

THAMESLINK 2000

Summary of the Proof of Evidence on Borough High Street Conservation Area Replacement Buildings

By
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NR/5/A

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Transport and Works Act 1992

Railtrack (Thameslink 2000) Order 1997
Railtrack (Thameslink 2000) (Variation) Order 1999

1. Inquiry into applications by Network Rail for the Thameslink 2000 railway project sites at

11-15 Borough High Street, London SE1
2-4 Bedale Street, London SE1
7 Stoney Street, London SE1
16-26 Borough High Street and 7 Bedale Street, London SE1
Blackfriars Railway Bridge, London EC4
Blackfriars Station North, London EC4
Blackfriars Railway Bridge, London SE1 (includes proposed south bank station entrance)

2. Re-opened inquiry into applications made by Railtrack plc for orders under the Transport and Works Act 1992 and associated applications.

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1.0 INTRODUCTION (1.0 AND 2.0)

- 1.1 I am an architect and a consultant to Jestico + Whiles, architects. Jestico and Whiles were appointed in 2002 to develop designs for the sites and buildings affected by the Thameslink 2000 viaduct and bridge proposals in the Borough High Street and Borough Market area.

2.0 11 – 15 BOROUGH HIGH STREET (4.0)

- 2.1 The three properties to be affected are four-storey Victorian structures comprising retail uses at street level with small office and residential uses above. They are unlisted and their contribution to the Conservation Area is to maintain the relatively narrow and enclosed nature of Borough High Street up to the existing bridge.
- 2.2 The proposed buildings will consist of ground and basement floors with A1/A3 uses and three upper floors of B1 office space. It will be clad in oolitic limestone with zinc cladding to projecting fins and window enclosures and have a 'stripped' neo-classical appearance with a vestigial projecting cornice at roof level. It will be a quiet, well-mannered building which forms a background to the bridge structure and sit calmly alongside the Post Office building.

3.0 16 – 26 BOROUGH HIGH STREET (5.0)

- 3.1 The existing buildings are Grade II listed and were designed by the notable classical architect Robert Smirke. They formed part of a largely unexecuted scheme for a new approach to London Bridge and have previously been affected by major railway works. As a group they contribute positively to

the Conservation Area by virtue of their mass and restrained detailing at upper levels. It is impracticable to retain the existing buildings.

3.2 The proposed building will comprise A1/A3 retail uses at basement and ground floor level and B1 office use at 1st, 2nd and 3rd floor. Above the two principal frontages to Bedale Street and Borough High Street will be clad in oolitic limestone at ground floor level with prefabricated brick cladding panels in a stack – bonded pattern on the upper floors. In visual terms, it will signal the end of the High Street, and turn the corner into Bedale Street, its predominantly solid form maintaining the enclosure required at this end of Borough High Street as well as forming the visual abutment from which the bridge structure will apparently spring.

3.3 It will improve the public realm by providing new pedestrian routes and improving views as well as maintaining enclosure of the street.

3.4 The alternative replacement building – the Market Hall option – would consist of a 13m high glass wall to the Bedale Street and Borough High Street elevations, with a glass roof. Adjacent to it, a shop would be built under the bridge. The exceptional quality of the replacement building and the vitality of market trading would not only enclose the local environment but also contribute to the economic regeneration of the area. By maintaining a sense of enclosure and bringing market activities back to Borough High Street, the character and appearance of the Conservation Area will be enhanced.

4.0 2 – 4 BEDALE STREET (6.0)

4.1 Nos 1 to 3 Bedale Street comprise three properties built as a terrace in the 1930's. No 4 Bedale Street is a late Victorian 4 storey building. The proposal is to demolish no's 2 to 4 (leaving no. 1 standing). Their

contribution to the Conservation Area is limited to the scale, containment and background character that they provide.

4.2 The proposed building will consist of ground and basement for retail purposes, with space at first floor level for either retail or office use. There will be brick framed enclosures of relatively large window openings and a modest stone-faced building marking a new entrance to Borough Market.

4.3 The building will echo the modest nature of the buildings it replaces, performing the same functions as its predecessor, but with an improved public realm and with retail / office space more attuned to 21st Century requirements.

5.0 7 STONEY STREET (7.0)

5.1 The existing building is a four storey 19th Century building previously used as a shop with storage or offices above. It is proposed to demolish the existing building for the construction of the viaduct and to create a small open space which is intended to be used as a beer garden by the Wheatsheaf Public House. The beer garden will be fitted out by the publican and have a sculptural metal gate which will provide both access and security as well as allowing a visual connection between the street and the beer garden behind. The proposals will be an enhancement of the existing townscape.

6.0 OVERVIEW (8.0)

6.1 The proposed replacement buildings are designed to fit in with their immediate context and will preserve and enhance the character and appearance of the Borough High Street Conservation Area.