

PROPOSALS FOR REFURBISHING AND UPGRADE OF HORSESHOE INN

Team London Bridge response to the proposals

March 2026

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing approximately 400 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey, and dedicated to making this area one of the most safe, sustainable, and engaging places for business and tourism in the world. . TLB has a strong remit from businesses to deliver the [London Bridge Plan](#), a vision for development that has largely been embedded in the [London Bridge Area Vision](#) in the Southwark Plan. We have a [Statement of Policy](#) which sets out how we work with development partners to bring good growth to London Bridge.
2. TLB welcomes this opportunity to inform investment in the Horseshoe Inn. This occupies a strategic location and plays an important role in the streetscape, heritage and social life of the area. There has been a public house on site since the late 18th century and the building is both locally listed and located in Bermondsey Street Conservation Area. It contributes significantly to local character.
3. The significance of the Horseshoe Inn is illustrated by the important role this relatively small site has played in shaping the major developments currently underway in the surrounding area. The [St Thomas Street East](#) Framework agreed by all the major developers identifies protection of the Horseshoe Inn as a major objective and shows how the design and location of new buildings and routes in the area have been designed to protect views of the Horseshoe Inn and enhance its setting. The pub should make every attempt to engage with design of the buildings with planning approval to realise opportunities that will benefit the public, for example in public realm, greening, servicing and safety.
4. The significance and scale of development in this part of London Bridge will create new demands from office workers as well as an expected growth in tourism and business travellers who will use the expanded accommodation to be provided. It will be important the Horseshoe Inn feels accessible to all these different users as well as the local community.
5. The proposals should re-enforce the role of the Horseshoe Inn as a local “[placemark](#)” – a term used in the Southwark Plan’s Area Vision. It was identified as a placemark (number 35) as a result of public consultation undertaken by Team London Bridge. This role can be strengthened by way of retaining and enhancing its distinctive corner location within the street scene, conserving the historic detail of the main elevations, providing a sympathetically designed extension and interiors and emphasising its historic role and the distinctive feel this brings to the local area.
6. We acknowledge the ambition to create “*London’s first galleried coaching inn for almost 300 years*” and to draw inspiration from other key locations in the area, such as the George Inn. We have examined the distinctive contribution made to London Bridge by its historic inns and yards and hope the resulting [public realm toolkit](#) can inform the proposals. It

will be important to ensure a coherent approach when seeking to introduce an approach inspired by a 17th century galleried coaching inn to a largely Victorian public house.

7. The site is bounded on three sides by important routes through the area – Melior Street, Melior Place and the pedestrian route to Vinegar Yard – and there is important public realm immediately outside the building, including that used by the Horseshoe Inn. We can expect footfall along these routes to grow significantly and the proposals need to respond to this growth and be accessible to all users. Measures may be needed to manage use by cyclists and cargo bikes to minimise conflict with other users. Appropriate arrangements for servicing, including managing the time of deliveries and collections, will be needed to avoid conflict with other users.

8. The public realm also serves an important environmental function as a sustainable urban drainage system (SuDS) and a rain garden, which is maintained by TLB. We helped fund and plan this public realm project and there is ambition for further greening as a contribution to the [London Bridge Green Grid](#) which these proposals can help deliver. As with the SuDS project, this proposal should respond to London Bridge being designated a critical drainage area.

9. We look to all investment in new and existing buildings to contribute to the [London Bridge Net Zero Routemap](#) as part of being a sustainable net zero business district. This should inform the selection of materials, renewable heating choices and measures to enhance urban greening and capture rainfall. We encourage businesses in the area to sign our [Decarbonisation Charter](#). We have worked with the pub to improve energy efficiency and recycling already. Retaining materials, or choice of new materials in the development, for example those recycled from other buildings or timber, have been seen in the area to reduce the carbon impact of developments.

10. As an important social and community asset, the Horseshoe Inn can contribute to the [London Bridge Culture Strategy](#). TLB can support development and promotion of events, for example through our Mediculture festival.

11. Any construction plan on this site will need to take into consideration the large number of other developments sites in this area, particularly those using Snowfields.

We look forward to continuing to collaborate on the future of the Horseshoe Inn and the important contribution it makes to the London Bridge area.