping at London Bridge.

Group (iii) - St Thomas Street (grade II)*

No. 9A St Thomas Street

- 1.44 This is a brown-red brick building with stone dressings, dating from c.1702-3. The main building is 1 storey high. Its tower rises to 4 storeys. Early craftsmen involved include mason Thomas Cartwright and carver Jonathan Maine. It previously served as Parish Church of St Thomas, chapter house for Southwark Cathedral, and in part as an operating theatre for St Thomas' Hospital. It is now in use as offices and a museum.
- 1.45 The building has significance as part of a rebuilding scheme for old St Thomas's Hospital between 1680 and 1732, of which only it, and No.9 adjacent remain. Together they form one of the more important survivals of Queen Anne architecture in London. It is located within a local context that includes large scale and tall late 20th century and modern development, namely the tall buildings grouping at London Bridge.

No. 9 St Thomas Street and attached railings

- 1.46 This is a 3 storey brown brick building with red brick dressings, dating from c. 1706. It served as Treasurer's house of the old St Thomas's Hospital, part becoming the later Chapter House Annexe, now all offices.
- 1.47 The building has significance as part of a rebuilding scheme for old St Thomas's Hospital between 1680 and 1732, of which only it, and No.9a adjacent remain. Together they form one of the more important survivals of Queen Anne architecture in London. It is located within a local context that

includes large scale and tall late 20th century and modern development, namely the tall buildings grouping at London Bridge.

Mary Sheridan House (part) and area railings, nos. 11 and 13 St Thomas Street

- 1.48 These two houses (part of a terrace of 3) rise to 3 storeys (plus attic). They date from the early 18th century and are mixed reddish and yellow brick, with stucco bands. They were originally houses for the receiver (no.11), and minister (no.13) of old St Thomas's Hospital. Now, with nos.15, 17 and 19 (not included), they form administrative offices for Guy's Hospital.
- 1.49 The building has significance as one of the more important survivals of Queen Anne architecture in London. It is located within a local context that includes large scale and tall late 20th century and modern development, namely the tall buildings grouping at London Bridge.

Group (iv) - St Thomas Street (grade II)

Bunch of Grapes Public House, no. 2 Thomas Street

- 1.50 This brick building rises to 3 storeys (plus attic). It dates from the early 19th century and was converted to a public house in the late 19th century.
- 1.51 The building has significance as part of a group of Georgian buildings (with the Site's nos. 4-8 and 12-16 St Thomas Street and attached railings) lining the south side of St Thomas Street. It is located within a local context that includes large scale and tall late 20th century and modern development, namely the tall buildings grouping at London Bridge.

Mary Sheridan House (part) and attached area railings, no. 15 St Thomas Street.

- 1.52 This is the remaining part of the terrace of nos. 11-13 (noted above). It rises to 3 storeys (plus attic). It dates from the early 18th century, with a 19th century extension and is mixed yellow and red brick with stucco bands. It originally served as the house of the apothecary of old St Thomas's Hospital. Now, with nos.11 and 13 and nos. 17 and 19 (not included) it forms administrative offices for Guy's Hospital.
- 1.53 The building has significance as part of the original complex of buildings used by old St Thomas's Hospital and as a surviving example of Queen Anne architecture. It is located within a local context that includes large scale and tall late 20th century and modern development, namely the tall buildings grouping at London Bridge.

K2 Telephone kiosk outside nos.17 and 19 St Thomas Street.

- 1.54 This is a cast iron K2 telephone kiosk dating from 1927. It is of significance as a telephone box designed by renowned early 20th century architect, Giles Gilbert Scott. It is located within a local context that includes large scale and tall late 20th century and modern development, namely the tall buildings grouping at London Bridge.

C: Guy's Hospital main building including wings and chapel, St Thomas Street (grade II*)

- 1.55 This 3 storey hospital and chapel date from 1721-5 and 1728, with 18th century additions and was partly rebuilt in the later 20th century. The central main block is by Thomas Dance, remodelled by Richard Jupp who also designed the chapel and the west wing. The east wing was by James Steere (rebuilt after World War II). The centre block is in multi-coloured stock brick and Portland stone. The wings are similar, with stucco to the ground floor.
- 1.56 The hospital was founded by benefactor Thomas Guy in light of the overcrowding at St Thomas Hospital, which lay right opposite, on St Thomas Street. It served as a general hospital shortly thereafter. It has significance as one of London's oldest hospitals. The chapel is a unique survival as the only 18th century hospital chapel in England. It was restored in 1980. The hospital is located within a local context that includes large scale and tall late 20th century and modern development. This includes The Shard, Guy's Hospital tower, and Shard Place.

Group (v) - Guy's Hospital (grade II)

Gates, gate piers and street railings to Guy's Hospital

Statue of Thomas Guy in courtyard of Guy's Hospital, including pedestal and railings

Alcove from old London Bridge in the inner quadrangle of Guy's Hospital

- 1.57 The wrought-iron gates and railings to the hospital date to 1741. A decorative overthrow to the gates holds a shield and inscription 'Dare quam Accipere'. The gate piers are in rusticated stone with ball finials and niches to the street and forecourt.
- 1.58 The Statue of the hospital's founder Thomas Guy with pedestal and railings in the courtyard of Guy's Hospital, dates to 1734. The bronze figure on a later stone pedestal with bronze religious reliefs against two sides, is by

Scheemakers. The statue is surrounded by a square of wrought-iron railings raised on two steps.

- 1.59 The alcove from old London Bridge in the inner quadrangle of Guy's Hospital dates to 1858-62. Designed by George Dance, it comprises a stone semicircular wall with a half dome and cornices on both the inside and outside of the alcove, with a half-baluster at either side. A decorative scroll is applied at the top of the arch. It was re-sited in 1902-4. It was provided with seats and used, originally as a shelter for convalescents, now as an embellishment to the inner quadrangle at Guy's Hospital.
- 1.60 The above have significance as long established features forming part of the main Guy's hospital estate. They are located within a local context that includes large scale and tall late 20th century and modern development. This includes The Shard, Shard Place and Guy's Hospital tower.

D: The George Inn, no.77 Borough High Street (grade I)

- 1.61 This is a 3 storey 17th century, brick building with timber frame, which formed the south range of a coaching inn. The National Heritage scheme description states (extract): *'The west half has 2 tiers of galleries at the 1st and 2nd floors, the lower supported on cantilevered beams and the upper on wooden Doric columns. The wall behind is partly brick and partly timber. There are windows overlooking the gallery and a staircase at the eastern end. The eastern section, with a 9-window range, is chiefly of limewashed bricks with storey bands. A variety of glazing patterns, including flush C18 sashes, sliding sashes, casements and windows with mullions and transoms. Boxed eaves to the brick range; the galleried section terminates in a 4-part fascia. The rear or south is reported to be brick faced and features a large projecting stack. The windows here appear to be the remnants of an earlier phase of construction'*.
- 1.62 Cherry and Pevsner note that the Inn is *'only a shadow of what still a hundred years ago, for in 1889 the Great Northern Railway who owned the premises decided to demolish the N wing and centre. So now only a fragment of the typical galleried design remains, the design which conditioned early English theatres and figures so prominently in so many C18 and C19 novels. The galleries have plain balusters, not as elegant as they would have been for a less homely job. The George was built only after the Southwark fire of 1676. To the east of the galleried part is a larger plain brick part with horizontal and a few vertical and segment-headed windows. Some ground-floor rooms still have C18-early C19 fittings, e.g. a sash-windowed bar'*
- 1.63 The inn has significance as an important survival of a 17th century coaching inn in London. It partly defines the George Inn Yard, which retains a sense of containment, albeit mostly defined by post-war offices, and with views of the tall buildings at London Bridge beyond. Notwithstanding, no other yards in the

Borough High Street Conservation Area retain a coaching inn from the 17th century.

E: St Saviours Southwark War Memorial, Borough High Street (grade II)*

- 1.64 This is a Portland stone and bronze memorial, modelled and sculpted by Philip Lindsey Clark and cast by M Manenti founders, erected in 1922.

- 1.65 The memorial has significance for the following reasons, as stated in the National Heritage list description:

*'Historic interest: * as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices it made in the First World War.*

*Architectural interest: *a well-executed war memorial of striking composition using high quality materials and demonstrating excellent craftsmanship; * a fine example of the work of the distinguished sculptor Philip Lindsey Clark with bronze figural sculpture and reliefs of exceptional quality; * it is relatively uncommon with First World War memorials to feature the role of the air services in combat; by including a bronze relief of an air combat scene, St Saviour's war memorial demonstrates the growing importance of the use of aviation in combat in the First World War.*

*Group value: *the memorial stands in close proximity to several Grade II-listed buildings in Borough High Street'.*

- 1.66 The memorial is located within a local and wider context that includes large scale and tall late 20th century and modern development. This includes The Shard and The Place, both of which are prominent in the backdrop of the view of the memorial from Borough High Street, looking towards the Site (north-east).

Group (vi) - Borough High Street, north end (grade II)

- 1.67 The following listed buildings are of the 18th and 19th centuries (a number with later alterations), with narrow 3 to 4 storey frontages, designed in a Classical style, and commercial in use. They line one of London's most historic commercial thoroughfares and they derive their significance from this central urban setting.

- 1.68 All buildings in this group are located within a local and wider context that includes large scale and tall late 20th century and modern development. This includes The Shard, The Place, Shard Place, and Guy's Hospital tower.

Post Office, no.19A Borough High Street

- 1.69 This is a 3 storey Portland stone building by Samuel Robinson and James Field, with channelled rustication to the ground floor. It dates from 1842-4.

No. 28 Borough High Street

- 1.70 This is a 3 storey brick building, in Flemish bond and in an Italianate style, dating from the late 19th century.

No. 1B Southwark Street

- 1.71 This is a 3 storey early 19th century building of brick in Flemish bond.

No. 30 Borough High Street

- 1.72 This is a 4 storey early 19th century building in an Italianate style, with a later shopfront (not of special interest).

Nos. 32 and 34 Borough High Street

- 1.73 This 4 storey (plus attic) former bank is in yellow brick, with Portland stone dressings and dates from 1862-3. It is in a mannerist palazzo style, to a design by Frederic Chancellor.

No. 3 Southwark Street

- 1.74 This is a 4 storey stock brick warehouse with stucco dressings, dating from 1864-5. It has a curving corner plan.

No. 38 Borough High Street

- 1.75 This building rises to 3 storeys (plus attic). It dates from c.1716-24, and is in yellow brick with red brick dressings. It was altered around 1860-62 and in the late 20th century.

No. 40 Borough High Street

- 1.76 This building rises to 3 storeys (plus attic). It is in multi-coloured stock brick with red brick dressings. It dates from the early-mid 18th century and was subsequently altered. It was refurbished in 1991.

Kings Head Public House, Kings Head Yard, including no. 45 Borough High Street

- 1.77 This 3 storey public house with a 3-window range is in brick with stone dressings and is dated 1881. The National Heritage list description notes its *'Handsome exterior with traceried lights; the principal elevation designed to accommodate a C16 bust fixed to the centre and depicting King Henry VIII'*.
- 1.78 The significance of this public house derives in large part from its location on King's Head Yard. It is the successor of one of the famous Southwark Inns.

Nos. 50 and 52 Borough High Street

- 1.79 This is a 3 storey early 18th century house of brick in English bond. The ground floor incorporates an arched carriageway leading to rear yard of Calvert's buildings. To the right, there is a late 20th century shop front in a Georgian design.

Calverts Buildings (attached to rear of no. 50 Borough High Street)

- 1.80 This 2 storey former inn, now offices, is timber framed and rendered, and is reputed to date from c.1542.

No. 52 Borough High Street

- 1.81 Formerly listed as no.52a, this is a 2 storey red brick warehouse in Flemish bond with a stuccoed side elevation. It dates from c.1874.

Nos. 53 and 53A Borough High Street

- 1.82 This is a 3 storey early 18th century, red-brown brick shop and house, with a mid-19th century front and 20th century alterations.

No. 54 Borough High Street

- 1.83 This 3 storey (plus attic) brick building dates from the early 18th century but is thought to retain earlier fabric. It stands on a Medieval burgage plot. It was remodelled in the early and late 19th century.

No. 55 Borough High Street

- 1.84 This 3 storey (plus attic) stock brick building dates from the late 17th or early 18th century. It was re-fronted in the 19th century and has later 20th century alterations.

No. 58 Borough High Street

- 1.85 This 4 storey brick house has a rendered ground floor, and dates from the early 19th century.

No. 67 Borough High Street

- 1.86 This 3 storey, late 19th century stucco building is coloured to resemble red sandstone. The second storey has a large relief sculpture of hop gatherers in classical costumes with the name 'WH & H LeMay Hop Factors'.

Nos. 66, 68 and 70 Borough High Street

- 1.87 These three 4 storey multi-coloured red brick houses date from the mid-18th to early 19th century, with late 20th century shopfronts.

No. 91 Borough High Street

- 1.88 This is a 4 storey red brick, 18th century house with a mid-Victorian shopfront.

Nos. 93 and 95 Borough High Street

- 1.89 These 3 storey (plus attic) red brick houses with stone and brick dressings date from the early to mid-18th century, and had their façades partly rebuilt in the late 19th century.

No. 101 Borough High Street

- 1.90 This 3 storey (plus attic) dark red brick house with stone dressings dates from the early 18th century.

No. 103 Borough High Street

- 1.91 This 4 storey (plus attic) early 19th century house is in brick in Flemish bond with a 20th century shopfront.

The Grapes Public House, no. 121 Borough High Street

- 1.92 This 4 storey brick public house with stucco dressings dates from the mid-19th century and has an early 18th century wing to the rear.

Nos. 123, 125 and 127 Borough High Street

- 1.93 These 3 storey (plus attic) houses and shops are in painted stucco and date from the early 19th century with 20th century shopfronts.

Group (vii) - Southwark Street, east end and streets to the north (grade II)

- 1.94 The following listed buildings all date to the 19th century. They include late 19th century commercial premises, including warehouses, on Southwark Street, and residential properties from earlier in the century. Their significance is derived in large part from their links to local trade and industry and, in the case of the Cromwell Buildings, an association with one of the most successful of Victorian providers of low-cost rented accommodation which was also commercial.
- 1.95 All buildings in this group are located within a local and wider context that includes large scale and tall late 20th century and modern development. This includes The Shard, The Place, Shard Place, and Guy's Hospital tower. These modern buildings are prominent in views of those listed buildings lying on Southwark Street.

The Hop Exchange, no.24 Southwark Street

- 1.96 This 3 storey building is stuccoed with cast iron columns, and dates from 1866. These commercial premises built as a hop and malt exchange with offices and showrooms, were designed by RH Moore. The top storey was rebuilt at a reduced height, and the original glass and iron roof to the exchange hall replaced after a fire of 1920.

No. 49 Southwark Street

- 1.97 This 4 storey former warehouse (now offices) by Ernest Bates for Robert J Bates dates from 1867 and is of stock brick with stone dressings. It has a curved corner to O' Meara Street.

Nos. 51 and 53 Southwark Street

- 1.98 This 5 storey stock brick warehouse with stone dressings dates from 1865-1874. It has curved corners to the returns.

Nos. 55-59 Thrale Street

- 1.99 This is a 3 storey yellow stock brick and stucco terrace, dating from c.1800.

Cromwell Buildings nos. 5-24 and attached railings, Redcross Way

- 1.100 This 5 storey flatted philanthropic housing block with integral shops dates from 1864 and is by Sydney Waterlow, with builder Matthew Allen.

Nos.21 and 23 Park Street and attached railings

- 1.101 This is a pair of 3 storey yellow brick and stucco houses, dating from c.1820.

Nos.20-26 Park Street

- 1.102 This terrace of 3 storey yellow brick houses dates from c. 1808.

Group (viii) - Borough Market (grade II)

- 1.103 The following listed buildings date to the 18th and 19th centuries and have a close association with Borough Market, which by the 19th century was an institution of national significance, focussed on the fruit and vegetable wholesale trade. They derive their significance in large part from their market setting.
- 1.104 All buildings in this group are located within a local context that includes both Victorian and modern railway infrastructure and large scale and tall late 20th century and modern development. The latter includes The Shard, The Place, Shard Place, and Guy's Hospital tower.

Re-sited Floral Hall Portico at Borough Market

- 1.105 This portico dates from 1858-9 and was moved from Covent Garden to Borough Market c. 2003. It was designed by Edward Middleton Barry and is in cast iron and glass.

The Globe Public House, Bedale Street

- 1.106 This is a 3 storey brick public house in a Gothic Revival style by Henry Jarvis. It dates from 1872.

No.5 Stoney Street

- 1.107 This 3 storey (plus attic) terraced house is in multicoloured brick, with red brick dressings. It dates from the 18th century, but has a later shopfront.

The Wheatsheaf Public House, no.6 Stoney Street

- 1.108 This 2 storey public house is in stone and brick, and was rebuilt in 1840.

Nos.1-11 Park Street

- 1.109 This terrace of 3 storey brick houses dates from 1831 with later 19th century shops.

No.13 Park Street

- 1.110 This 3 storey house dates from 1831, and is in brick in Flemish bond.

Group (ix) - London Bridge Station (grade II)

- 1.111 The following listed structures date to the mid to late-19th century. Both are associated with central London's first railway terminus at London Bridge, which opened in 1836 and derive their significance from this. The station's Victorian train shed is identified on the National Heritage List as a grade II listed building. However, it is clear from inspection on site that it has been demolished as part of the recent modernisation of London Bridge Station. Therefore, it is not considered any further in this assessment
- 1.112 Both listed structures in this group are located within a local context that includes both Victorian and modern railway infrastructure and large scale and tall late 20th century and modern development. The latter includes The Shard, The Place, Shard Place, and Guy's Hospital tower.

Railway viaduct arches, Crucifix Lane

- 1.113 These arches date from 1864-6 and are by Charles Henry Driver.

Bridge over north end, London Bridge Station

- 1.114 This is a cast and wrought iron bridge, built in 1850 to James Warren's 1848 patent, and reconstructed after the collapse of the original.

F: St Olaf House, no.13 Tooley Street (grade II*)

- 1.115 This is a 6 storey steel framed building with Portland stone cladding and a dark, polished granite plinth. It dates to 1931 and was built to a design by HS Goodhart-Rendel. Cherry and Pevsner note that the building, which served as Hay's Wharf head offices, '*was a milestone in the introduction of the Continental modern style into England*', remarking on the Swedish influences that are evident in its design motifs. It has significance for this reason.
- 1.116 Cherry and Pevsner add that the shock effect of this stand-alone building is diminished by a concrete post-war office building opposite (London Bridge House). The building is located on the highly trafficked Tooley Street, adjacent to London Bridge Station. It lies in the shadow of modern large scale and tall office buildings, namely The Place and The Shard.

Group (x) - Tooley Street, north-west end (grade II)

- 1.117 The following listed buildings, which lie on a busy primary route running behind the riverfront, date from the mid-19th to early 20th centuries and derive their significance from this central urban setting. The group comprises office buildings and warehouses and hospital buildings.
- 1.118 All buildings in this group are located within a local context that includes both Victorian and modern railway infrastructure and large scale and tall late 20th century and modern development. The latter includes The Shard, The Place, Shard Place, and Guy's Hospital tower.

Denmark House, no. 15 Tooley Street

- 1.119 This 5 storey building is brick and artificial stone, by SD Adshead and dates from 1908.

London Bridge Hospital, the riverside block behind Tooley Street

- 1.120 This is a 7 storey yellow brick building, dating from the 1860s, with stock brick and rendered dressings.

London Bridge Hospital (part), nos. 17-25 Tooley Street

- 1.121 This is a 4 storey (with full attic storey, and further attics) ornate red brick and buff terracotta building, dating from 1903 by CS Peach of Peach and Reilly.

Nos. 29, 31 and 33 Tooley Street

- 1.122 This is a 4 storey yellow brick building, with stucco dressings and a recent timber ground floor. It dates from c. 1840

Nos. 47 and 49 Tooley Street

- 1.123 This 4 storey (plus attic) yellow brick warehouse has stucco and artificial stone dressings, and dates from the 1860s, restored in the 20th century. It is by W Snooke and H Stock.

Hays Galleria, Counter Street

- 1.124 This stock brick range of warehouses of 6 storeys (plus attic) by W Snooke & H Stock (now shops and offices) dates from 1851-57. It was rebuilt in 1861 and in the 20th century.

The Counting House, nos. 51-67 Tooley Street

- 1.125 This is a 6 storey (plus attic) yellow brick building by Henry Stock of Snooke & Stock and dates from 1887. It was restored in the 20th century.

Group (xi) - Tooley Street, central (grade II)

- 1.126 The following listed buildings date from the mid-19th to early 20th centuries and derive their significance from their central urban and riverside setting. The group comprises a public house, fire station, and distillery offices
- 1.127 All buildings in this group are located within a local context that includes both Victorian and modern railway infrastructure and large scale and tall late 20th century and modern development. The latter includes the buildings of More London, The Shard, The Place, and Guy's Hospital tower.

Shipwrights Arms Public House, no. 88 Tooley Street

- 1.128 This is a 3 storey mid-late 19th century building, of stucco and brick in English bond.

Nos. 115-121 Tooley Street

- 1.129 These brown brick distillery offices of 4 storeys (plus attic) by Aston Webb have a stone ground floor frontage to Tooley Street. They date from 1900-1.

Fire Station, nos.139 and 141 Tooley Street

- 1.130 This 3 storey (plus attic) red brick building with black brick plinth was built c.1877 and is by Alfred Mott.

Group (xii) - Fair Street/Tooley Street, south-east end (grade II)

- 1.131 The following listed buildings, which lie on or close to busy primary routes, date from the early 18th to early 20th centuries and derive their significance from this central urban setting. The group comprises a college, former bank, watch house, a former vicarage, a war memorial, statue, and the gates of a former churchyard.
- 1.132 All buildings in this group are located within a local context that includes both large scale or tall late 20th century and modern development. The latter includes the One Tower Bridge Development. Views in the direction of the site from this end of Tooley Street take in The Shard.

South London College, Tooley Street

- 1.133 This is a red brick building with white stone dressings. The central section rises to 1 tall storey, plus attic, and its projecting side sections rise to 3 storeys. The building dates from 1893 and was built to a design by EW Mountford.

Statue on island site in front of South London College and railings, Tooley Street

- 1.134 This bronze figure in mayoral robes on a tall stone plinth is by Sydney March. It dates to 1910. It is enclosed by decorated iron railings.

No. 201 (former London and County Bank), Tooley Street

- 1.135 This is a 3 story (plus attic) brick building, designed in the Free Classical style with stone rustication and dressings by William Campbell Jones. It dates to 1900.

Watch House in St John's Churchyard (Recreation Ground), Fair Street

- 1.136 This is a single storey, late 18th century watch house with a stuccoed front. A later extension to the former churchyard is in brown brick with stone dressings.

Gate piers and railings to Churchyard of former Church of St John

- 1.137 These railings, gates and gate-piers date to the early/mid-19th century and are in iron (probably wrought iron) with a Portland stone base.

No.10 and attached railings to front door steps, Fair Street

- 1.138 This former vicarage of 2 main storeys (plus attic) dates from the early 18th century and is in stock brick with red brick and stone dressings.

War Memorial, Fair Street

- 1.139 This World War One memorial dates to c.1920. It is in the form of a calvary with simple wooden cross and bronze hanging figure of Christ with a wood and tiled gabled weatherhood above.

Group (xiii) - Tower Bridge Road and riverside (grade II)

- 1.140 The following listed buildings, which lie on or close to the riverside, date from the late 19th to the early 20th centuries and derive their significance from riverside setting. The group comprises a bridgemaster's house, accumulator tower, a former riverside warehouse, and stairs.
- 1.141 All buildings in this group are located within a local context that includes both large scale or tall late 20th century and modern development. The latter includes the One Tower Bridge Development.

Tower Bridge Bridgemaster's House (Bridge House Estate) and gate to side, Tower Bridge Road (West side)

- 1.142 This 3 storey red brick building with Portland stone to the ground floor is dated 1906 and was designed by Sydney Perks.

Accumulator Tower and chimney stack to east side of Tower Bridge Approach, Tower Bridge Road

- 1.143 The main accumulator tower of 3 tall storeys with chimney stack is in brown stock brick with grey brick detailing. It is by Sir J Wolfe-Barry and dates to 1886-1894.

Horseleydown old stairs and hard, Shad Thames

- 1.144 These stone stairs possibly date to the mid-18th century.

Butler's Wharf Building (No.36 Shad Thames) and Butler's Wharf West (Nos.38-42 (even) Shad Thames)

- 1.145 This massive range of warehouses of 6 and 7 storeys with recent attic extensions are in stock brick with white brick dressings and stucco detailing. They date to 1871-73 and were restored and rebuilt internally in the 1980s. They are now in residential and office use.

Group (xiv) - Streets east of Tower Bridge Road (grade II)

- 1.146 The following listed buildings date from the mid-19th to the late 20th centuries. The group comprises civic, commercial, and residential buildings, which derive their significance from their north Bermondsey location, close to the Thames.
- 1.147 All buildings in this group are located within a local context that includes late 20th century and modern development. The latter includes the One Tower Bridge Development.

The Anchor Tap Public House, Copper Row, Horselydown Lane

- 1.148 This is a 2 storey early to mid-19th century Italianate style public house, refurbished in late 19th century. It is stuccoed with incised lines to imitate masonry. The ground floor has a wooden bar front.

Eagle Wharf, Shad Thames (including no.59 Lafone Street)

- 1.149 This 6 storey warehouse dates to 1874 and is now in residential and office use. It is in stock brick with white brick dressings. It is an important element in the warehouse 'canyon' group along Shad Thames.

Tower Bridge Magistrates Court and Police Station and attached railings, 209 and 211 Tooley Street

- 1.150 This is a former magistrates' court and police station, dating to 1906. It is by John Dixon Butler. The Edwardian Baroque style building rises to 3 storeys with an attic in the centre ranges. It is in red brick and stone. It is now a hotel.

The Circle, Queen Elizabeth Street

- 1.151 This 4-6 storey mixed-use residential development with offices and commercial units dates to 1987-89. Listed in 2018, it was designed in the post-modern style by CZWG Architects. Street elevations are in stock brick and cobalt blue glazed bricks, the latter used to clad 4 curved façades that form a circus.

- 1.152 The list description notes the following with regard to its architectural and historic interest:

'Architectural interest:

**for its compelling fusion of Post-Modern architectural design and place-making, which juxtaposes references to neighbouring warehouses with the dramatic urban intervention of a cylindrical void in brilliant blue; *the complex is enhanced by Shirley Pace's 'Jacob – the Circle Dray Horse' sculpture, a central focal point of the development which celebrates the area's history.*

Historic interest:

** as a key work by CZWG, a celebrated practice at the forefront of British Post-Modernism;*

**as a bold landmark development in the regeneration of Docklands under the aegis of the London Docklands Development Corporation;*

**as a pioneering large-scale development to employ emerging 'fast track' construction methods'.*

Group (xv) - Bermondsey Street, north / Brunswick Court and environs (grade II)

- 1.153 The following listed buildings date from the late 17th to early 20th centuries (a number with later alterations). The group includes both residential and industrial premises. A number of its buildings line Bermondsey Street, and

derive their significance from this historic urban thoroughfare, which is characterised by narrow, relatively long plots that reflect its mediaeval origins. The other buildings identified in this group have significance as a notable group of 19th century industrial buildings that once housed the Sarson's Vinegar factory.

- 1.154 All buildings in this group are located within a local context that includes late 20th century and modern development. Views in the direction of the Site today take in The Shard, some also including Guy's Hospital tower.

No.173 Bermondsey Street

- 1.155 This 4 storey brown brick factory dates from the early 19th century.

Drinking Fountain in south east corner of Tanner Street Recreation Ground, Tanner Street

- 1.156 This octagonal Portland stone turret once capped the tower of the Church of St Olave. It dates to 1738-9 and was re-sited in 1929.

No.132 Bermondsey Street

- 1.157 This 3 storey early 19th century, brick terraced house has a later 19th century shopfront.

Nos.124-130 (Even) Bermondsey Street

- 1.158 This is a 3 storey yellow brick terrace of four houses, dating to 1828. Ground floor shop fronts were altered in the 20th century.

No.78 Bermondsey Street

- 1.159 This 4 storey terraced house is a stucco fronted brick and wood structure. It dates to the late 17th century.

Nos.68-76 (Even) Bermondsey Street

- 1.160 This is a terrace of five 3 storey red brick and stucco mid-18th century houses.

Nos.59, 61 and 63 and attached railings, Bermondsey Street

- 1.161 This 3 storey (plus attic) brick house, now offices, dates from the early to mid-19th century.

No.55 Bermondsey Street

- 1.162 This is a 5 storey over basement tannery, built in the Gothic Revival style. It is in stock brick with stone and red brick dressings. It dates to the late 19th century.

Nos. 2 and 4 Leathermarket Street

- 1.163 These 3 storey early 19th century, yellow brick warehouses have been converted into offices.

K2 Telephone Kiosk at junction with Roper Lane, Tower Bridge Road

- 1.164 This cast iron telephone kiosk by Giles Gilbert Scott dates to 1927.

Warehouse, Sarson's Vinegar Factory, Roper Lane

- 1.165 This is a 2 storey (plus attics) stock brick warehouse, dating from c.1825-30.

Bonded warehouse, Sarson's Vinegar Factory, Roper Lane

- 1.166 This is a 4 storey (plus attics) stock brick warehouse, dating from c.1825-30.

Former Still House, Sarson's Vinegar Factory, Roper Lane

- 1.167 This 2 storey stock brick building dates from the late 19th century.

Plumber's office, Sarson's Vinegar Factory, Roper Lane

- 1.168 This is a 2 storey stock brick building dating from the late 19th century.

Engine House, Boiler House and Coal Store, Sarson's Vinegar Factory, Roper Lane

- 1.169 These 3 storey buildings are in stock brick and date from the mid-19th century. There is a tall tapering square brick chimney to north-west.

Brewhouse, Sarson's Vinegar Factory, Roper Lane

- 1.170 This is a 3 storey mid-19th century stock brick brewhouse.

Malt Store, Sarson's Vinegar Factory, Roper Lane

- 1.171 This is a 3 storey stock brick building dating from c.1825-30 and altered in the 20th century.

Fermentation Vats, Sarson's Vinegar Factory, Roper Lane.

- 1.172 This 3 and half storey former bottling store is of stock brick and dates from c.1860. It was altered in the early 20th century.

G: Church of St Mary Magdalene, Bermondsey Street (grade II)*

- 1.173 This church dates from 1675-9 and incorporates sections of a 15th century tower that formed part of an earlier church. It was designed by Charles Stanton and remodelled in the 19th century. The church is faced in stucco (added in 1830) and has a slate roof. Its west front is in a playful Gothic style. Its tower has pinnacles and an upper stage with a tiny lantern surmounting 4 gables. The interior is modelled on Wren's St Martin, Ludgate.
- 1.174 This building has significance as a late 17th century Anglican church, which retains sections the late medieval tower of an earlier church. Its churchyard contributes to its significance.
- 1.175 The local setting of the church includes modern apartment buildings on Tower Bridge Road (a busy A Road) and Abbey Street, the latter also including a modern hotel that forms part of the Bermondsey Square development.

Group (xvi) - Bermondsey Street, south / Leathermarket (grade II)

- 1.176 The following listed buildings date to the 18th and 19th centuries. The small scale structures located in the vicinity of the Church of St Mary Magdalene, the Watch house in St Mary's Churchyard and no.191 Bermondsey Street derive their significance from their association with the church. The building at nos. 187 and 189 Bermondsey Street has significance as a work by the late 19th/early 20th century architect and author Sir Reginald Blomfield for the Time and Talents Association. The remaining buildings in this group have significance for their connection with the leather trade in Bermondsey in the 19th century.

- 1.177 All buildings in this group are located within a local context that includes mid-rise or large scale post-war and modern buildings.

**Gates and gate piers at north east entrance to St Mary's Churchyard,
Bermondsey Street**

- 1.178 These early 19th century metal gates and stone gate piers lie at the Tower Bridge Road entrance to churchyard.

**Watch house in St Mary's Churchyard (Recreation Ground),
Bermondsey Street**

- 1.179 This is an early 19th century stuccoed watch house with a low pitched slate roof.

**Drinking fountain, approx 45m south south-east of Church of St Mary
Magdalene, Bermondsey Street**

- 1.180 This limestone and pink and grey granite canopied drinking fountain dates to 1902.

**Chest Tomb, approximately 60 metres south of Church of St Mary
Magdalene, near Abbey Street, Bermondsey Street**

**Dedication steele approximately 35 metres south of Church of St Mary
Magdalene, Bermondsey Street**

**Harrison Family Chest Tomb, south of Church of St Mary Magdalene,
Bermondsey Street**

**Table Tomb in St Mary's Churchyard, near entrance from Bermondsey
Street, Bermondsey Street**

**Tomb approximately 15 metres south south east of Church of St Mary
Magdalene, Bermondsey Street**

**Tomb of John Sargeant at south west corner of St Mary Magdalene,
Bermondsey Street**

No.191 Bermondsey Street

- 1.181 This 2 storey grey brick house with stucco and a pediment dates from the early 19th century. It served as the rectory for the Church of St Mary Magdalene.

Nos. 187 and 189 Bermondsey Street

- 1.182 This 3 storey (plus attic) purple brick building has red brick and stone dressings. It dates from 1907-8. It is thought to be designed by Sir Reginald Blomfield for the Time and Talents Association.

Leather Market, Weston Street

- 1.183 This 3 storey building with a long front to Weston Street is of multi-coloured stock brick and dates from 1833.

London Leather, Hide and Wool Exchange, Weston Street, the Jugglers Arms Public House (including nos.15 and 17 Leathermarket Street)

- 1.184 The 3 storey exchange, offices and public house are in red brick, stone and terracotta. They date from 1878. They were built to a design by George Elkington and Sons.

Warehouse Block to east of Leathermarket Yard, Units 13-16, Weston Street

- 1.185 This is a 4 storey stock and red brick warehouse dating from the later 19th century.

Units 7 and 8, Bermondsey Leather Market, Weston Street

- 1.186 These 3 storey former warehouses are in yellow stock brick and date from c. 1833.

No.8A, Leathermarket Yard, Weston Street

- 1.187 This is a 4 storey brick warehouse in a Gothic Revival style, dating from the late 19th century.

Group (xvii) - Tower Bridge Road, south / Long Lane east (grade II)

- 1.188 The following listed buildings date to the 19th century. The group also contains a listed wall dating to the late 17th century. Both commercial and residential buildings are found in this group. All of those noted derive their significance from their central urban setting on or near Tower Bridge Road. All buildings in this group are located within a local context that includes post-war and modern development.

Manze's Eel, Pie and Mash Shop, no. 87 Tower Bridge Road

- 1.189 This is 3 storey late 19th century, red brick terraced property with timber ground floor shopfront.

Nos.2-5 (Consecutive) and attached railings, Bermondsey Square

- 1.190 These four 3 storey terraced houses are in brick in Flemish bond and date from the early 19th century.

Simon the Tanner Public House, no.231 Long Lane

- 1.191 This is a 3 storey stock brick public house dating from 1829.

Wall of recreation ground, Long Lane

- 1.192 This is a perimeter wall to the Quaker burial ground, now recreation area. It dates to 1697, with later rebuildings.

H: No.142 and attached railings, Long Lane (grade II)*

- 1.193 No. 142 forms a pair of 3 storey stock brick houses with red brick dressings and a moulded cornice beneath a rebuilt brick parapet. They date to c.1732 and have 20th century extensions.
- 1.194 They have significance as a well preserved pair of Georgian townhouses with good, fairly complete interiors. Their setting includes post-war development, including the tall buildings of the Kipling Estate on Weston Street.

Group (xviii) - New Kent Road / Harper Road and environs (grade II)

- 1.195 The group comprises three schools (two dating to the late 19th century, and one to the post-war period), an early 19th century residential terrace, and a

late 19th century chapel. The significance of each is detailed below. All buildings are located within a local context that includes post-war and modern development and a dual carriageway (A201).

The Star and Cross Church, Falmouth Road

- 1.196 This chapel is of English brick with rubbed brick and stone dressings and is dated 1888. It is of significance as an early instance of the Queen Anne manner applied to a church or chapel.

Joseph Lancaster Primary School, Harper Road

- 1.197 This 3 storey stock brick school was designed by RW Edis in 1873 and is dated 1875. It is of significance as a late 19th century school building for the London School Board by a notable architect who specialised in public buildings and private houses.

Geoffrey Chaucer School, Harper Road

- 1.198 This concrete, glass and brick comprehensive school dates from 1959-60 and is by Chamberlin, Powell and Bon. Two 4-storey teaching blocks are linked by covered ways to a central complex which includes a pentagonal assembly hall. It is of significance as a notable example of post-war school architecture.

Nos.1-19 (Odd) including handrail, Bartholomew Street

- 1.199 This is a terrace of ten 3 storey yellow stock brick houses, dating from 1818-19. It is of significance as a good example early 19th century terraced housing.

Tabard Street Centre (former Tabard Street School), Hunter Close, Prioress Street

- 1.200 This stock brick building of red and white brick and stone dressings was completed in 1874. It was built to a design by Frederick W Roper. It is L-shaped in plan and rises to 3 storeys with a 4-stage bell tower near the south-east corner. The list description notes that it is of significance as one of the first wave of schools built after the Education Act of 1870.

Group (xix) - Trinity Street / Newington Causeway (grade II)

- 1.201 This group primarily consists of early 19th terraced housing, developed by a number of speculative builders following strict guidelines over the type, design

and siting of the buildings. They have significance as part of a planned, phased residential development relating to the land parcels occupied by the former market gardens. Much of this housing is focussed on two garden squares: Trinity Church Square and Merrick Square. The significance of the remaining buildings in this group is discussed below.

- 1.202 All buildings in this group are located within a local and wider context that includes, post-war, late 20th century or modern development, including tall buildings. An example of the latter includes a modern apartment building at Tabard Square (around 250m to the north-east of Trinity Church Square).

Inner London Sessions Court, Newington Causeway

- 1.203 This 4 storey Portland stone faced building dates from 1914-1921 and was by WE Riley, the LCC chief architect. It was extended in 1954-58 by Hugh Bennett and Edward Sheppard. There is a 1974 block to the east which is not of special architectural interest. The building is of significance as a fine example of a court complex dating from the early part of the 20th century, and designed by the LCC chief architect. It has many grand interiors of authentic design; of special interest is the early 17th century chimneypiece in the Justice's Room.

Nos. 2-12 (even) Trinity Street

- 1.204 These six 3 storey brick terraced houses with shops date from 1827 onwards.

Trinity Arms Public House, Swan Street

- 1.205 This is a 3 storey former house in brick, dating from 1810-40.

No.22 and attached railings, Trinity Street

- 1.206 This 3 storey terraced house is of multi-coloured stock brick with a stuccoed, rusticated ground floor. It dates from 1827-32.

Nos.25-47 (Odd) and attached railings, Trinity Street

- 1.207 This terrace of twelve 3 storey (plus attic and basement) yellow stock brick houses with a stuccoed, rusticated ground floor, dates from 1827-32.

Nos.32-42 (Even) and attached railings, Trinity Street

- 1.208 This is a terrace of six 3 storey (plus basement) yellow stock brick houses with a stuccoed, rusticated ground floor, dating from 1827-32.

Nos.1-15 (Consecutive) and attached railings, Trinity Church Square

- 1.209 This terrace of fifteen 3 storey (plus attic and basement) multi-coloured stock brick houses with a stuccoed, rusticated ground floor, dates from 1824-32.

Nos.16-22 (Consecutive) and attached railings, Trinity Church Square

- 1.210 This terrace of seven 3 storey (plus attic and basement) multi-coloured stock brick houses with a stuccoed, rusticated ground floor, dates from 1824-32.

Nos.23-29 (Consecutive) and attached railings, Trinity Church Square

- 1.211 This terrace of seven 3 storey (plus attic and basement) multi-coloured stock brick houses with a stuccoed, rusticated ground floor, dates from 1824-32.

Nos.30-44 (Consecutive) and attached railings, Trinity Church Square

- 1.212 This terrace of fifteen 3 storey (plus attic and basement) multi-coloured stock brick houses with a stuccoed, rusticated ground floor, dates from 1824-32.

Nos.45-68 (Consecutive) and attached railings, Trinity Church Square

- 1.213 This terrace of twenty-four 3 storey (plus attic and basement) multi-coloured stock brick houses with a stuccoed, rusticated ground floor, dates from 1824-32.

The Henry Wood Hall, including gate piers and railings, Trinity Church Square

- 1.214 This former church dates from 1823-24 and was built to a design by Francis Bedford. The 2 storey building is clad in Bath stone. It is now a concert hall, converted by Arup Associates in 1973-5, It has significance as the focal point of a planned early 19th century estate. The church's architect was responsible for several notable Greek Revival churches in south London at this time.

Statue in centre of Trinity Church, Trinity Church Square

- 1.215 This limestone statue of a king on a stone plinth is designed in the late 14th century style. It has significance as a feature of Trinity Church Square. It is said to be one of eight medieval statues from the north end towers of Richard II's Westminster Hall.

K2 telephone kiosk to north-east of the Henry Wood Hall, Trinity Church Square

- 1.216 This cast iron telephone kiosk by Giles Gilbert Scott dates to 1927. Its significant as an example of the first red telephone box, and one of only several hundred that remain in situ.

Nos.26 and 28 Cole Street

- 1.217 This 4 storey brick warehouse was built by William Chadwick in 1826-27. It is of significance as a good example of early 19th century warehousing that remains remarkably complete. It illustrates the rapid transformation of the area from suburban to commercial use in the third decade of the 19th century.

K2 telephone kiosk Trinity Street at junction with Great Dover Street

- 1.218 This cast iron telephone kiosk by Giles Gilbert Scott dates to 1927. Its significant as an example of the first red telephone box, and one of only several hundred that remain in situ.

The Roebuck Public House, Great Dover Street

- 1.219 This late 19th century 2 storey (plus tall attic) public house is of red brick, granite, stone, timber and copper. The list description notes the following regarding its significance:

** Architectural composition: a striking bull-nosed building, with a varied roofscape, taking advantage of the awkwardly-shaped but prominent corner site.*

** Materials and detailing: busily composed of granite, stone, brick, timber and copper, with shell dressings to the dormer tympana and Jacobean inspired details such as the strapwork balustrade and pilasters.*

** External intactness: a well-preserved exterior with three public façades.'*

Nos.1-13 (Consecutive) and attached railings, Merrick Square

- 1.220 This terrace of thirteen 2 storey (plus attic and basement) yellow brick houses with banded stucco rustication to the ground floor dates from 1853-6.

Nos. 14, 15 and 16 and attached railings, Merrick Square

- 1.221 This terrace of three 2 storey (plus attic and basement) yellow brick houses with banded stucco rustication to the ground floor dates from 1853-6.

Nos.17, 18 and 19 and attached railings, Merrick Square

- 1.222 This terrace of three 2 storey (plus attic and basement) yellow brick houses with banded stucco rustication to the ground floor dates from 1853-6.

Nos.20-32 (Consecutive) and attached railings, Merrick Square

- 1.223 This terrace of thirteen 2 storey (plus attic and basement) yellow brick houses with banded stucco rustication to the ground floor dates from 1853-6.

Railings to Merrick Square Garden, Merrick Square

- 1.224 These 19th century cast-iron railings with spearhead standards border the garden in Merrick Square.

Surrey Dispensary, Falmouth Road

- 1.225 This single storey stucco building dates from c.1840. It is of significance as the premises of one of the oldest charities operating in Victorian Southwark, thought to be the oldest in London (founded in 1777).

Nos.4, 10, 12 and 18 and attached railings, Falmouth Road

- 1.226 These four 3 storey brick terraced houses date from 1835-41 and were altered in the 20th century.

Nos.20-40 (Even) and attached railings, Falmouth Road

- 1.227 This terrace of eleven 2 storey (plus basement) brick houses dates from 1835-41.

Group (xx) - Borough Road / Lancaster Street (grade II)

- 1.228 This following listed buildings date to the 19th and early 20th centuries. The group comprises a library, chapel, Friendly Society premises, almshouses, public house, former factories and warehouses, and LCC housing. They derive their significance from their central urban context at the heart of the district of Southwark known as Newington.
- 1.229 All buildings in this group are located within a local and wider context that includes post-war, late 20th century and modern development. The latter includes Blackfriars Circus, a residential-led mixed use development at St George's Circus that includes buildings of up to 27 storeys.

St George the Martyr Library, no.12 Borough Road

- 1.230 This 2 storey red brick and terracotta library was designed by CJ Phipps and Arthur Blomfield Jackson and dates to 1897-99.

The Duke of York Public House, no.47 Borough Road

- 1.231 This 3 storey Queen Anne style red and stock brick public house dates from the late 19th century.

Hanover House, nos.49-60 (Consecutive) Borough Road

- 1.232 This 4 storey (plus basement and full attic to the centre) former factory with façades in a unified Classical style is in yellow brick with stucco dressings. It dates from c. 1889.

No.62 Borough Road

- 1.233 This 2 storey painted stone and brick building dates from 1821 and was designed by Henry Robert Hartley. It has an octagonal plan, with remains of a projecting shop front.

Clandon House, Boyfield Street Estate

- 1.234 This 3 storey red brick block of flats with Arts and Crafts details was designed by RM Taylor and completed in 1897. They were built for the LCC's Housing Branch.

Albury House, Boyfield Street Estate

- 1.235 This 3 storey red brick block of flats with Arts and Crafts details was designed by RM Taylor and completed in 1897. They were built for the LCC's Housing Branch.

Merrow House, Rushworth Street Estate

- 1.236 This 3 storey red brick block of flats with Arts and Crafts details was designed by RM Taylor and completed in 1897. They were built for the LCC's Housing Branch.

Ripley House, Rushworth Street Estate

- 1.237 This 3 storey red brick block of flats with Arts and Crafts details was designed by RM Taylor and completed in 1897. They were built for the LCC's Housing Branch.

Chadwick House and attached railings, no.48 Rushworth Street

- 1.238 This 2 storey (plus attic and basement) former convent and chapel (now offices) by Sir Walter Tapper is in stock brick with red brick dressings and dates from 1912.

The Drapers' Almshouses, nos.1-5 (Consecutive) Glasshill Street

- 1.239 This terrace of 2 storey multi-coloured stock brick almshouses dates from 1820.

No.55 Great Suffolk Street

- 1.240 This 4 storey (plus raised basement and attic) stock brick warehouse dates from the 1850s or 1860s, and has some later alterations.

The Blackfriars Settlement and attached railings, nos.44-47 (Consecutive) Nelson Square

- 1.241 This terrace of four 4 and 5 storey stock brick houses, some with stucco at ground level, dates from c. 1807-1810 and is thought to be by SP Cockerell.

Former Sons of Temperance Friendly Society Building, no.176 Blackfriars Road

- 1.242 This stucco, red brick and granite building by AC Russell is built in the Edwardian 'Free Classical' style. The front range facing Blackfriars Road rises to 4 storeys, with a single-storey hall behind. The building dates from 1909-10.

I: Church of St George the Martyr, Borough High Street (grade II)*

- 1.243 This is a 2 storey red brick and Portland stone church with a copper roof over the nave and slate roof over the chancel. It dates from 1734-6 and was built to the designs of John Price, then altered by William Hedger in 1807-1808. Following war damage, it was restored from 1951-2 by TF Ford. In 2005-2006 the building was re-roofed and underpinned. It has recently undergone repairs following decay to cornices and parapets due to 1950s cementitious renders.
- 1.244 The church has a rectangular plan with a west tower of 2 stages. West, entrance front presents a central section under a segmental pediment supported on giant Ionic columns. The tower is faced in Portland stone and is surmounted by a spire.
- 1.245 The Church has significance as an 18th century church with some fine interior features. It is described by Cherry and Pevsner as '*sound, sturdy church, uncommonly well sited, so that from N as well as S its tower appears to advantage that form a prominent local landmark*'. The Church is on an island site, overlooking the busy road junction of Borough High Street, Marshalsea Road, and Great Dover Street, a setting that does not contribute to its significance. Its local setting includes post-war, late-20th century and modern development. The latter includes tall residential development at Tabard Square. Its wider setting includes The Shard and Guy's Hospital tower.

Group (xxi) - Borough High Street, south end and environs (grade II)

- 1.246 The following listed buildings date to the 17, 18th and 19th centuries. The group comprises a public house and housing, some now used as offices, and a boundary wall. They derive their significance from their central urban setting on or near one of London's most historic commercial thoroughfares. All listed buildings in this group are located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower.

No. 151 Borough High Street

- 1.247 This 4 storey house is in brick in Flemish bond and dates from the early 19th century, with a late 19th or early 20th century shopfront.

Kings Arms Public House with refixed coat of arms, no. 65 Newcomen Street

- 1.248 This 3 storey late 19th century (c.1890) public house is in red brick with stucco cement dressings.

No. 177 Borough High Street

- 1.249 This is a 4 storey (plus attic) late 17th century, brown brick building with a 20th century façade and a rendered ground floor.

Wall forming north boundary of public gardens, formerly St George's Churchyard

- 1.250 This churchyard wall (now a boundary wall to public gardens) dates to the 18th century with early 19th century and later alterations. It is in dull red brick, the top nine courses in London stocks, with flat stone coping, part missing.

No. 19 Tabard Street

- 1.251 This narrow terraced building of 4 storeys with basement and attic is a former hardware merchants' workshop of 1891. It is in beige stock brick in Flemish bond. The ground floor of the façade is dominated by the wagon-way that occupies its full width.

Nos. 25 and 27 Crosby Row

- 1.252 This pair of 3 storey brick townhouses date from c. 1770-80. No.27 has a complete mid-19th century ground floor shop front.

Group (xxii) - Southwark Bridge Road, south end and environs (grade II)

- 1.253 The following listed buildings date to the 18th, 19th, and early 20th centuries. The group comprises housing, a community building, a church, warehouse and Fire Station. They derive their significance from their central urban setting on or near Southwark Bridge Road or Union Street. All listed buildings in this group are located within a local context that includes post-war, late-20th century and modern development. The wider setting includes The Shard and Guy's Hospital tower.

Wiltshire House, Maidstone Buildings

- 1.254 This 4 storey stock brick former hop warehouse is thought to date from c. 1840-50.

Roman Catholic Church of the Most Precious Blood, Presbytery, forecourt walls and shrine, Redcross Way

- 1.255 This church and presbytery were designed by F A Walters and date from 1891-2. The church is in stock brick in a Romanesque style and the presbytery is in stock brick in an Arts and Crafts style.

Nos.31-37 Union Street

- 1.256 This 3 storey terrace of four houses (now three houses and a shop) are in multi-coloured stock brick and stucco. They date from the early 19th century, and have later alterations.

Nos. 59 and 61 Union Street

- 1.257 This is an early 19th century 3 storey brick house with a later 20th century restored front with a timber shopfront.

Nos. 62 and 64 Union Street

- 1.258 This pair of 3 storey brick terraced houses date from c.1835. No. 64 is stucco faced.

Bishops Hall, no. 8 Ayres Street & George Bell House, no. 8A Ayres Street

- 1.259 This 2 storey red brick community building in a domestic style dates from 1887-90. It was designed by Elijah Hoole and has a strong Arts and Crafts influence.

Whitecross Cottages, nos.1-6 Ayres Street

- 1.260 This row of six 2 storey cottages is dated 1890. They were designed by Elijah Hoole and are in red brick with a strong Arts and Crafts influence.

Redcross Cottages, nos. 1-6 Redcross Way

- 1.261 This row of six 2 storey cottages overlooking Redcross Gardens dates from 1887 and was designed by Elijah Hoole. They are in red brick with a strong Arts and Crafts influence.

Lord Clyde Public House, no. 27 Clennam Street

- 1.262 This is a part 1, 2, and 3 storey red-brown brick public house dating from 1913.

The Borough Welsh Congregational Chapel, Southwark Bridge Road.

- 1.263 This chapel is stock brick with stucco dressings and dates from 1872-3.

No. 52 Southwark Bridge Road and attached railings

- 1.264 This early 19th century 3 storey house with is in brick in Flemish bond and has stucco facing to the basement and ground floors.

Winchester House and attached railings, no.94 (part) Southwark Bridge Road

- 1.265 This former workhouse is a 3 storey brown brick building with stucco details. It dates from 1777 and was designed by George Gwilt the elder.

Southwark Fire Station, no.94 (part) Southwark Bridge Road

- 1.266 This building rises to 5 storeys and is in red brick in English bond with rubbed brick and terracotta dressings. It has a 4 storey Gothic Revival elevation to Southwark Bridge Road. It dates to 1878 and was designed by Alfred Mott. The extension of 1911 to the south has 5 storeys plus attic.

Gable Cottages and garden railings, nos.9-12, 14 & 15, 17-21, 24-28 (consec) Sudrey Street

- 1.267 These sixteen 2 storey red brick cottages with Arts and Craft Tudor style irregular frontages date from 1889 and were built to a design by Elijah Hoole.

J: Kirkaldy's testing works and testing machine, no.99 Southwark Street (grade II)*

1.268 This 4 storey Italian Romanesque style building is in brown and yellow stock brick laid in English bond with buff brick banding and stucco dressings.

1.269 The list description details its significance as follows:

** Historic interest: as the world's earliest purpose-built independent commercial materials testing laboratory, founded by David Kirkaldy to house his patented testing machine, which is of great importance in the history of materials testing and in the development of materials science;*

** Historic association: David Kirkaldy was important for establishing standardised testing of structural materials in the late-C19. Elements of many important structures and investigations into failed structures such as the Tay Bridge were carried out here;*

** Architectural interest: designed by a notable Victorian architect and theorist, T R Smith, in a fashionable and striking Italian Romanesque style;*

** Rarity: the testing machine is the only survivor of two built and is amongst the earliest testing machines in the world still in working order;*

** Degree of survival: the exterior, ground floor and basement of the building and the testing machine remain largely unaltered'.*

1.270 The local setting of this building includes modern large scale and tall modern commercial and residential development. This includes the Blue Fin Building on Southwark Street and Neo Bankside on Sumner Street. A modern hotel development lies immediately to the rear of the listed building. Its setting makes some contribution to its significance.

Group (xxiii) - Southwark Street, west end and environs (grade II)

1.271 The following listed buildings date to the 17th and 19th centuries. They comprise former warehouses and offices, a former Fire Station, and housing. They derive their significance from their central urban setting within the area known as Bankside. All are located within a local context that includes post-war, late-20th century and modern development. The latter includes Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys, and Bankside 123, which comprises three buildings of 10 and 13 storeys with frontages to Southwark Street. The wider setting includes a new group of tall buildings on Blackfriars Road.

No.89 Southwark Street

1.272 This Warehouse and offices, now offices dates to c1880. The 4 storey building is in grey brick with courses of red brick with fine stone detail.

Former Fire Station, no.97 Southwark Street

- 1.273 This 4 storey red brick and stock brick former fire station dates from 1867-8 and was built to a design by Edward Creasy the Younger.

No.61 and attached railings and overthrow to gate Hopton Street

- 1.274 This 2 storey brown brick house dates from c.1702.

Nos.124 and 126 and attached ironwork, Southwark Street

- 1.275 These 4 storey stock brick warehouses with stone dressings (now offices) date from c.1870.

Rochester House, Nos.43 and 44 Dolben Street

- 1.276 This 3 storey (plus attic) 19th century stock brick building has a rendered ground floor that dates to the late 20th century.

Group (xxiv) - Southwark Street, west end and environs (grade II)*

- 1.277 The following listed buildings date to the 1740s. They form an appealing group of grade II* listed almshouses, restored after war damage. They are of significance as a group of mid-18th century cottages, their construction funded by a wealthy merchant, Charles Hopton. Their immediate context includes the late 20th century groundscraper, Sampson House, and Neo Bankside, covering four buildings that step up in height from 12 to 24 storeys.

Nos. 1-9 Hopton's Almshouses (Consec), Hopton Gardens

- 1.278 These brick almshouses date from 1746-9 and 1825, and were partly rebuilt in the 20th century. They were built by Thomas Ellis and William Cooley to the designs of Mr Batterson.

Nos. 10 and 11 Hopton's Almshouses, Hopton Gardens.

- 1.279 These brick buildings date from 1746-9 and were built by Thomas Ellis and William Cooley to the designs of Mr Batterson.

Nos. 12-21 Hopton's Almshouses (Consec), Hopton Gardens

- 1.280 These brick almshouses date from 1746-9 and 1825, and were partly rebuilt in the 20th century. They were built by Thomas Ellis and William Cooley to the designs of Mr Batterson.

Group (xxv) - Bankside (grade II)

- 1.281 The following listed buildings date to the 17th, 18th and 19th centuries. They include a public house, former workshops, and housing. They derive their significance from their central urban setting within the area known as Bankside. All are located within a local context that includes post-war, late-20th century and modern development. The wider setting includes Bankside 123, which comprises three buildings of 10 and 13 storeys.

Anchor Public House, no. 1 Bankside / no. 34 Park Street

- 1.282 This mid-late 18th century 2 storey public house is in red-brown brick with timber oriels and panelling.

Union Works, no.60 Park Street

- 1.283 This 2 storey former workshop and engineering premises dates to c1867-68. It was built for David and Andrew Derrin. It is in yellow brick in Flemish bond.

Cardinal's Wharf, and railings at door, no.49 Bankside

- 1.284 This is a 3 storey late 17th or early 18th century house, with 19th century alterations and a stucco front.

Nos.51 and 52 Bankside

- 1.285 This is a terrace of two 2 storey (plus attic) brown brick houses, dated 1712 with later alterations.

Anchor Terrace and attached railings, nos. 1-15 Southwark Bridge Road

- 1.286 This is a terrace of eight 3 storey yellow stock brick houses, partially stuccoed. It dates from 1834.

Group (xxvi) - Southwark Bridge (grade II)

Southwark Bridge (that part in London Borough of Southwark)

Southwark Bridge (listing separate from that above)

- 1.287 This steel and granite road and footbridge dates from 1913-21 and is by Basil Mott, of Mott, Hay and Anderson. The piers and turrets are to the designs of Sir Ernest George RA. Five steel arches are supported by granite piers which are rusticated. There are two spans of approximately 45m and 48m on each side, and a central span of approximately 51m.
- 1.288 The bridge derives its significance from its riverside setting. It also has significance as a work of Basil Mott in partnership with Sir Ernest George RA, and as a one of the first major public works projects to be resumed after the Armistice. Its local setting includes post-war, and late-20th century development. Its wider setting includes modern tall development, including The Shard and Shard Place.

Listed Buildings north of the River Thames

Group (xxvii) - Blackfriars Bridge and environs (grade II)

- 1.289 The following listed buildings date to the 19th century and first half of the 20th century. The group includes Blackfriars Bridge and various smaller structures in its immediate vicinity. They derive their significance from their riverside setting. All are located within a local context that includes large scale and tall late 20th century and modern development. The latter includes One Blackfriars.

Blackfriars Bridge

- 1.290 This bridge dates from 1869 and is thought to be by James Cubitt. There are five shallow, segmental arches of cast iron with abutments of grey granite and piers with squat engaged columns, the caps and bases of carved Portland stone. The Gothic balustrade is of grey granite.

Southern abutment to former West Blackfriars and St Paul's Rail Bridge, Blackfriars Road

- 1.291 This bridge abutment by James Cubitt dates to 1862-64.

K2 Telephone Kiosk, Blackfriars Bridge

- 1.292 This is a cast iron kiosk dating from 1927, designed by Giles Gilbert Scott.

**Drinking Fountain on east side of road at north end of Bridge,
Blackfriars Bridge**

- 1.293 This circular granite bowl on a baluster base, carrying a bronze figure of woman of Samaria dates to 1861. It was sculpted by Wills Bros.

**Statue of Queen Victoria at Approach to Blackfriars Bridge, Victoria
Embankment**

- 1.294 This is a bronze and pink granite statue, dated 1893 and 1896, by C B Birch.

K: Church of St Benet, Paul's Wharf, Upper Thames Street (grade I)

- 1.295 This Wren church dates from 1677-85. It is a square compartment of three bays with a north aisle and short west aisle to south of the west tower. It is in red and blue brick chequerwork with stone quoins of even size alternating with brick. It has richly carved garlands above round-headed windows. It has a modillion eaves-cornice of timber. The church has a hipped, tiled roof. Its tower is in three main stages with quoins, circular and round-arched windows and stone frames, and simply mullioned belfry openings. A timber cornice is capped by a lead-covered cupola with lantern and weathervane. The church entrance is now at the base of the tower.
- 1.296 The list description describes the interior as follows: '*Fine, carved reredos communion table and rails, pulpit, west door, marble font with corner etc. Modest sword-rest. Wall tablets. Marble paving. Inscribed slabs*'.
- 1.297 The building has significance as one of the least altered of Wren's churches. Bradley and Pevsner describe it as having '*One of the most lovable of the post-Fire church exteriors, delightfully Dutch*'.
- 1.298 The setting of the church has changed considerably since it was built and does not contribute to its significance. Bradley and Pevsner note '*The Blackfriars Underpass scheme of the 1970s has left St Benet isolated and battered by noise from the raised flyover... a churchyard on the N was truncated C.1870 for Queen Victoria Street and a little NW vestry of 1692 demolished and replaced by one made in the SW entrance lobby, with a new entrance made in the tower.*' The late 20th century City of London School lies directly to the east and south of the church on Benet's Hill.

L: Vintners Hall, Upper Thames Street (grade I)

- 1.299 This hall dates from 1671, although the exterior has been refaced and altered. The 2 storey northern renaissance style building is in Portland stone with two

dormer storeys in a hipped, slated roof. There is fine metal work to entrance. There is a statue of a charity school boy signed Coade and dated 1840 on west face of the hall.

- 1.300 The building once had a U-shaped plan open to Upper Thames Street but, as Bradley and Pevsner note, it was affected by the subsequent widening of that street and by the development of the Vintner's Company's adjacent property. Its 1821-2 wings were truncated and east wing rebuilt in connection with the new Southwark Bridge.
- 1.301 The building's significance derives from its association with one of the original medieval Livery Companies. The Vintners Company presided over the wine trade, acquiring their first charter in 1363. Vintners Hall is also a Scheduled Monument.
- 1.302 As noted above, the building's setting has changed considerably over the centuries, limiting its contribution to its significance. It fronts Upper Thames Street, a busy traffic artery. The building is viewed in the context of late 20th and early 21st century office buildings on this street.

Group (xxviii) - Upper Thames Street (grade II)

Nos.1 to 4 (Consec) Queen Street Place, including no.69 Upper Thames Street.

- 1.303 These offices date from 1911 and are by Thomas Collcutt and Stanley Hamp. The Monumental classical building rises to 5 storeys plus attic and is clad in Stone with a granite podium.
- 1.304 The significance of this building derives from its association with Thomas Collcutt, architect of the Savoy Hotel, Lloyd's Register of Shipping and the Palace Theatre. It is located within a local context that includes large scale late 20th century development.

M: Fishmongers' Hall, London Bridge (grade II)*

- 1.305 Fishmonger's Hall is a prominent, detached building of 2 main storeys in the Greek revival style. It dates from 1831-34 and is by Henry Roberts and George Gilbert Scott. The building has a Portland stone front of eleven bays to London Bridge Approach, with an order of Ionic columns and pilasters. It has a double basement of granite below the level of London Bridge. The principal basement windows are arched. It presents an arcade supporting a balustraded terrace to the river front. A six columned portico sits above this, with a five bay pediment.

- 1.306 The interior was partly reconstructed in facsimile and altered after damage in World War II. It includes a fine entrance hall with Doric colonnade, double branching staircase, 1st floor court room, dining room and banqueting hall.
- 1.307 The building has significance as one of only two City Companies' buildings designed in the grand manner (the other, exactly contemporary, is Goldsmiths' Hall). As Bradley and Pevsner note, '*what makes Fishmonger's Hall unique amongst City livery halls is its conspicuous position, overlooking the Thames by London Bridge*'. The present site was the exclusive meeting place of the Fishmongers in the early 16th century. Fishmonger's Hall is also a Scheduled Monument.
- 1.308 This immediate setting of this building makes some contribution to its significance – it was designed to take account of the new London Bridge Approach. Its local setting includes modern, large scale office development on Upper Thames Street. The Shard is a noticeable feature in views of the building looking south, in the direction of the Site.

Group (xxix) - Lower Thames Street (grade II)

- 1.309 The following listed buildings date to the mid-late 19th and early 20th centuries. The group comprises commercial buildings and railway buildings. They derive their significance from their riverside setting and their association with notable architects of the periods in which they were built. All buildings in this group are located within a local and wider context that includes large scale and tall late 20th century and modern development. The latter includes The Shard and 20 Fenchurch Street.

Billingsgate Market, Lower Thames Street

- 1.310 This 3 storey brick building with Portland stone dressings is by Sir Horace Jones and dates to 1872-3. Its building is in a classical style of French 17th century inspiration.

Adelaide House, London Bridge

- 1.311 This 11 storey Portland stone and granite faced building dates from 1924-5 and is by Sir John Burnet and Tait.

Western tower to Cannon Street Station, Cannon Street, Cousin Lane

- 1.312 This tower is of yellow brick, dates from 1865-6, and is thought to be by E M Barry.

Eastern tower to Cannon Street Station, All Hallows Lane, Cannon Street

- 1.313 This tower is of yellow brick, dates from 1865-6, and is thought to be by E M Barry.

N: Church of St Magnus the Martyr, Lower Thames Street (grade I)

- 1.314 This church dates from 1671-87, and was completed by Wren but much altered in the 1760s and later. The steeple was finished in 1705. It is a rectangular, aisled building with a clerestory, and a façade in Portland stone, rubble, and brick. The concealed south elevation is rendered. The east side, recently exposed is of rubble, patched with brick; its single opening blocked. The north elevation is of Portland stone with a modest cornice and blocking and three windows set forward, formerly in the centre, with a pedimented doorway and circular opening above enriched with a carved festoon. The west front is richer with much of the original masonry reset. The Tower is now pierced by an archway to the north and south with pilasters, a pediment and fine doorway to the west. There is multiple pedestal stage above with a bracketed clock dated 1709. The top stage has paired pilasters and a pierced parapet. Above rises a large octagonal lantern of stone, which is arcaded and pilastered. It has a lead-covered dome, a small lantern and spire.
- 1.315 The list description describes the church interior as follows: *'Interior has altered Ionic colonnade on octagonal bases, supporting later C18 plaster barrel-vault and flat ceilings to aisles. West organ gallery (fine case) supported partly on pair of wrought iron columns with enclosed vestibule below. Large and fine reredos with added figures etc and 2 painted panels of Moses and Aaron. 2 good doorcases (displaced) also pulpit with tester, high pews to west, wainscot, wrought iron altar rail and sword rest etc'.*
- 1.316 The building has significance as one of Wren's churches, albeit one that he took over from others and which was much altered subsequently. The setting of the church has changed considerably since it was built and does not contribute to its significance. Its west front lies just a few feet from the sheer rear wall of the 20th century Adelaide House (see above). Its immediate context includes post-war and modern office buildings lying on Lower Thames Street.

O: Custom House, Lower Thames Street (grade I)

- 1.317 Custom House is a large 3 storey (plus attic and basement) neo-classical building of Portland stone with a street front of yellow brick and stone dressings. It presents a long frontage to the Thames (around 150m). It dates to 1813-17 and was designed by David Laing. The centre of the river frontage was rebuilt in 1825 by Robert Smirke. There is a granite basement to Smirke's

rebuilding. The east end was rebuilt after World War II with alterations to the basements. The river frontage includes three Ionic porticos of six columns, the outer ones engaged. Laing's brick façade to Lower Thames Street is simpler, with a pilastered centre flanked by projecting ends, which originally housed the entrances.

- 1.318 The list description describes the interior as follows: *'Interior very simple except for large, severe Long Room by Smirke: order of Doric pilasters on pedestals and semi-elliptical, panelled ceiling: corniced doors and windows'*.
- 1.319 Custom House has significance as a monumental late-Georgian administrative building formerly used for the collection of customs duties, designed and built by Surveyor to the Customs, and rebuilt in part by Architect to the Board of Works.
- 1.320 Custom House is noted as having group value with the River wall, stairs and cranes, Custom House Quay (grade II*) in the list description of the latter. The riverside setting of Custom's House contributes to its significance. Today, its local setting includes large scale modern office buildings on Lower Thames Street. Its wider setting includes tall office buildings in the City, seen in the backdrop of views of the building from the river and the south bank.

P: River wall, stairs and cranes, Custom House Quay (grade II)*

- 1.321 The river wall, stairs and two cranes were built in 1817-19 for the Board of the Commissioners of Customs to the designs of John Rennie. The eastern crane is of the 1820s or 30s, and may have been installed c1828; the western crane is probably a later addition of the 1830s. The manufacturers are unknown.
- 1.322 The significance of the river wall, stairs and two cranes is discussed in the list description as follows:

**Architectural interest: an impressive and virtually intact structure designed by the great engineer John Rennie, little of whose work in London has survived;*

** Historic interest: as the quay serving the Custom House, where detained goods were loaded for storage;*

** Technological interest and rarity: the two iron cranes are early and well-preserved examples of their type, illustrating the early-mid C19 transition from cast-iron to composite cast and wrought-iron construction; that they remain in their historic location compounds their significance;*

** Group value: with the Grade I listed Custom House; the ensemble as a whole constituting an outstanding survival of London's late-Georgian riverscape'.*

- 1.323 Their wider setting includes tall office buildings in the City, seen in the backdrop of views from the river and the south bank.

Q: The Monument, Monument Street (grade I)

- 1.324 The Monument is a colossal fluted Roman Doric column of Portland stone on a high base with carved reliefs carved by Edward Pierce. Joshua Marshall was master mason. It stands at 61.5m high. It was designed by Wren and dates from 1671-77. It commemorates the Great Fire of 1666 which began nearby. The capital supports a gallery, with plain iron railing and a later cage of 1842, reached by a spiral staircase of black marble steps round an open well. It has a crowning finial of gilt copper supported on a stone drum. The Monument is also a Scheduled Monument.
- 1.325 The Monument's significance derives from its association with Wren and its historic interest as a memorial to the Great Fire of 1666.
- 1.326 The Monument's present situation dates from the 1830s, having been moved from its original position on the site of the destroyed St Margaret Fish Street Hill, close to the house on Pudding Lane where the fire began. It has a modern setting, surrounded on all sides by late 20th / early 21st century office buildings, which do not contribute to its significance. They form the backdrop of views towards The Monument in views south, along Gracechurch Street, in the direction of the Site.

Group (xxx) - Gracechurch Street and environs (grade II)

- 1.327 The following listed buildings date to the late 19th and early 20th centuries. The group comprises commercial buildings that derive their significance from their City of London location. All buildings in this group are located within a local context that includes tall late 20th century and modern buildings. These include 20 Gracechurch Street and 20 Fenchurch Street.

No. 2A Eastcheap

- 1.328 This 4 storey (plus attic) stone faced commercial building dates from 1910-11 and is to designs by Frank Sherrin.

Credit Lyonnais, nos. 39 and 40 Lombard Street

- 1.329 This opulent Italianate style stone building of 4 main storeys dates from 1868. It lies on the corner with Gracechurch Street.

Nos. 81 and 82 Gracechurch Street

- 1.330 This mid/late 19th century 4 storey classical building is faced in Portland stone. The ground floor incorporates shops and Bull's Head passage.

Nos. 7 and 9 Gracechurch Street

- 1.331 This 4 storey (plus attic and basement) former bank and office block was built for the Hong Kong and Shanghai Banking Corporation by Trollope & Colls around 1913 to a design by W. Campbell-Jones. It is of steel frame construction, faced with Portland stone.

R: Leadenhall Market with subsidiary numbering, Gracechurch Street (grade II)*

- 1.332 This Victorian market dates from 1881 and is by Sir Horace Jones. It comprises a complex of roofed footways with three detached portions to the south, lined with open fronted shops. The external architecture is of red brick and Portland stone in a thin, classical style. The interior is more robust with an order of giant Corinthian columns apparently all in cast iron with elaboration to the octagonal crossing. The market has a simple, arched roof of timber and glass. The main elevation to Gracechurch Street presents a pair of ornamented 4 storeyed pavilions topped by shaped gables and turrets. It has a wide entrance with windows over and a wide, shaped gable. Other entrances have City arms carved in a Portland stone pediment supported on a cast iron structure. Those shops in the open have modern canopies of glass and iron.
- 1.333 Leadenhall Market has significance as one of London's most historic markets. A market in Leadenhall Street was first recorded in 1321. Its significance is also derived from its distinctive architecture by Sir Horace Jones, which, according to Bradley and Pevsner, shows the influence of Mengoni's great galleria in Milan (1865-77).
- 1.334 The setting of the market has changed considerably since it was constructed and makes a limited contribution to its significance. It lies in the shadow of tall commercial buildings, such as no.20 Fenchurch Street and The Leadenhall Building.

S: Church of St Peter, Cornhill (grade I)

- 1.335 This church is by Wren, dates from 1677-87 and incorporates the base of a medieval tower. It has an aisled body with a tower to the south-west and a

vestry north of it. A north porch is located on Cornhill. The church's exterior is much obscured by adjoining buildings. Its tower is in red brick and rest is apparently of stone, now painted. The north elevation has three enriched, round arched windows rising above a storeyed shop building. There is also a high panelled attic. The porch is set forward with a segmentally arched doorway, a pair of Ionic columns and piers, and parapet above an entablature. The south elevation is plainer with a corniced doorway beneath the western window. The east elevation to Gracechurch Street is arcaded and pilastered above a high blank base. It has a pedimented attic with a round arched and two circular windows.

- 1.336 The tower has dressings of moulded brick and simple, round arched windows to the two lower storeys and an arcaded and pilastered belfry stage. There is a stone cornice and copper roofed dome with a lantern and spire.
- 1.337 The list description describes the interior as follows: *'Interior has pilastered piers with high bases supporting arcade and plaster barrel vault (possibly renewed), and cross vaults to aisles. West gallery with organ. Original fittings include low reredos and panelling at east end, elaborate chancel screen, fine carved pulpit and tester, carved marble font with cover, doorcases plain wainscot etc.'*
- 1.338 The significance of this church derives from its design by Wren and incorporation of earlier (medieval) fabric. The setting of the church has changed considerably since it was built. It is surrounded by 20th century development. The setting of the churchyard, not visible from the street, contributes to its significance.

T: Church of All Hallows by the Tower, Byward Street, Great Tower Street, Tower Hill (grade I)

- 1.339 This building originally dates from 1658-9, but includes Anglo-Saxon fabric, revealed following bombing in WWII. The church has a number of alterations and additions. The arcades, centre of the east end, roof and steeple were rebuilt to a new design by Seeley and Paget. The old walls, largely refaced, are of squared rubble in a 15th century style. It has a 2 storey north porch and vestry, late 19th or early 20th century, in an ornamental gothic style. There is a 3 storey, 20th century south-west wing of brick and stone. It has a plain tower of red brick with a wooden, modillion cornice and elaborate, copper covered steeple rising through a circular balustrade of Portland stone.
- 1.340 The list description describes the interior as follows: *'Crypt under south-east chapel. Some fittings from old church survive including canopied stone monument to Sir John Cooke, 1477, and a number of medieval brasses. Also very fine late C17 font cover, sword rests, stair balustrade etc. In crypt are remains of later C2 or C3. Roman house including part of a corridor and*

adjacent rooms. Ragstone walls, half timbered partitions and tessellated floor (preserved below tower) (358 and 359). Later C7 or C8. Aisleless church built of reused Roman material and incorporated in the early medieval church. Arched doorway with Roman brick drawings, probably to former porticus, at west end of church'.

- 1.341 The church has significance as the only London church with standing fabric of Anglo-Saxon vintage. The setting of the church has changed considerably since it was built. It overlooks the highly trafficked Byward Street and lies in the shadow of Foster + Partners' Tower Place, a large scale office development lying directly to its south. The small churchyard contributes to its significance. The church's railings and dwarf wall (those sections flanking Great Tower Street and Byward Street) are listed separately at grade II (see below).

Group (xxxi) - Byward Street / Tower Hill Terrace (grade II)

- 1.342 The following listed buildings date to the 18th and mid-19th century. They comprise a churchyard wall, cellars and vaults. The churchyard wall derives its significance from its group value with the Church of All Hallows (listed separately at grade I. See above). The cellars and vaults derive their significance from their riverside setting, having originally served 19th century warehouses on this site (destroyed in WW2). The local setting of the above listed buildings includes the highly trafficked Byward Street/Tower Hill and large scale modern development (Tower Place).

**Wine Cellars at Nos 8 to 10 (consec) (Premises of Messrs Asher Storey)
Tower Hill**

- 1.343 These mid-19th century cellars are below the raised public terrace.

Nos.8 - 10 Tower Hill

- 1.344 These mid-19th century vaults are below the public terrace, with some remains still visible above ground.

Railing and dwarf wall to Church of All Hallows by the Tower (those sections flanking Great Tower Street and Byward Street)

- 1.345 These 18th century walls are rendered with a heavy Portland stone coping.

U: Merchant Seamen's Memorial, Trinity Square (grade II)*

- 1.346 This World War II memorial dates from 1952-5. It was built to the designs of Sir Edward Maufe for the Imperial War Graves Commission, as a complement to the adjoining First World War memorial by Lutyens unveiled in 1928 (see below). The sculptor was Charles Wheeler. Its Portland stone walls are set with bronze panels recalling the names of those who have no grave. The 8ft walls are set in a sunken garden, lined with bronze panels on their inner face and at spaced intervals set with seven stone sculptured allegorical figures representing the seven seas. At the centre of this garden, mainly lawn, is a 'pool' of bronze engraved as a Mariners' compass and set to magnetic north. Around its edge stone pavements and oak seats form part of the composition.
- 1.347 Steps ascend to the earlier war memorial, between pylons carved with above life-size figures of an officer and seaman of the merchant service. Between these and the 1914-18 memorial there is a stone of remembrance on a stepped plinth.
- 1.348 The memorial has significance as a monument designed by the RIBA Royal Gold Medal winning architect, Sir Edward Maufe, commemorating the crucial role played by the merchant navy in 1939-45. The design relates to the earlier memorial and to the setting of Trinity House (listed in the City of London). This setting contributes to its significance. The memorial's local setting also takes in modern development, including the Citizen M hotel on Trinity Square.

V: The Mercantile Marine First World War Memorial, Trinity Square Gardens, Trinity Square, Tower Hill (grade I)

- 1.349 This First World War memorial was designed by Sir Edwin Landseer Lutyens and dates from 1928. It stands on the southern side of Trinity Square Gardens and is in the form of a temple of three bays, each formed of piers and columns in the long side walls, flanking the central open space. It is in Portland stone with bronze plaques, wrought iron gates. The list description notes it is an '*exceptional memorial of considerable size and complexity in the form of an elegant Doric temple*'. The sculpture is by Sir William Reid-Dick.

- 1.350 The list description refers to its significance as follows:

** Historic interest: as an eloquent witness to the service of the men and women of the Merchant Navy and Fishing Fleets, and the sacrifices they made in the First World War;*

** Architect: a First World War memorial by the nationally renowned architect Sir Edwin Landseer Lutyens (1869-1944), who designed 58 memorials at home and abroad including the Cenotaph in Whitehall;*

** Architectural interest: an exceptional memorial of considerable size and complexity in the form of an elegant Doric temple;*

** Sculptural interest: sculpture by Sir William Reid-Dick (1879-1961);*

** Group value: with the adjacent Merchant Seamen's Memorial (Grade II*-listed) and the listed buildings and scheduled area of the Tower of London'.*

- 1.351 The memorial overlooks the highly trafficked Tower Hill, which separates it from the Tower of London. Its local setting also takes in modern development, including the Citizen M hotel on Trinity Square.

W: Portion of Old London Wall, Trinity Square, Tower Hill (grade I)

- 1.352 This is a section of rubble walling above ground level forming part of the boundary wall of Roman London. Sections date to the mediaeval period. It is also a Scheduled Monument.
- 1.353 It has significance as part of the original Roman London Wall. The list description notes that the Roman Wall, the Mercantile Marine War Memorial with the Port of London Authority Building and Lamps, Trinity House, Railings & Forecourt and nos.41 and 42 form a group and are, therefore, notable features of its local setting. That local setting also includes the highly trafficked Tower Hill and the Citizen M hotel on Trinity Square.

Group (xxxii) - Royal Mint (grade II)

- 1.354 The following listed buildings date to the 19th century. The group comprises buildings and streetscape features lying within the Royal Mint complex. They have significance as important components of this complex and have a group value with the grade II listed Royal Mint (see below). The site is contained by a tall boundary wall that shields it from busy highway of Tower Hill.

Entrance Lodges at The Royal Mint, Tower Hill

- 1.355 These early 19th century 3 storey lodges have rendered façades and are by Sir Robert Smirke.

Seaman's Registry, Royal Mint Site

- 1.356 This 3 storey (plus attic and basement) building dates from 1805 and is by James Johnson. It is in brick with some stone dressings and a channelled stone facing to the ground floor.

Cast Iron Lamp Standards in forecourt of The Royal Mint

- 1.357 These 19th century cast iron lamp standards are set on white stone plinths in the forecourt.

X: Royal Mint, Tower Hill (grade II)*

- 1.358 The Royal Mint building was designed by John Johnson with later alterations by Sir Robert Smirke, and built in 1811. The 3 storey building is in stone with a rusticated ground floor. The principal elevation faces west and has a central 5 bay range, separated by Doric columns at first and second floor level, under a pediment.
- 1.359 The building has significance for housing the Royal Mint from 1809 until 1967 and its association with Architect to the Board of Works, Sir Robert Smirke.
- 1.360 The building has group value with the grade II listed Seaman's Registry and entrance Lodges that form part of the Royal Mint complex and which contribute to its significance. The site is contained by a tall boundary wall that shields it from busy highway of Tower Hill.

Group (xxxiii) - St Katharine's Dock (grade II)

- 1.361 The following listed buildings date to the early 19th century. They comprise warehouses, a footbridge and walls. They derive their significance from their dockside setting. All are located within a local context that includes large scale late 20th century development, such as the Tower Hotel.

St Katharine's Dock (Warehouse C) St Katharine's Way

- 1.362 This 5 storey yellow stock brick warehouse dates from c. 1827-28 and is by Thomas Telford.

Warehouse I, St Katharine's Way

- 1.363 This early 19th century 4 storey stock brick T shaped warehouse has a stone cornice with a blocking course. There is a campanile and a bell turret.

Footbridge (between the basin and east dock water areas), St Katharine's Way

- 1.364 This early 19th century iron footbridge was designed by Thomas Telford.

The Quay walls to basin and east and west docks, St Katharine Docks

- 1.365 These walls were built in 1828 of brick with granite dressings and copings to the designs of Thomas Telford (the rebuilt wall to north of west dock is not of special architectural interest).

Boundary wall and gate piers to St Katharine Docks, St Katharine's Way

- 1.366 This early 19th century stock brick boundary wall has white stone copings.

Group (xxxiv) - St Katharine's Way (grade II)

- 1.367 The following listed buildings date to the 19th and 20th centuries. The group comprises a warehouse, dockmaster's office, stairs and sculpture. They derive their significance from their riverside setting. They are located within a local context that includes large scale late 20th century development, such as the Tower Hotel.

British and foreign wharves (Warehouse G), St Katharine's Way

- 1.368 These substantial but plain stock brick warehouses were built c1860-70. They are prominently sited by St Katharine Docks, flanking the west side of Alderman's Stairs. They are 5 storeys high with a 9 bay front cranked along the street line.

Alderman stairs and gate piers, St Katharine's Way

- 1.369 These stairs and causeway run down to river and there are gate piers at the road entrance.

Timepiece sculpture, St Katharine Docks

- 1.370 This sundial sculpture was designed by Wendy Taylor in 1973 (with funding from the J Lyons Group).

Dockmaster's office, St Katharine's Way

- 1.371 Now in use as a house, the 3 storey yellow stock Dockmaster's office was built in 1828, with minor later alterations possibly by Philip Hardwick. There is a 2 storey range attached to the north.

Group (xxxv) - Tower Bridge Road (grade I)

- 1.372 Tower Bridge and Tower Bridge Approach have significance as particularly notable examples of late Victorian engineering and design by the engineer Sir John Wolfe Barry, and the architect Sir Horace Jones. When built, Tower Bridge was the largest and most sophisticated bascule bridge ever completed. It is an iconic symbol of London. Its engineer was also responsible for Cannon Street Railway Bridge (1866), Blackfriars Railway Bridge (1886) and Kew Bridge (1903).
- 1.373 The Accumulator Tower and Bridgemaister's House (both listed separately, as noted above) form part of the bridge's setting and contribute to its significance. Views towards the bridge from the Thames Path, on the north bank of the Thames take in both The Shard and Guy's Hospital tower.

Tower Bridge (that part that lies within the Borough of Southwark), Tower Bridge Road; and

Tower Bridge (that part in London Borough of Tower Hamlets)

- 1.374 Tower Bridge opened in 1894 and was built by Sir John Wolfe Barry for the City Corporation with architectural features designed by Sir Horace Jones with a French chateau influence. It is a low level bascule bridge with suspended bridge approaches and high level footbridges between twin stone towers. The list description describes it as follows:

'Bridge. 1886-94. By Sir John Wolfe Barry, engineer and Sir Horace Jones, architect. For the City Corporation. Low level bascule bridge with wider side spans hung from curved lattice girders; central narrower opening section. Steel structure with twin Gothic towers rising from 21.3m (70ft) broad piers which support the bascules and house their counter balances. Towers clad in rock-faced stone with ashlar dressings; high pitched slate roofs behind stone battlemented parapet. High level footbridges between the towers, incorporating ties between the 2 suspended spans and linking whole bridge together as continuous structure. Tower of 4 stages with corner turrets surmounted by pinnacles. Some architectural detailing added after Jones's death. Above archway, elaborate Gothic-style windows on each level surmounted by dormer feature in roof; moulded string courses between floors. Lower approach tower (with twin on north side), in similar Gothic style and with a large elliptical archway spanning the road. Although the bascules were electrified in 1976, some of the hydraulic machinery by Armstrong Mitchell & Co., and the steam pumping engines, are preserved under the south approach viaduct. Built onto east side of southern approach are accumulator tower and chimney stack (qv). See also London Borough of Tower Hamlets'.

Tower Bridge approach

- 1.375 This ramped approach to Tower Bridge dates to 1894. It has cast iron balustrades and interval lamps on balustrades.

Group (xxxvi) - Tower of London WHS Listed Buildings (grades I, II and II)*

- 1.376 The following listed buildings have significance as important components of the Tower of London WHS (see the SoS of the WHS above) and derive their significance from this. The Tower of London was built as a fortress and is surrounded by a defensive wall. This gives the area a contained townscape character, distinct from its surroundings. All buildings in this group are located within a local and wider context that includes large scale and tall late 20th century and modern development in the City, in Tower Hamlets, and in Southwark.

The White Tower (grade I)

- 1.377 This tower keep dates from c. 1078-1100 and was for William I and William II, though to be to designs by Gundulf, Bishop of Rochester. The list description notes the following:

'Tower keep. c.1078-1100 for William I and William II, probably to designs of Gundulf, Bishop of Rochester; later repairs and alterations, principally in C18 and C19 and by A Salvin, 1856-7; Rag-stone rubble with Caen stone dressings later replaced by Portland stone; lead roofs. Rectangular plan with apsidal projection at south-east angle housing east end of chapel, and cylindrical north-east stair turret. Anglo-Norman style. 3 storeys and basement, with 5-storey angle turrets. Each elevation (4-bay to north and south, 3-bay to east and 5-bay to west) has crenellated parapet, offset flat pilaster buttresses defining each bay and second-floor windows set in round-headed recesses forming bold Romanesque arcading; late C19 windows and early C19 sashes set in early C18 semicircular arched architraves with keyblocks, and impost blocks to large first and second-floor openings...'

The Middle Tower, with causeway to Byward Tower (QV) and remains of causeway to Lion Tower to west (grade I)

- 1.378 This Portland stone gatehouse dates from 1275-81, with later alterations by Robert Churchill in 1717-19. The list description notes the following:

'Gatehouse. 1275-81; later alterations, principally 1717-19 by Robert Churchill when upper floors rebuilt. Squared and coursed ragstone; refaced in Portland stone in 1717-19. Plan of entrance passage flanked by 2-storey cylindrical towers which have 3-storey rectangular turrets to rear. Arms of George I, by Thomas Green, above pointed chamfered arch of 2 orders, with portcullis slot

and rearward arch with meurtrières; early C18 double doors. Restored loops; windows set in early C18 semicircular arched architraves with keyblocks and impost blocks. Similar fenestration to sides and rear, which has crenellated towers flanking central bay which has early C18 stonework (replacing original timber frame) above pointed chamfered arch; early C18 sentry box attached to south-east corner’.

Chapel of St Peter-ad-Vincula (grade I)

- 1.379 This chapel was built from c. 1519-20 and restored 1876-7. It is rendered over ragstone with ashlar quoins and dressings. It was formerly a parish church of the City, taken within the castle walls by the extensions of Henry III. It is a rare example of an early C16 chapel. The list description notes the following:

‘Chapel. c. 1519-20, restored 1876-7 when west tower rebuilt and north-east vestry built. Render over ragstone with ashlar quoins and dressings; lead roof. Plan of chancel and nave with north aisle. Early Tudor style. 5-bay south elevation has hood-moulds over 3-light Tudor-arched windows with cinquefoil-headed lights; similar windows to north elevation; similar 5-light east window; moulded cornice beneath parapet with moulded coping; west end has late C19 quatrefoil window over late C19 Tudor-arched doorway and flint tower with Portland stone dressings and late C17 wood bell cupola. 1876-7 vestry built in similar Tudor style’.

Inner Curtain Wall, with mural towers, the new armouries, the Queen’s House & nos. 1, 2, 4, 5 and 7 Tower Green (grade I)

- 1.380 The Bell Tower and the curtain wall to the Bloody Tower date from c. 1170. The Wakefield Tower, Lanthorne (rebuilt in the 19th century) and the curtain wall and postern between them date from c. 1220-40. The curtain wall and towers from Deveraux Tower and Salt Tower date from 1238-75. Beauchamp Tower and curtain wall date from 1275-85 (the southern side of the curtain wall was altered in 1339. The Bloody Tower was remodelled from 1360-1362 and restored in the late 19th century, principally by A Salvin. Materials include squared and coursed ragstone with ashlar dressing and lead and copper roofs to the towers.
- 1.381 The listing includes no.8 Tower Green, which comprises a pair of 2 storey red brick semi-detached houses with gabled roofs. They date to 1866-9 and are by A Salvin.
- 1.382 No 7 Tower Green comprises two houses, now flats. That to the left dates from the early 18th century, with possible earlier origins. This 3 storey (plus attic) house is in Flemish bond brick. The house to the right dates from the early/mid-17th century, with later alterations. This 2 storey (plus attic) house is probably

timber-framed and has a gabled front and mid-18th century brick cladding. It has a gabled roof.

- 1.383 Nos.4 and 5 Tower Green are two late 17th century 3 storey (plus attic) houses with possible earlier origins. They are in English bond brick and have a gabled roof.
- 1.384 No.2 Tower Green is an early 18th century 4 storey house in Flemish bond brick with later alterations. It has a hipped roof.
- 1.385 No.1 Tower Green is a 3 storey mid-18th century house in Flemish bond brick with later alterations. It has a hipped roof.
- 1.386 The New Armouries, now a museum and offices dates from 1663-4 and has later alterations. The 2 storey (plus attic) building is in English bond red brick. It has a half hipped roof.
- 1.387 The Queen's House was built as lieutenant's lodgings and now houses the Resident Governor and offices. It dates to circa 1540 and has late 17th and 18th century additions and alterations. The 3 storey (plus attic) building is timber-framed, with ogee-bracing to square panels and brick facing to the ground floor. It has a gabled roof.

Outer Curtain Wall with casements and mural towers (grade I)

- 1.388 These date from c. 1275-85 and were built for Edward I, other than the south section of the wall and Cradle and Well Towers, which date from 1348-55 for Edward III. Alterations and repairs were made in the 19th century, principally by A Salvin in the 1840s and 1860s. Materials include squared and coursed ragstone with ashlar dressings; and lead and copper roofs to the towers. The curtain wall has some scored quoining to imitate masonry, indicating that it was originally whitewashed.

Revetment wall to south side of moat, from Tower Bridge Approach to Middle Tower (QV) (grade II*)

- 1.389 This wall was built from 1365-70 for Edward III. It is built of 14th century stone refaced in brick, mostly of the 18th and 19th centuries, and in mid-19th century stone to the west end.

The Old Hospital Block and raised terrace and railings (grade II*)

- 1.390 These two 3 storey brick houses with basement and attic were built in 1718 as houses for Ordnance clerks. They are in Flemish bond brick with a gabled old plain roof, brick ridge and end stacks.

Former Pump House (grade II)

- 1.391 This 2 storey stock brick pump house, now a shop, dates from 1863 and was designed by A Salvin. It has later additions and alterations.

Museum of the Royal Fusiliers and attached terrace to front (grade II)

- 1.392 This 2 and 3 storey former officers' Mess, now a museum, is limestone with ashlar dressings and dates from 1845.

Waterloo Block (grade II)

- 1.393 These 3 storey barracks, now a museum and offices, date from 1845 and are limestone with ashlar dressings.

Revetment wall to west and north side of moat, from outwork attached to Middle Tower (QV) to Tower Hill postern (grade II)

- 1.394 This brick wall dates from 1670-3 and is by Sir Bernard de Gomme.

Revetment wall to north side of moat, from Tower Hill postern to Tower Bridge Approach (grade II)

- 1.395 This wall dates from 1670-3 and is by Sir Bernard de Gomme with 19th and 20th century repairs.

K6 telephone kiosk outside gateway of Byward Tower (grade II)

- 1.396 This Type K6 cast iron Telephone kiosk was designed in 1935 by Sir Giles Gilbert Scott.

Conservation Areas

- 1.397 There follow statements of significance for the conservation area within which the Site is located, and the conservation areas in the area around the Site, as identified in Chapter 4.

London Borough of Southwark (LBS)

Borough High Street Conservation Area (BHSCA)

- 1.398 The Borough High Street Conservation Area was designated in July 1968 and extended in 1973 and 1980. The Borough High Street Conservation Area Appraisal (BHSCAA) was adopted in June 2006; it is summarised in Chapter 2 above.
- 1.399 The significance of the Borough High Street Conservation Area lies principally in the persistence, from the time of the earliest river crossing built by the Romans, of its status as a bridgehead settlement opposite the City of London. Its urban structure and its built form reflect this status. The appraisal notes *'the importance of Borough High Street as the primary route into the City of London from the south for 2,000 years is the most powerful influence on the physical evolution of the Conservation Area, and this street still forms the spine of the area'*. London Bridge Station lies on its north-east boundary. There are heavy traffic flows north-south and east-west through the conservation area. Patterns of movement are an important aspect of this very intensively occupied conservation area, with its distinctive and varied urban form and with very large numbers of people, residents, workers, shoppers and also many tourists, using its streets and routes, especially in the rush hours.
- 1.400 The conservation area contains within it distinctly varied sub-areas; the BHSCAA remarks on the *'great diversity'* of the conservation area, which has informed the identification of four sub-areas, and these are discussed in turn below. The Site is located within sub area 4: St Thomas Street.
- 1.401 The conservation area includes a variety of listed and unlisted buildings and structures of many periods, including two Grade I listed buildings: Southwark Cathedral and the George Inn. It contains major institutions – Southwark Cathedral, Guy's Hospital and Borough Market; the start of the main road from the City to south-east England and continental Europe; and major rail infrastructure, recently greatly expanded with new Thameslink tracks and a large and prominent new bridge over Borough High Street.
- 1.402 The BHSCAA notes that Borough High Street is the focus of the conservation area (3.1.1), and identifies Borough Market as *'the most distinctive element of a distinctive conservation area'* (2.1.15). The key approach to the conservation area is over London Bridge (3.1.4).
- 1.403 The setting of the conservation area to its east, on the side closest to the Site, is dominated by London Bridge Station – the fourth busiest station in the UK - and three very large buildings: The Shard, The Place and Guy's Hospital Tower. These have a significant influence of the character and appearance of the conservation area; this is discussed further in the section on setting below.

Sub area 1: Borough High Street central area

- 1.404 North of Southwark Street lies the railway bridge into London Bridge Station, which visually separates the northern part of the conservation area from the rest of it. The new Thameslink tracks and associated new bridge have recently increased the extent of this considerably. Buildings are relatively large in scale here.
- 1.405 Looking southwards, the junction of Southwark Street and Borough High Street is a landmark location (BHSCAA 3.2.2). Buildings on either side of the High Street are varied in character but are mostly built to the back of the pavement, following the historic pattern. Many buildings on both sides of the high street were developed on historic burgage plots and have narrow 3 or 4 storey frontages, but from different periods, having been rebuilt over the years on a plot by plot basis, and in a variety of architectural styles. The eastern side of the high street retains a 19th century scale with some 18th century buildings remaining. A distinctive aspect of the high street is the presence of frequent narrow ways into yards and courts, based on historic burgage plots.
- 1.406 The section of Southwark Street that lies within the conservation area is a surviving stretch of the major 19th century town planning initiative to provide an east-west link in the area; it has the grand metropolitan characteristics of such interventions.
- 1.407 Borough High Street today remains a busy commercial thoroughfare. The railway bridge into London Bridge Station cuts across the northern end of the street and over Borough Market, closing views northwards at street level; above it the glass clad office towers of the City of London north of the river can be seen. The BHSCAA notes '*The linear character of Borough High Street creates contained vistas rather than broad prospects*'.
- 1.408 The junction of Southwark Street and Borough High Street – looking southwards, to the point where these two streets diverge - is identified as a 'landmark location' in the BHSCAA; the group of buildings at the junction is also identified as holding a key position in views north. The main (1930s) entrance to the market lies just to the north of this. Housed within a complex of arches and structures contained on all sides by railway lines, it has a distinctive character, derived in large part from the apparently ad hoc layout of streets, vaults and lanes and the mix of open sided sheds, fenced compounds and stalls. The sight and noise of trains passing above is an integral feature of the market. While views beyond the market are limited, both The Shard and Guy's Tower are seen from within it.

The yards

- 1.409 Kings Head Yard, White Hart Yard, George Inn Yard, Queen's Head Yard, all lying to the east of Borough High Street, are a distinctive aspect of this part of

the conservation area. The BHSCAA notes at 4.3.12 that *'the yards and inns on the eastern side of Borough High Street are all completely contained by buildings. In many instances the buildings are of limited architectural note, but certain groups have strong townscape value in containing narrow spaces.'*

- 1.410 Most of Kings Head Yard, adjoining the Site, lies in sub area 4, as defined by the map of sub areas in the BHSCAA, but it is discussed in the BHSCAA under sub area 1 as well as under sub area 4. It is included here as it has characteristics in common with the other yards, which lie in sub area 1 (Kings Head Yard is accessible to the public from Borough High Street and not directly from St Thomas Street).
- 1.411 The entrances to these yards are either bridged by the upper storeys of buildings on the High Street or form narrow slots in the street frontage. Glimpses into these yards are noted in the BHSCAA as being part of its visual interest and a reminder of Borough's historic legacy. The yards generally retain a feeling of intimacy and provide a refuge from the highly trafficked High Street. As the BHSCAA notes, the majority 'have generally been reduced to no more than utility and service accesses for frontage buildings, but retain potential for more active use'. The modern world beyond these yards is also very evident in the form of The Shard and Guy's Tower, seen to the east. The George Inn Yard retains a sense of containment, albeit mostly defined by post-war offices, and with views of the tall buildings at London Bridge beyond. It is the only yard with a surviving 17th century coaching inn (grade I).
- 1.412 Kings Head Yard is accessed through an archway from the High Street. The BHSCAA notes the presence of the Kings Head (grade II), a Victorian pub dated from 1881, which lies opposite the Site on the south side of this route. It acknowledges that *'except for the street pattern, little remains of early significance and most of the development is modern offices'*. In fact, the yard's alignment was altered in the late 19th century when the Site's commercial frontage was built and properties to the south were demolished to create a connection to White Hart Yard. A pedestrian link to Guy's Hospital to the east was later introduced. Today the view along the yard as one enters from Borough High Street is dominated by the unattractive bulk of the Guy's Tower.
- 1.413 Although the present-day form of the yards, entered below buildings fronting Borough High Street which open onto narrow passages open to the sky, clearly reflects their historic origins, their physical form today is in many cases run down and disappointing once one is beyond the frontage buildings. Fragments of older buildings and street surfaces remain but even in the best of the yards there is no sense of an intact historic setting, and there is clearly considerable room for improvement; the BHSCAA notes at 3.2.7 of the yards, after discussing the George yard, that *'other yards and alleys have generally been reduced to no more than utility and service accesses for frontage buildings, but retain potential for more active use.'*

Sub Area 2: Borough High Street south and St George the Martyr

- 1.414 The historic pattern of courts and yards remains in parts of this sub-area but there are also many modern buildings here. The 18th century Church of St George the Martyr lies in this part of the conservation area, its spire acting as a key landmark.

Sub Area 3: Riverside

- 1.415 At London Bridge, a Victorian character remains at river level, where a granite arch of the old bridge remains. Southwark Cathedral is to the west of here - previously dominant over small buildings and lanes, it now has substantial postwar office buildings as neighbours to its north.
- 1.416 The more intimate character of St Mary Overie's Dock and surroundings to the west of the Cathedral remains, although it is now flanked by tall modern office buildings. Clink Street retains the character of 19th century London riverside warehouse areas, and refurbishment in this part has been sensitive to the historic urban quality. Stoney Street also partly accommodates an industrial character. The sub area contains remains of Winchester Palace, incorporating 14th century elements. The presence of Borough Market with its unique layout, derived from the surrounding medieval street pattern overlaid in a dramatic manner with later rail infrastructure, is important to the character of the sub area. West of here are good lines of 19th century houses converted into shops along Park Street, which becomes more residential in nature further west.

Sub Area 4: St Thomas Street and Guy's Hospital

- 1.417 This sub area (within which the Site lies) has a different character from the rest of the conservation area, not subjected to the intense commercial activity of the high street. The area includes St Thomas Street and Guy's Hospital, forming the north-east part of the conservation area; Kings Head Yard and White Hart Yard also lie within it. This sub area also takes in the site previously occupied by Fielden House, on London Bridge Street, now home to a 26 storey tall building named Shard Place.
- 1.418 The sub area contains some high-quality Georgian and Regency houses as well as the former St Thomas' Church and the main buildings of Guy's Hospital, adjacent to the main 30 storey hospital tower building. The formality of the Hospital and Medical School buildings contribute to the distinct character of St Thomas Street, a relatively complete late 18th century / early 19th century setting. Some historic yards remain, including Kings Head Yard (discussed above).

- 1.419 The BHSCAA notes the '*conservative, established tone*' of this character area, highlighting the '*restrained quality and consistency*' of St. Thomas Street's Georgian and Regency houses and the formality of the Hospital and Medical School buildings. Views east from the junction with the High Street are framed by Guy's Hospital tower and The Shard, the latter forming the backdrop to the grade II* and II listed terrace and former St. Thomas' church lying opposite the Site on the north side of the road. The original alignment of St. Thomas Street is evident from the building line set by these properties, at an angle to the street.
- 1.420 The main 18th century complex of Guy's Hospital is accessed from St. Thomas Street, via the formal entrance square. A loggia leads to two rectangular courtyards with a central lawn and the hospital garden beyond. The BHSCAA describes this sequence of spaces as '*quite exceptional*' although it acknowledges that the entrance square is compromised by car parking (this space has recently been converted into a new public courtyard). The BHSCAA notes the axial view through the gardens from the main building to the memorial arch as a noteworthy part of the building setting. The modern world beyond the square is also clearly evident, with The Shard and Guy's Hospital tower rising above its roofline, as seen in Fig.37 in the BHSCAA.
- 1.421 The BHSCAA also notes townscape views within this part of the conservation area, stating '*Views in the area of Guy's Hospital are all well contained between buildings. St. Thomas' Church and the narrowing of the street between 17 St. Thomas Street and Guy's Hospital are the focal features of views along St. Thomas Street...*'

The Site

- 1.422 As noted above, the majority of the Site is occupied by the early 1980s offices of New City Court at no. 20 St. Thomas Street, its entrance wing a clearly late 20th century insertion beside the Site's 19th century St. Thomas Street terrace. To Kings Head Yard, the Site's altered neo-classical 19th century frontage is of some visual interest but is in many ways a folly, serving as a veil to the offices that rise behind, and contributing nothing to the life of Kings Head Yard itself.
- 1.423 The building on Site (except the grade II listed terrace at nos. 4-8 and 12-16 St. Thomas Street), including Keats House, is identified in the BHSCAA as an 'unlisted building that make a positive contribution' (i.e. a positive contribution to the character and appearance of the conservation area). However, there is little in the BHSCAA to explain this. At 4.3.12 the BHSCAA notes under the heading of groups that have a '*strong townscape value in containing narrow spaces*': '*Northern side of Kings Head Yard: 2 storey colonnaded commercial buildings 19th/20th century*' (in fact these are in area 4 rather than area 1 which is the area under discussion). The other buildings on Site are not discussed in the text.

- 1.424 It is questionable whether there is much in the existing development on Site, other than the two-storey elevation to the northern side of Kings Head Yard, that in fact makes a positive contribution to the conservation area; and there is much about it that detracts from the conservation area.
- 1.425 Chapter 6 of this assessment considers the existing structures on Site in more detail under five headings in making the case for redevelopment, and assesses them against the criteria in HE's guidance on conservation areas.

The setting of the conservation area

- 1.426 The area around London Bridge Station is the part of the setting of the conservation area that is most significant in respect of consideration of the Site. Because of the scale of buildings and level of activity there, this area has a significant influence on the character and appearance of the conservation areas. Beyond the station to the north-east and south-east lie two further conservation areas, the Tooley Street and Bermondsey Street Conservation Areas.
- 1.427 London Bridge Station and its environs have undergone a transformation in the last decade. The Shard is the focal point of a grouping of tall and large office buildings marking this major transport interchange. This mixed-use tower dominates views in the local area, although on arriving into Southwark across London Bridge it is the News Building (known as The Place) that draws most attention, seen rising behind the railway viaduct above the highly trafficked junction of Duke Street Hill and Borough High Street. A group of three early to mid-19th century listed chambers and commercial buildings at nos.2-10 Borough High Street (west side, within the conservation area) mark a noticeable contrast in both scale and character with the late 20th century no.1 London Bridge opposite and the modern tall buildings noted above. The tall buildings at London Bridge are a prominent aspect of the setting of these and other heritage assets, both locally – including the Borough High Street Conservation Area and other local conservation areas - and on the north bank of the Thames, including the Tower of London World Heritage Site.
- 1.428 London Bridge Station itself now has a new entrance building and public spaces connecting The Shard and The Place at the southern end of London Bridge Street. The adjacent post-war Fielden House – which lies within the CA – has recently been demolished to make way for a new 26 storey building, further transforming the townscape around the station and extending the 21st century redevelopment of the station area into the conservation area.

The townscape and character of the conservation area

- 1.429 The varied character of the conservation area is a reflection of the wide range of functions and uses that coexist within a relatively confined area. Many of these, such as Southwark Cathedral, Borough Market and Guy's Hospital have been in existence for generations and their settings within the conservation area have changed decade by decade as the modern world has grown around them. This has created striking juxtapositions and views, which have added richness to the area's character. The railway viaducts that cross Borough High Street and Southwark Street – part Victorian and part 21st century - are cases in point. The distinctive character of Borough Market owes much to the presence of the viaducts, which lends drama to the experience of this borough institution.
- 1.430 The setting of this conservation area has a significant influence on its character and appearance. Tall buildings have been built immediately next to the conservation area from the 1960s onwards, at London Bridge and Guy's Hospital, and because of their size and prominence they are an aspect of the character and appearance of the conservation area, particularly the north-east part of the conservation area within which the Site lies. The extent of these tall buildings has increased and continues to increase. Today, views from St Thomas Street, Borough High Street and Southwark Street, and from within the remnants of the yards and spaces around Southwark Cathedral, take in their successors – The Shard and The Place, as well as the re-clad Guy's Hospital tower. Further tall buildings in the City are prominent in views north along Borough High Street.
- 1.431 The London Bridge buildings sit cheek by jowl with the conservation area, but the historic routes and spaces have in places retained their character and their appeal – at least in part. The presence of tall buildings in the backdrops to views of the area's historic fabric is part of the character of this part of London, which is now a focal point of regeneration within the Bankside, Borough and London Bridge Opportunity Area. The contrast adds drama and interest to such views. As with historic parts of the City of London, where similar juxtapositions occur, this coexistence of old and new and one's awareness of the layers of history provides a sense of visual spectacle. There is almost nowhere in the conservation area that passes what has been termed the 'Dickens test'; that is, there are no areas that could be used to film a historic drama with a shot or sequence of shots that extended beyond a building or two.
- 1.432 Recent modern interventions such as the new glazed elevation to the market buildings on the High Street, and the new 26 storey building on the site formerly occupied by Fielden House on St. Thomas Street, are examples of this. That scheme extends the grouping of tall buildings at London Bridge into the conservation area. It will now sit alongside The Place, Guy's Hospital tower and The Shard, consolidating that grouping of tall buildings. Other consented tall building projects such as 'The Quill', east of the conservation area, will also appear in views of the conservation area.

- 1.433 Within this very varied conservation area there are areas which are in good condition, but also much that is in no better than middling condition, and quite a lot that is run down and in need of investment. This is true of historic and more recent buildings, and of the streetscape and public realm. To take two examples close to the Site, the listed Kings Head and George pubs, although popular with customers who congregate outside them as well as inside, have immediate settings that could fairly be characterised as 'grotty'. Throughout the conservation area, there is evident scope for improvement and investment.

Tooley Street Conservation Area (TSCA)

- 1.434 Tooley Street South Conservation Area was designated in June 1988. The Tooley Street North Conservation Area was designated in February 1991. The Tooley Street Conservation Area today covers both areas. The Tooley Street Conservation Area Appraisal was adopted by Southwark Council in July 2003.
- 1.435 The character of the conservation area is derived from Tooley Street, which forms a busy north-west / south-east spine through the conservation area. It also has a river frontage that takes in a number of listed buildings, the largest of which is Hays Galleria. The conservation area abuts London Bridge Station and the railway viaduct, which run along the southern boundary of much of the conservation area. The TSCAA notes that while the scale of buildings varies along Tooley Street, *'there is a good deal of consistency in materials and aspects of detailing that reflect the relatively brief development period between the middle and end of the 19th century, when most of the remaining older buildings were constructed'*. The immediate context of the conservation area, both to the north-east at More London, and to the south-west at London Bridge, has changed significantly in recent years and continues to evolve. The tall buildings at London Bridge, including The Shard, are very prominent in views towards the Site from within the conservation area.

Tower Bridge Conservation Area (TBCA)

- 1.436 Tower Bridge Conservation Area was designated in February 1978, and extended in December 1985. Southwark council's Tower Bridge Conservation Area Appraisal (TBCAA) was adopted in July 2003.
- 1.437 The conservation area lies immediately east of Tower Bridge Road, west along Shad Thames and south of the River Thames and Tower Bridge. It abuts the Tooley Street Conservation Area, which lies to its south-west. The bulk of the conservation area lies to the south-east of Tower Bridge Road. The TBCAA notes that the area is characterised by *'an extraordinarily tight sense of enclosure, which dramatically cuts it off from its surroundings. However, its location right on the southern bank of the Thames in the centre of the city gives it a very particular and unique situation'* (para. 3.1.1). While its warehouse heritage informs the much of its character, the TBCAA acknowledges that *'comprehensive redevelopment of significant parts of the central area in recent*

decades has resulted in greater diversity in both the materials and architectural details found' (para 3.1.3). The conservation area's immediate context includes modern housing development at More London, including the recently constructed tall building at Potter's Fields Park. Views towards the Site from this conservation area (from Tower Bridge and the junction of Tower Bridge Road and Tooley Street) take in the tall buildings at London Bridge today.

Thrale Street Conservation Area (TSCA)

- 1.438 Thrale Street Conservation Area was designated in March 1988. The Thrale Street Conservation Area Appraisal (TSCAA) was adopted by Southwark Council in October 2012.
- 1.439 The conservation area abuts the Borough High Street Conservation Area, which lies to its east. It is a small conservation area (approximately 3.2 hectares in size) and includes parts of Southwark Street and Southwark Bridge Road, as well as the eponymous Thrale Street. The conservation area is a mixed area of predominantly 19th century commercial development on the main streets (Southwark Street and Southwark Bridge Road). The TSCAA states that the conservation area *'is a notable example of a 19th century metropolitan townscape, characterised by grand industrial and commercial buildings built following the construction of Southwark Bridge Road and Southwark Street in the early to mid-19th century. These buildings with heavy articulated facades have consistent building lines and contrast with the surviving, simpler domestic 18th century buildings of Thrale Street'* (para. 3.1.1). It goes on to say that *'pedestrian movement and heavy traffic, particularly at the junction of Southwark Bridge Road and Southwark Street give the conservation area a busy urban character'* (para. 3.4.1). Both The Shard and Guy's Hospital tower are prominent in views east along Southwark Street, which looks in the direction of the Site.

Union Street Conservation Area (USCA)

- 1.440 Union Street Conservation Area was designated on 11 May 2000. Its Conservation Area Appraisal is undated.
- 1.441 The conservation area lies to the south of the Thrale Street Conservation Area and railway viaduct. It also abuts the Borough High Street Conservation Area, which lies to its east. The Union Street Conservation Area is focussed on Union Street and Southwark Bridge Road. It covers an area of approximately 4.6 hectares and it comprises a mixed area of predominantly 19th century commercial, industrial warehousing, social housing and ecclesiastical development situated half a kilometre south of the river Thames. The surrounding area is known locally as 'The Borough'. Views towards the Site from within this conservation area take in both The Shard and Guy's Hospital

tower. The tall commercial buildings of the City of London are also noticeable in views looking north-east.

Bermondsey Street Conservation Area (BSCA)

- 1.442 Bermondsey Street Conservation Area was designated in January 1973, and extended in October 1991, December 1993 and January 2010. The Bermondsey Street Conservation Area Appraisal (BSCAA) was adopted by Southwark Council in January 2003.
- 1.443 The conservation area lies approximately 275m to the south-east of the Site. The conservation area is focussed on the streets south of the London Bridge railway line to the Bricklayers Arms Roundabout. It has mediaeval origins and the historic street pattern has largely remained. Its character varies and includes 18th century houses and shops, and 19th and 20th century warehouse and office buildings. It hosts a range of uses and activities that include housing, workshop and office-based businesses and many small-scale shops and cafés. It includes several open spaces, such as Tanner Street Park and Leathermarket Gardens. These afford views out to the surrounding context. Views in the direction of the Site take the group of tall buildings at London Bridge.

Bear Gardens Conservation Area (BGCA)

- 1.444 Bear Gardens Conservation Area was designated in April 1999. This small conservation area is located a short distance to the west of Southwark Bridge. It includes buildings on the east side of New Globe Walk, the north side of Park Street, the west side of Rose Alley, Bear Gardens and part of Bankside. The area's character derives from its medieval and post-medieval development, with a fine urban grain. It retains 19th century warehouses, which sit alongside modern offices and riverside apartments. Its immediate context includes large scale late 20th century offices on Southwark Bridge Road. Views across this conservation area towards the Site are best appreciated from the Millennium Bridge, where The Shard forms part of the backdrop in such views of the conservation area.

Liberty of the Mint Conservation Area (LMCA)

- 1.445 Liberty of the Mint Conservation Area was designated in December 2015. The Council's draft conservation area appraisal was published in November 2015. This small conservation area is situated, broadly, to the west and south of Borough Tube Station. The townscape of this conservation area is varied. Building stock dates to the later 19th century in the main. It includes a mix of industrial, residential, educational, transport and historic, mixed-use buildings fronting onto Borough High Street. The Victorian character is most evident to

the south where one finds a finer urban grain defined by former warehouse, industrial and residential buildings. The conservation area's immediate context includes tall post-war development on Borough High Street. Views are possible towards the Site along Borough High Street. These take in The Shard and Guy's Hospital tower.

King's Bench Conservation Area (KBCA)

- 1.446 King's Bench Conservation Area was designated in January 2010. It is a small conservation area lying just to the east of Blackfriars Road, straddling the railway viaduct. It retains a later 18th century street pattern, overlaid first by the mid-19th century brick railway viaduct and then by later 19th and earlier 20th century low rise residential, religious and industrial development. Its immediate context on both side of the viaduct takes in post-war and modern mid-rise housing development. Views of the towers of London Bridge are possible, beyond modern housing development along the northern boundary of the conservation area, on Pocock Street.

St. George's Circus Conservation Area (SGCCA)

- 1.447 St. George's Circus Conservation Area was designated in October 2000. It is located at the southern end of Blackfriars Road and is focussed on the Circus. The character of this conservation area is derived from the layout of the roads around the obelisk, the curved façade of the former Duke of Clarence public house and the terraces on London Road and the south side of Borough Road. It includes new large scale residential development (Blackfriars Circus).

Trinity Church Square Conservation Area

- 1.448 Trinity Church Square Conservation Area was designated in June 1968. An appraisal has been produced by Southwark Council (undated). The conservation area is situated to the south-east of Borough High Street and south-west of Great Dover Street. This small conservation area contains two early 19th century garden squares – Trinity Church Square and Merrick Square - both defined by listed terraced housing. The listed Henry Wood Hall (former Holy Trinity Church) on Trinity Church Square forms the focal point of the conservation area. No specific views in the direction of the Site are mentioned in the Appraisal. However, development of the scale proposed for the Site has the potential to be visible from Trinity Church Square, where a number of tall buildings are seen today, including The Shard, Guy's Hospital tower, modern residential tower at Tabard Square, and the commercial towers located within the City of London. This is illustrated in TVIA view 62.

City of London (CoL)

Bank Conservation Area (BCA)

- 1.449 Bank Conservation Area was designated in February 1971 and extended in 1974. Further extensions in several directions occurred in 1981, 1991 and 2007. The Bank Character Summary and Management Strategy Supplementary Planning Document ('SPD') was adopted in January 2012. The summary of the conservation area's character within this SPD includes, inter alia, that it is *'an area of large-scale commercial buildings set on principal thoroughfares within a network of historic streets, courtyards and alleyways, which creates a distinctive and dense urban environment.'* It is also described as having *'a visual character and groundscape that is enriched by a wealth of materials, features, monuments, public sculpture, signs, plaques, statuary, and other structures'.*
- 1.450 The topic of views and vistas is discussed on pages 18-21 of the SPD. This includes a map and list of important local and distant views. None of these are relevant this assessment. However, the SPD goes on to note (page 50) that *'The City of London Protected Views SPD (2012) outlines protected views of St Paul's Cathedral, the Monument, Tower of London World Heritage Site and other historic landmarks and skyline features protected and managed by planning policies in the LDF Core Strategy (2011) and Mayor's London Plan (2011).'*

Leadenhall Market Conservation Area (LMCA)

- 1.451 Leadenhall Market Conservation Area was designated in May 1991. The Leadenhall Market Conservation Area Character Summary was published in 2006. The conservation area's focus is Leadenhall Market (grade II*). Leadenhall Market was built in 1881, to the designs of Sir Horace Jones. It comprises a complex of roofed footways with three detached elements to the south, lined with open fronted shops. The main entrance to the market is on Gracechurch Street and is composed of a double height entrance, with tall red brick and Portland stone gables to the side of it. Portland stone pediments are located above the other entrances, from Whittington Avenue, Leadenhall Place and Lime Street Passage.
- 1.452 The area's close-knit historic townscape, including along Lime Street and Cullum Street, contrasts with the larger scale buildings that make up the majority of the City of London today. These larger scale buildings are visible in the background of the Conservation Area in the longer range views that are possible from within it. None of those identified in the Character Summary are of relevance to this assessment.

Whitefriars Conservation Area (WCA)

1.453 Whitefriars Conservation Area was designated in December 1981. It has been extended a number of times since designation, most recently in June 2007. The extension of 2000 took in Blackfriars Bridge and the north bank river frontage. The Whitefriars Character Summary & Management Strategy (WCSMS) was adopted by the City of London in February 2016. The summary of the conservation area's character within this SPD sets out a number of characteristics, inter alia:

- A unique sense of place created by the quiet grandeur of the Victoria Embankment and buildings, openness of the Thames and proximity of the Temples;
- The set-piece created by the transport arteries of the Victoria Embankment, New Bridge Street and Blackfriars Bridge;
- A planned street layout uncommon in the City, set against the more evolutionary pattern of adjacent areas;
- An array of consistently high-quality late Victorian and Edwardian commercial and institutional buildings;
- Highly varied historic land use, including Whitefriars friary precincts, domestic tenements, industrial glass and gasworks and corporate headquarters; and
- Foreground to St Paul's Cathedral and the wider City when viewed from the South Bank and other key viewing locations.

1.454 The subject of view and vistas is introduced on page 18-19 of the WCSMS. This includes a map and list of important local and distant views. One view looks in the direction of the Site (view 4 - View of Blackfriars Bridge from the Embankment).

1.455 The conservation area's river frontage is undergoing major change at the time of writing. A large scale foreshore structure associated with the Thames Tideway Tunnel project is under construction beside Blackfriars Bridge.

London Borough of Tower Hamlets (LBTH)

Tower Conservation Area (TCA)

1.456 Tower Conservation Area was designated in March 1977. LB Tower Hamlet's Tower Conservation Area Character Appraisal was adopted in March 2008. It notes *'It is one of the largest and most significant Conservation Areas in the Borough, and encloses buildings and sites of national and international importance. It is defined by the River Thames to the south, the boundary with the City of London to the north-west, by East Smithfield and the railway viaduct to the north-east and by Thomas More Street to the east. It has two distinct character areas – the Tower of London itself to the west, and the area around St. Katharine Docks to the east. It is an area of exceptional architectural and*

historic interest, with a character and appearance worthy of protection and enhancement.'

- 1.457 In addition to the LVMF views the Appraisal identifies a number of local views stating *'there are many important local views, particularly around the Tower walls. The views of the Tower from the north, from the exit to Tower Hill underground station and from the pedestrian underpass are particularly significant as they are often the first glimpse of the Tower for visitors. The views down Tower Hill to the river as well as across the moat are also important. Views towards the White Tower along several streets in the area are also significant, for example the view south along Mansell Street.'*; and going on to say, *'Views along the northern approach to Tower Bridge, looking towards the bridge and its distinctive silhouette are also significant, as the historic relationship between the fortress and the bridge can be seen very clearly'.*
- 1.458 It also notes that *'Trees play an important role in almost every important view within the Tower Conservation Area. The old trees within the Tower of London itself, and along the river frontage, are a distinctive part of the view and contribute to the sense of the Tower as an island, separate from the City'.*