
3-6 Spring Place
Spring Place Ltd

Planning Update
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Piercy&Company

The Centro Building
39 Plender Street
London NW1 0DT

Telephone
+44 (0)20 7424 9611

info@piercyandco.com
www.piercyandco.com

Report Summary



Physical concept model - Spring Place

This report summarises a series of updates to the Section 73 application for 3-6 Spring Place.

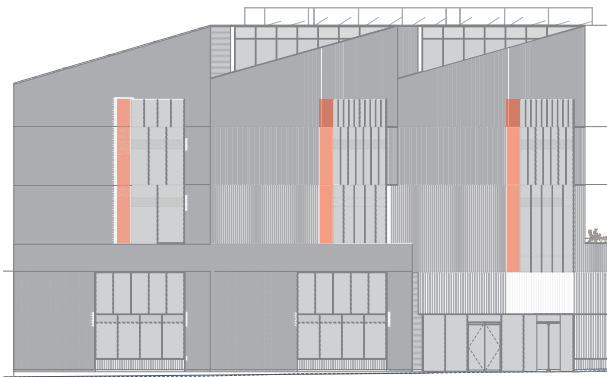
The Section 73 application details the following proposed amendments to the approved scheme:

- Reduction and reconfiguration of basement
- Amendments to Ground Floor arrangement and levels
- Amendments to roof plant locations and configurations
- Amendment to the southern corner of the building - The second floor terrace being relocated one level higher with additional workspace provision below
- Amendments to facade including the size and proportions of the fenestration and greater proportion of brickwork to the railway facade

Following the submission of the Section 73 application, a number of comments were received regarding the proposed amendments to the scheme - principally in regard to the facade amendments.

A meeting was held with LB Camden Officers on Wednesday 12th September 2018 to discuss these comments. This report highlights how these have been addressed in the updated proposed amendments.

Spring Place Elevation



1 - Windows to upper levels



2 - Horizontal brickwork band



3 - Lower level concrete upstand



4 - Openness of entrance glazed screen

1. It was suggested that the proposed increased width of the windows to Spring Place resulted in a detrimental loss in solidity across the facade.

The width of these windows has now been reduced by 20%.
The proposed revised width is 400mm wider than the consented scheme.

2. A band of header bond brickwork has been reintroduced as per the consented scheme.

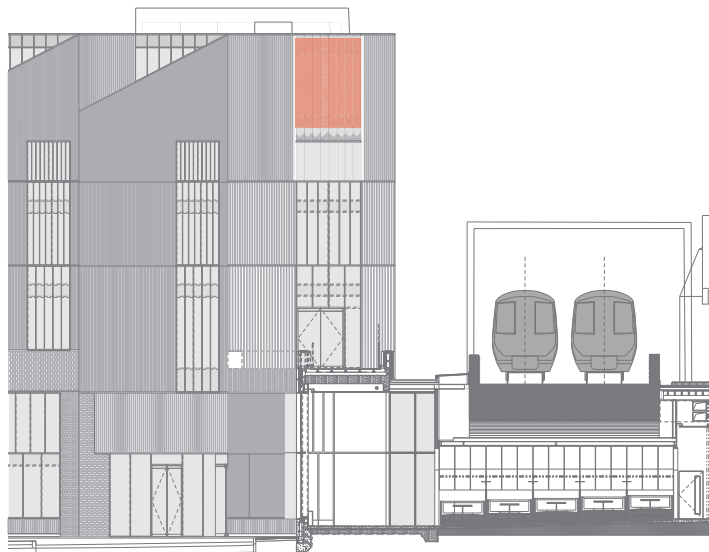
3. There was concern that the concrete upstand to the base of the brick wall on Spring Place caused the brickwork on this elevation to feel less grounded and robust. This concrete upstand has now been removed and the brickwork extended to meet the ground plane.

4. The minor amendment to the entrance proposes a reduction in the number of mullions to the ground floor entrance glazed screen. There was discussion about the appropriateness of the transparency that might result from this in the oblique views. It was considered that this element was subjective and there were strengths and weaknesses to both options.

On balance, it is felt that a more open screen in this location is of greater benefit to the design - activating the street frontage and providing a connection with the publicly accessible parts of the building.



5 - Windows to upper levels and facade materiality



6 - Mesh facade to upper level

Railway Elevation

5. The greater proportion of brickwork proposed to the railway elevation was discussed. Given the sensitivity of building in close proximity to the Network Rail infrastructure, the limited visibility of this facade and the assessment of the Townscape impact of the change, it is considered important to the progress of the scheme to make this amendment.

The width of the windows to the Railway side has also been reduced by 20% being 400mm wider than the consented scheme.

Northern Elevation

6. The removal of the mesh screen to the upper window on the northern elevation of the scheme was considered detrimental to the scheme.

This has been reinstated.