



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	-
F	26/10/23	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 re-discharge of Condition 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).

This application therefore seeks partial re-discharge of Condition e) in respect of:
- Filling Station Canopy termination piece for roof edge

The Filling Station canopy termination edge material was discussed with Camden Planning and Conservation Officers in the monthly Post- Approval Agreement (PAA) meeting held on 13th September 2023 and it was requested that photos are provided to show the proposed colour of the termination edge against the Filling Station canopy. Photos were presented in PAA meeting held 11th October 2023 and Officers confirmed that the proposed material was acceptable and information should be updated for a partial re-discharge under Condition e).

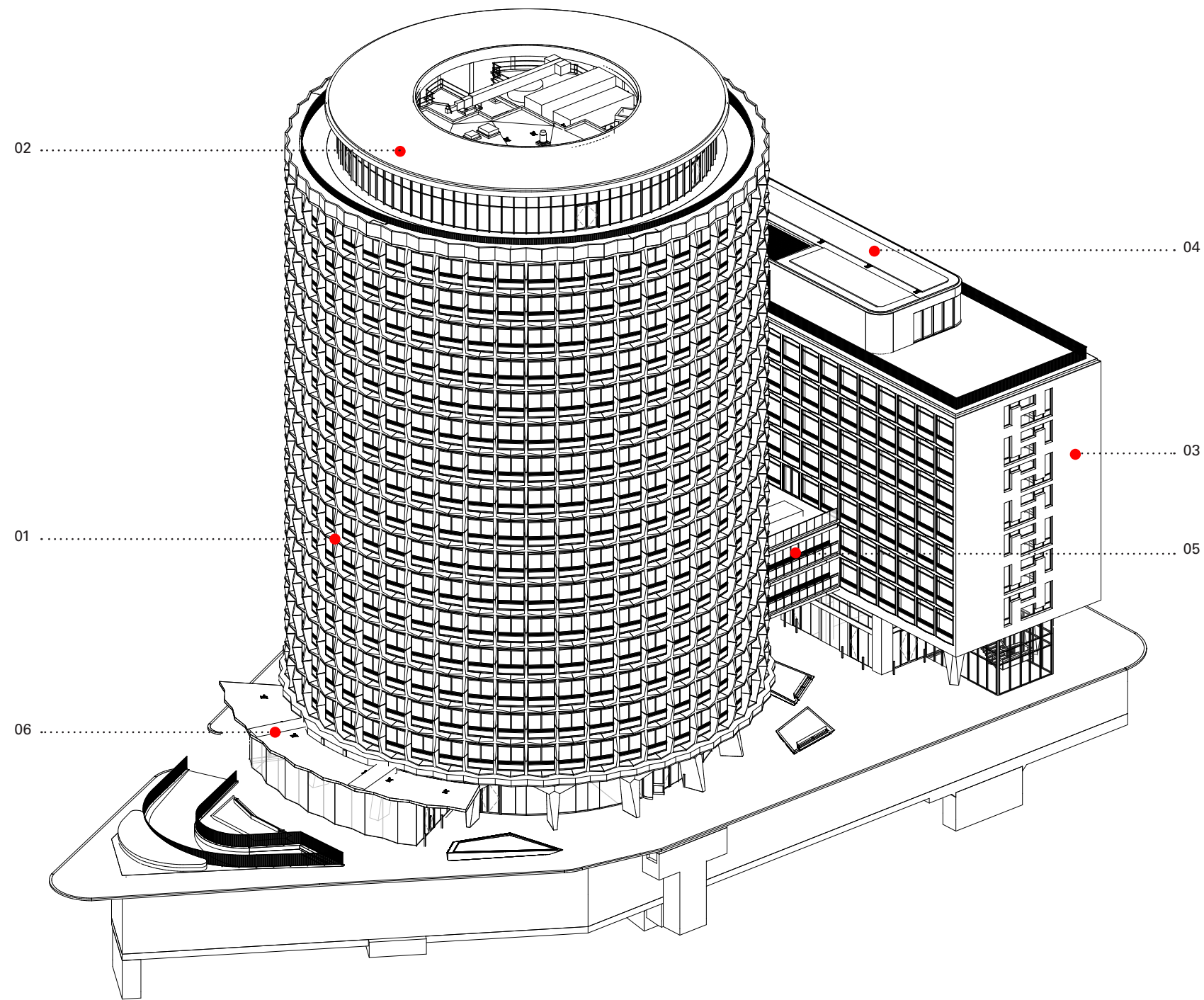


Fig. 1.0.1 Space House Axonometric

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

2.0 Historic Filling Station Canopy

The Filling Station canopy originally appears to have a black / dark grey waterproofing to its roof with the fibrous membrane dressed over the edge to form a capping. This has been demolished with a small piece retained for record.



Fig. 2.0.1 Retained Sample of Roof Material

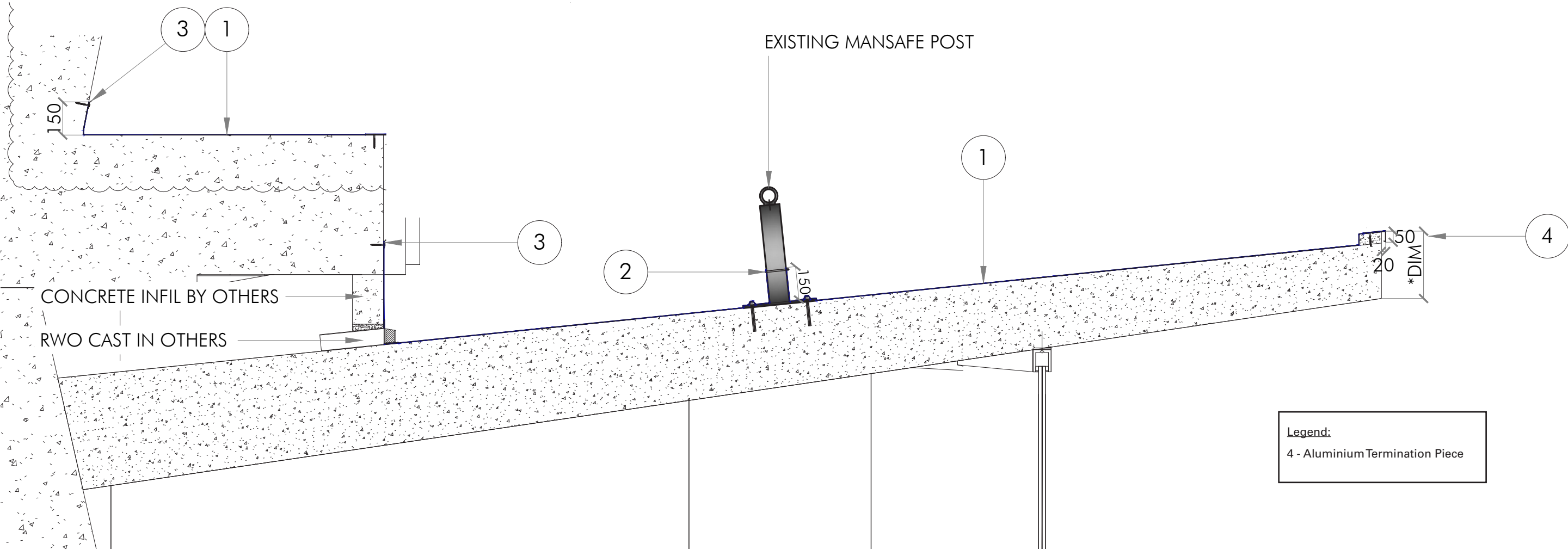
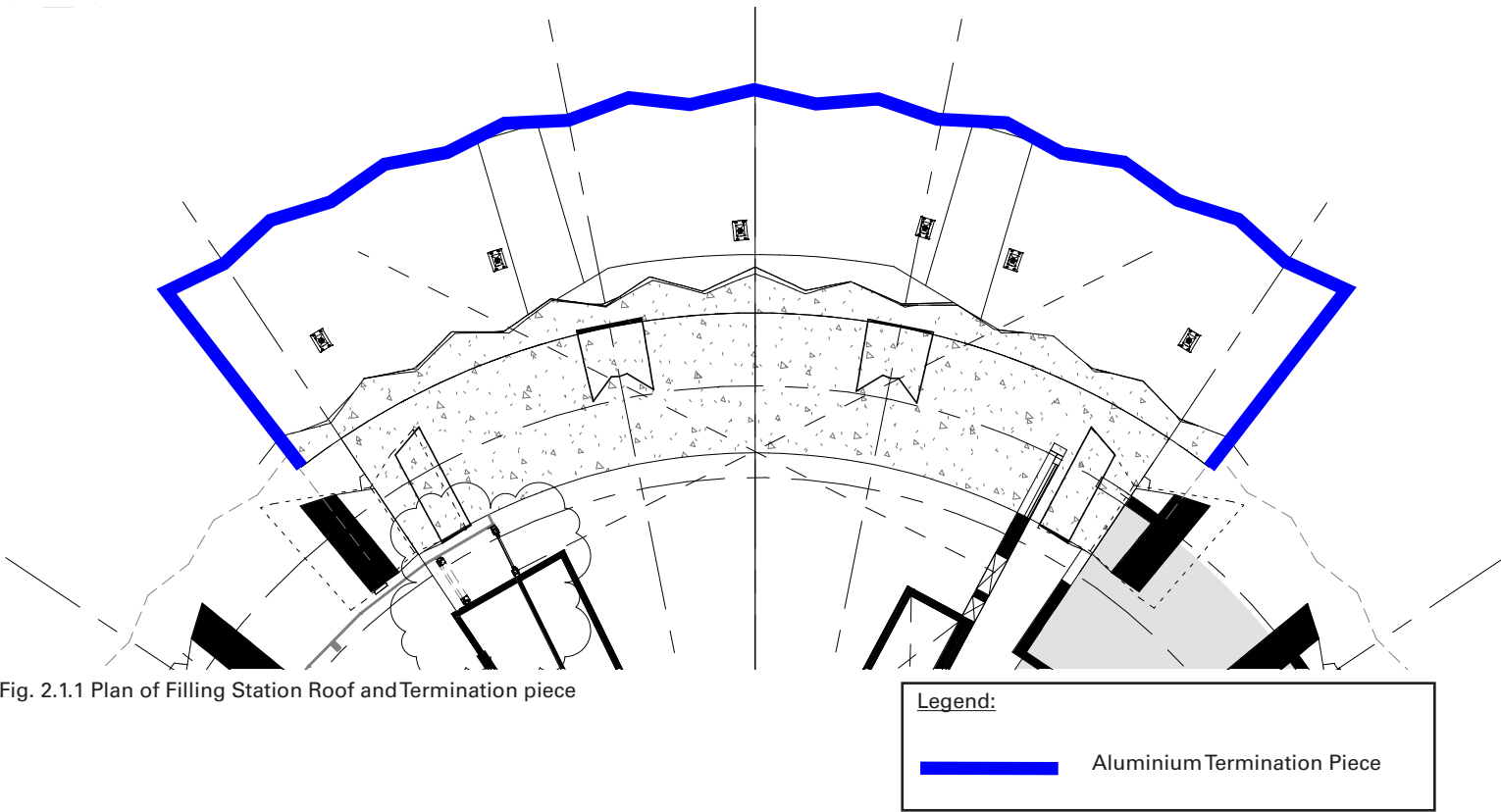


Fig. 2.0.2 Filling Station - Site Photo - 28th June 2018

2.1 Proposed Termination Piece

In order to provide a proper termination for the waterproofing on the filling station canopy, a termination edge piece is required along the edge of the filling station canopy. The proposal to match the historic capping piece is to terminate the canopy structure with a 50mm PPC RAL 9006 aluminium edge piece which will follow the edge of the canopy.

See Fig 2.1.1 for cross section showing profile of termination piece.



2.2 Proposed Termination Piece - Photos

The proposed colour will complement the existing canopy and the colour match all other flashings on the the project ensuring a cohesive colour range for the building.

Refer to fig. 2.2.1 and fig 2.2.2 for photos demonstrating the proposed termination piece against the existing canopy structure.

The photos were presented to the Officers and they confirmed that the proposed material and colour was acceptable and details could be submitted on the basis of this sample.



Fig. 2.2.1 Photo of Edge Piece Sample against existing canopy structure



Fig. 2.2.2 Photo of Edge Piece Sample against existing canopy structure

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