



Space House

Planning Condition Discharge Report

Conditions 3LBC e)

For Seaforth Land

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
A	04/04/22	Planning Condition Discharge	MPa	CW
B	15/08/22	Planning Condition Discharge	MPa	CW
C	14/04/23	Planning Condition Discharge	MPa	CW
D	05/05/23	Planning Condition Discharge	CW	-
E	25/08/23	Planning Condition Discharge	CW	-

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1.0 Introduction

1.1 Purpose of the Report

This document has been prepared by Squire and Partners to provide support information for the partial discharge of Conditions 3LBC e) pursuant to listed building consent ref: 2022/4463/L, dated 22 November 2022 in relation to the approved development at Space House (refs: 2021/1058/P and 2022/4463/L).

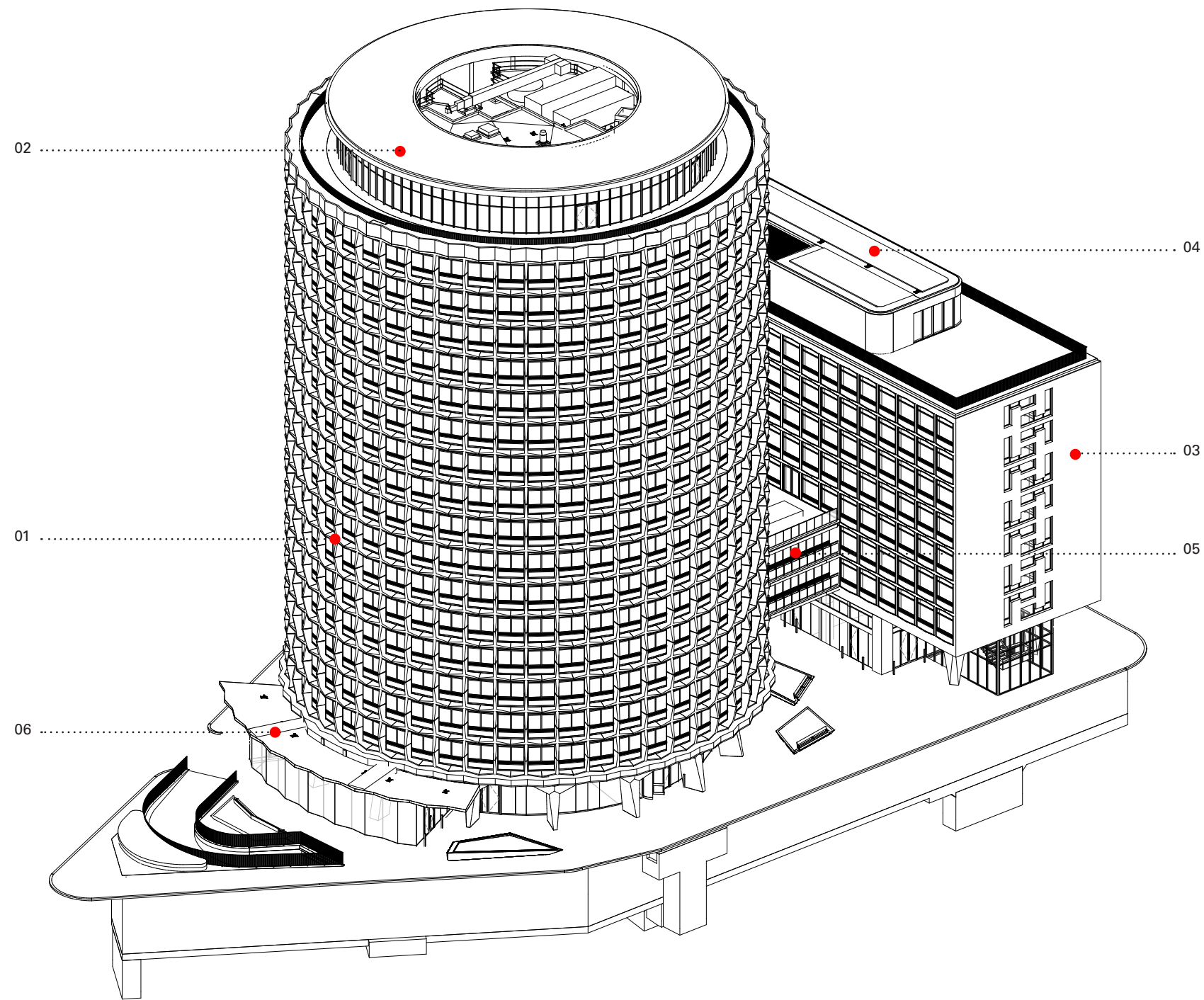


Fig. 1.0.1 Space House Axonometric

- Key:
- 01. Tower building
 - 02. Tower extension
 - 03. Kingsway building
 - 04. Kingsway extension
 - 05. Bridge-Link
 - 06. Western Canopy (Filling Station)

2.0 Planning Condition 3LBC e)

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

(e) Manufacturer’s specification details of the following facing materials shall be submitted to the Local Planning Authority: Kingsway ground floor façade piers concrete sample; Kingsway north elevation mosaic; general mosaic repairs; bridge link balconies balustrade; and glazing manifestations; and samples of those materials shall be provided on site. All other facing materials shall be installed in accordance with the details approved under reference 2022/1525/L dated 09/05/2022 and 2022/3513/L dated 12/09/2022.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.”

This application is the final submission for the remaining facing material samples. This application therefore seeks the approval for the remaining facing material samples:

Location	Material
Kingsway ground floor facade piers	GRC sample to match existing concrete piers
Bridge-Link balconies balustrade	Stainless steel frame with clear glass infills sample

The GRC samples were discussed with Camden Planning and Conservation Officers in the monthly Post- Approval Agreement (PAA) meeting held on the 3rd May 2023 and the GRC sample and the Bridge Link material samples were presented to the Officers in the meeting held on 9th August 2023. Further development of the GRC finish and coping were discussed with the Officers in an subsequent PAA meeting held on 13th September 2023 and it was agreed that this information should be updated in this document. The following pages follow the process and provide details up to the final sample sign-off by the Officers.

2.1 GRC - Piers Location

The GRC piers are located at Kingsway Block along the east, west, and south facade as shown in hatch.

Legend

GRC Cladded Piers

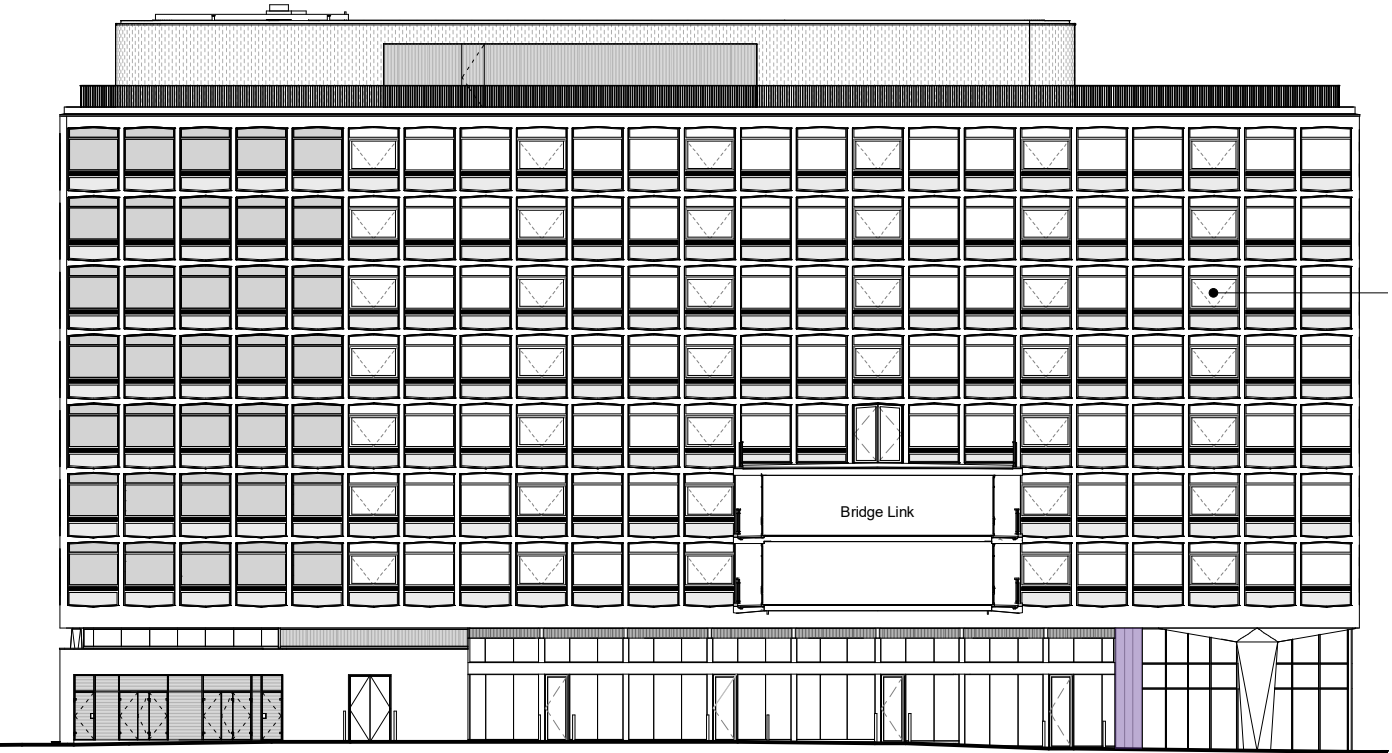


Fig. 2.1.1 Kingsway - West Elevation

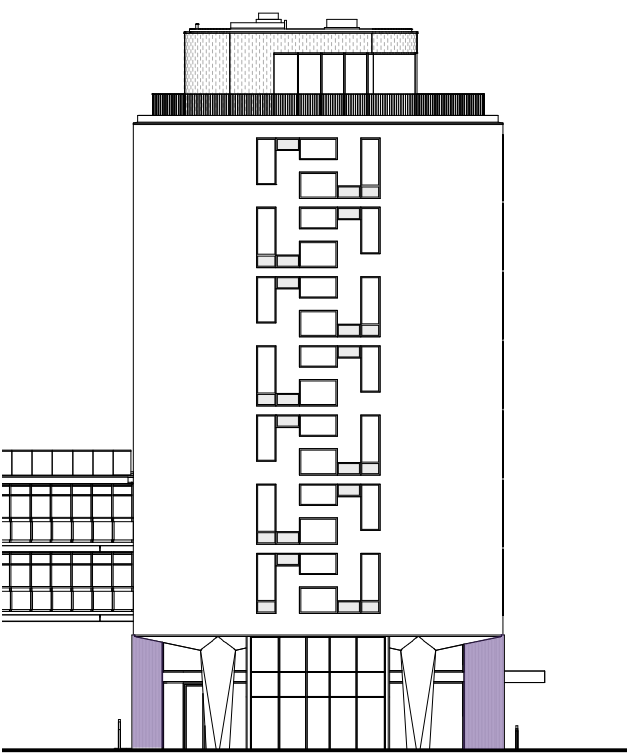


Fig. 2.1.2 Kingsway - South Elevation



Fig. 2.1.3 Kingsway - East Elevation

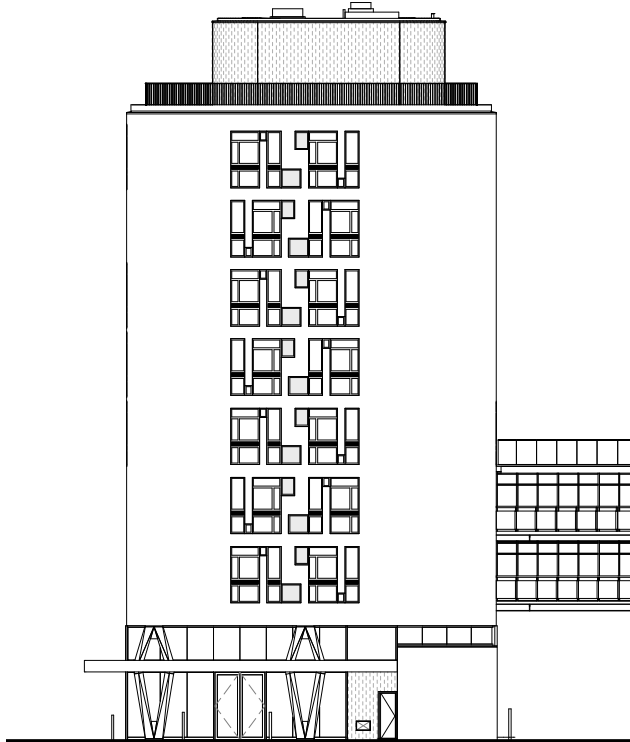


Fig. 2.1.4 Kingsway - North Elevation

2.2 GRC - Process to replicate Original Panels

It was discovered that the original concrete panels which were to be retained in the approved scheme were mistakenly removed and destroyed. In order to achieve the approved design, a process has been developed to replicate the concrete panels to best match the existing.

The initial mould developed was a hand-crafted mould to replicate the existing panels. The mould was shown and discussed with Camden Planning and Conservation Officers in the monthly Post-Approval Agreement (PAA) meeting held on 3rd May 2023. The officers had the following comments:

- The sample appears to be more yellow
- The sample looks more uniform, whereas the original panels look more varied. However it was understood that the variation in the old columns may have been the result of wear and tear over the years, and that it could have originally been more uniform when installed.
- The channels in the sample look quite uniform, whereas the original panels look to have less prominent channels.
- The texture of the sample appears to show an abundant amount of 'air bubbles'

The above comments have been taken on board and new samples developed.



Fig. 2.2.1 Photo of Original Panel



Fig. 2.2.2 Photo of Kingsway North-East Corner

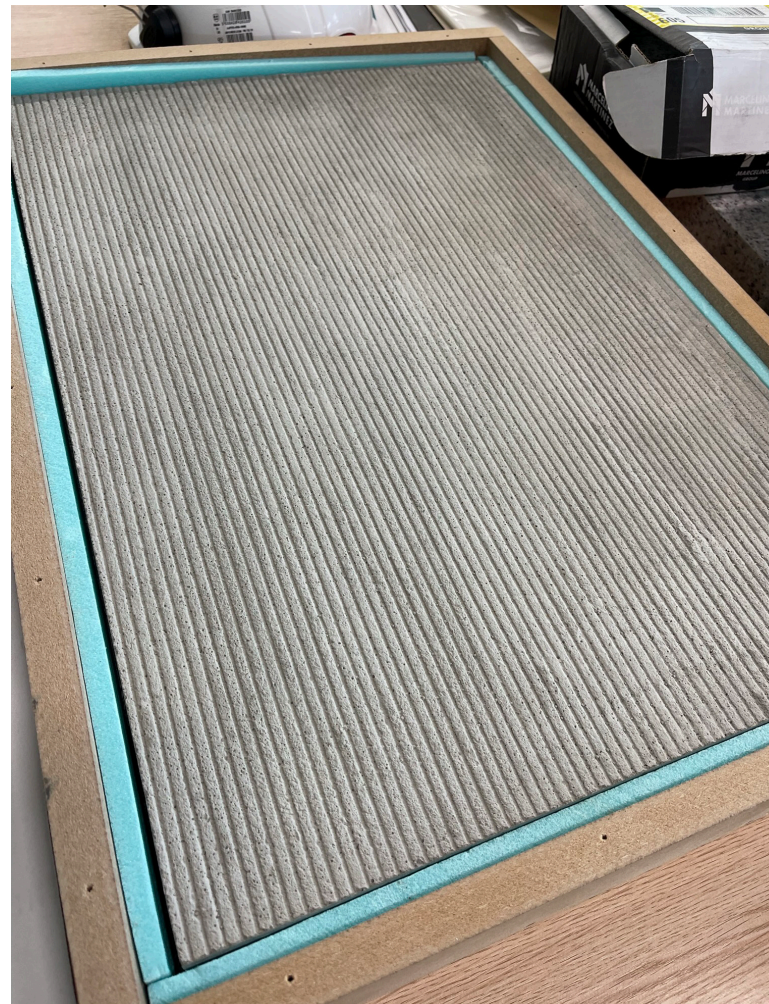


Fig. 2.2.3 Initial Mould

2.3 GRC - New Technology

In May 2023, the specialist subcontractor started working with a new process – a polymer sheet that could be digitally ‘etched’ to create a panel with texture.

This new technology is created digitally and the pattern can be made bespoke (to a restricted depth of 1.6mm) and etched onto a surface. The pattern is cast directly off the polymer sheet (see Fig. 2.3.1 and Fig. 2.3.2 for examples of polymer sheets cast straight from digital files to create panels).

2.4 GRC - First Trial

The Space House GRC panels were developed using this new technology to provide a bespoke pattern. This would allow the specialist subcontractors to modify the pattern and to produce a pattern that closely resemble the original.

The specialist subcontractor developed a first trial using this technology. However the sample panel produced a texture that was too broken and the lines between the flutes appearing too wide and in need reducing in width. See Fig. 2.4.1 and 2.4.2 for photos of first trial.

The subcontractor proceeded to produce another sample.

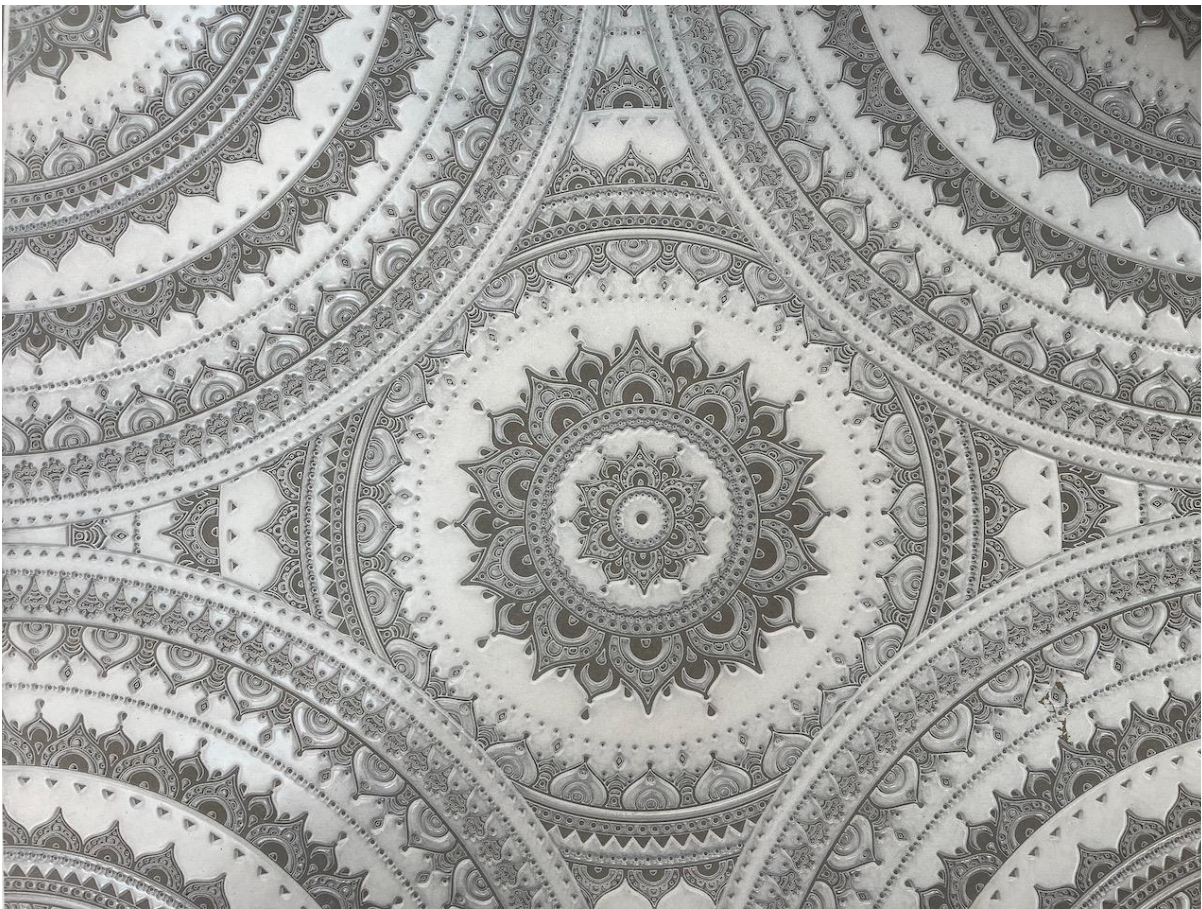


Fig. 2.3.1 Example of polymer sheet cast from digital files



Fig. 2.3.2 Zoom in of polymer sheet cast from digital files

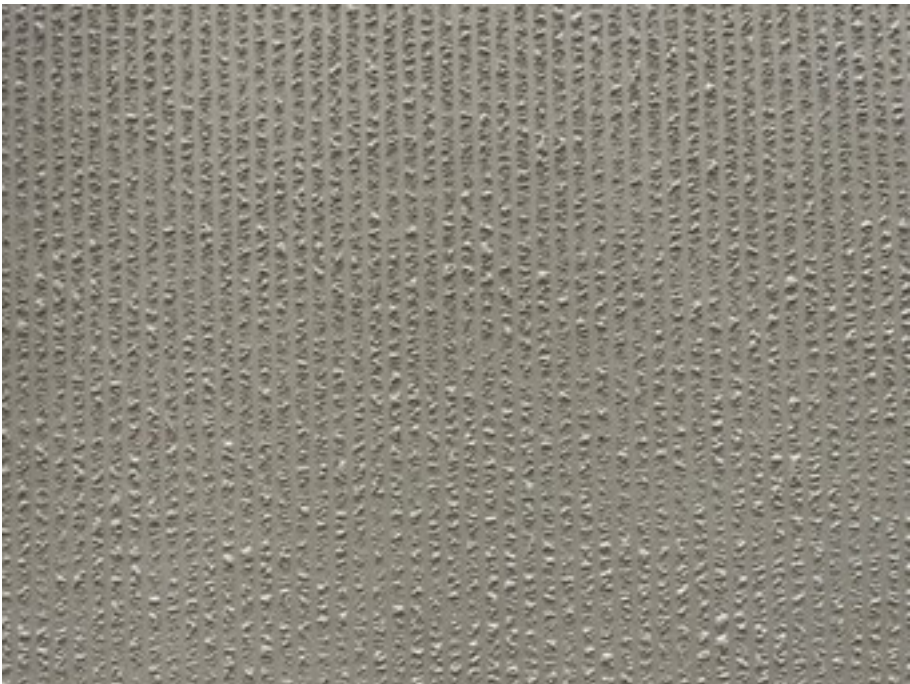


Fig. 2.4.1 Sample of first trial



Fig. 2.4.2 Close view of first trial