



Space House

Planning and Listed Building Consent Substitution Pack

For London Borough of Camden

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	19/09/19	Draft Issue	CM	TM
A	20/09/19	Planning Issue	CM	TM

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1.0 Introduction

1.1 Executive Summary

This substitution pack has been prepared by Squire and Partners on behalf of SLQR Trustee No.1 Limited SLQR Trustee No.2 Limited as co-trustees of SQLR Trustee No.3 (the applicant) pursuant to the pending applications for planning permission and listed building consent refs : 2019/2773/P and 2019/2790/L in respect of Space House ('the site'). The document outlines revised proposals for the renovation and refurbishment of the site having had thorough consultation with Camden's planning, design and conservation officers at meetings held on 19th August and 12th September 2019.

The key areas of design revisions to the scheme are;

- 2.0 Tower Extension – Height, Detail, Re-use of Fabric, Balustrade
- 3.0 Kingsway Extension – Height, Footprint and Detail.
- 4.0 Southern Stair - Enclosure and Glazing
- 5.0 Shopfront – Banding and Detail
- 6.0 Canopy to Filling Station – Setback of Glass and detail.
- 7.0 Lower Spandrel Glass – Material treatment



Existing view From Kingsway

2.0 Tower Extension

Since the submission of the applications the applicant has worked to develop the design detail of the new extension to the tower to give the termination to the building greater design strength.

The key changes to the Tower extension are;

2.1 Lowering the height of the setback floor (level 17) by 400mm to reduce the proposals impact in long views and adjust the proportions between new and old. The plant enclosure which sits in the circular core of the 17th floor will remain at the previous height but will be barely visible at distance on account of how far set back it is from the main roofline.

2.2 Thickening the roof 'cap' and increasing the projection of the roof overhang to define the building termination. Detail and proportion of the roof edge draw reference from the existing roof 'cap' and from other Seifert & Partners built projects.

2.3 Further detail added to the new window mullions on the setback floor. The 'bowtie' cap given to the mullions will draw reference from the geometries of the listed building fabric below and increasing the depth of the reveal will give a hierarchy between the mullions and the glass. The mullions will be aluminium in a colour match to the existing aluminium windows.

2.4 Balustrade has been further setback by 350mm and material changed to steel metal rods with a top flat bar in a PPC finish to match the aluminium framing of the windows

2.5 Listed fabric is retained in creating the 'facsimile floor'. The applicant has undertaken lengthy discussions with both the original structural engineers, Pell Frischmann and a respected temporary works engineer. A method statement for the proposal has been put together and included as part of this substitution pack. The applicant has also commenced discussions with PAYE to ensure the listed building is carefully cleaned and repaired where necessary during the refurbishment.

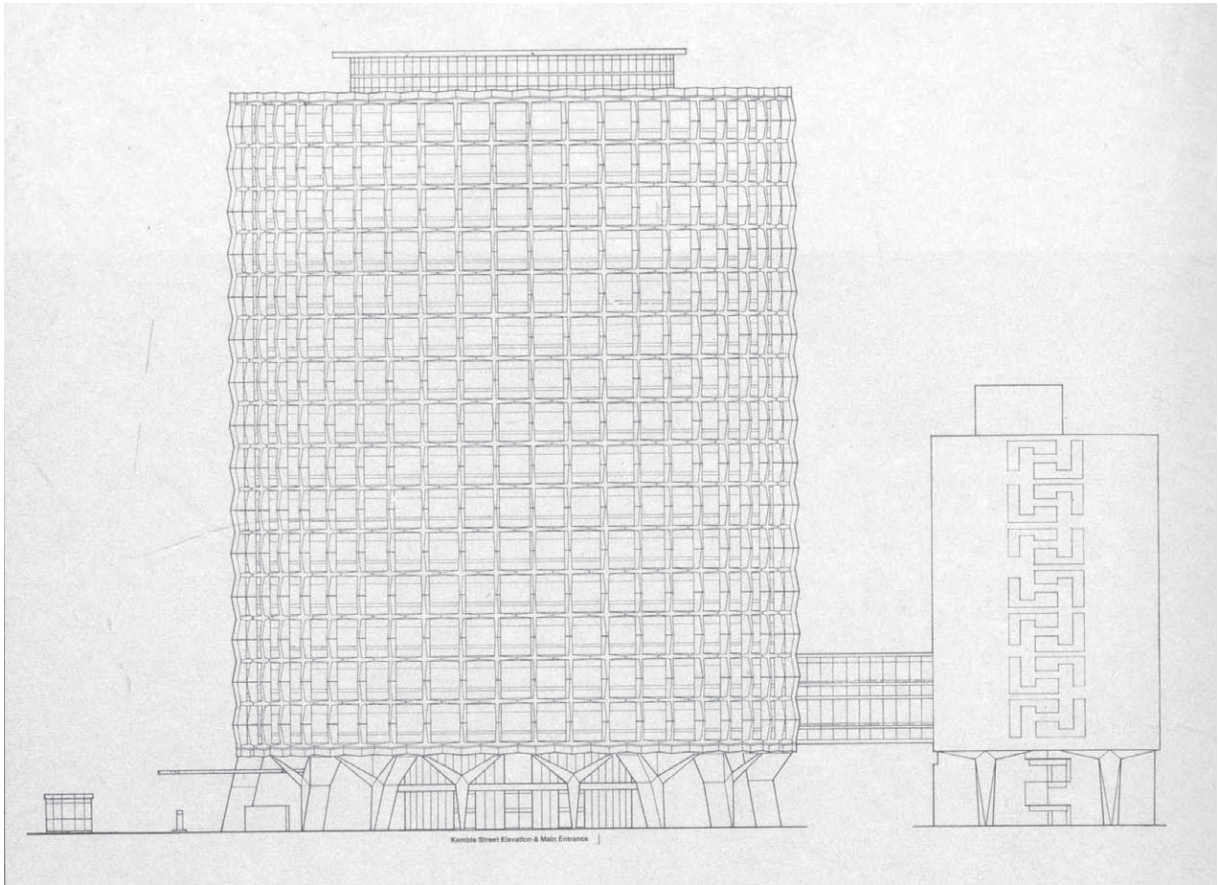


Dimensions of Existing Roof Overhang

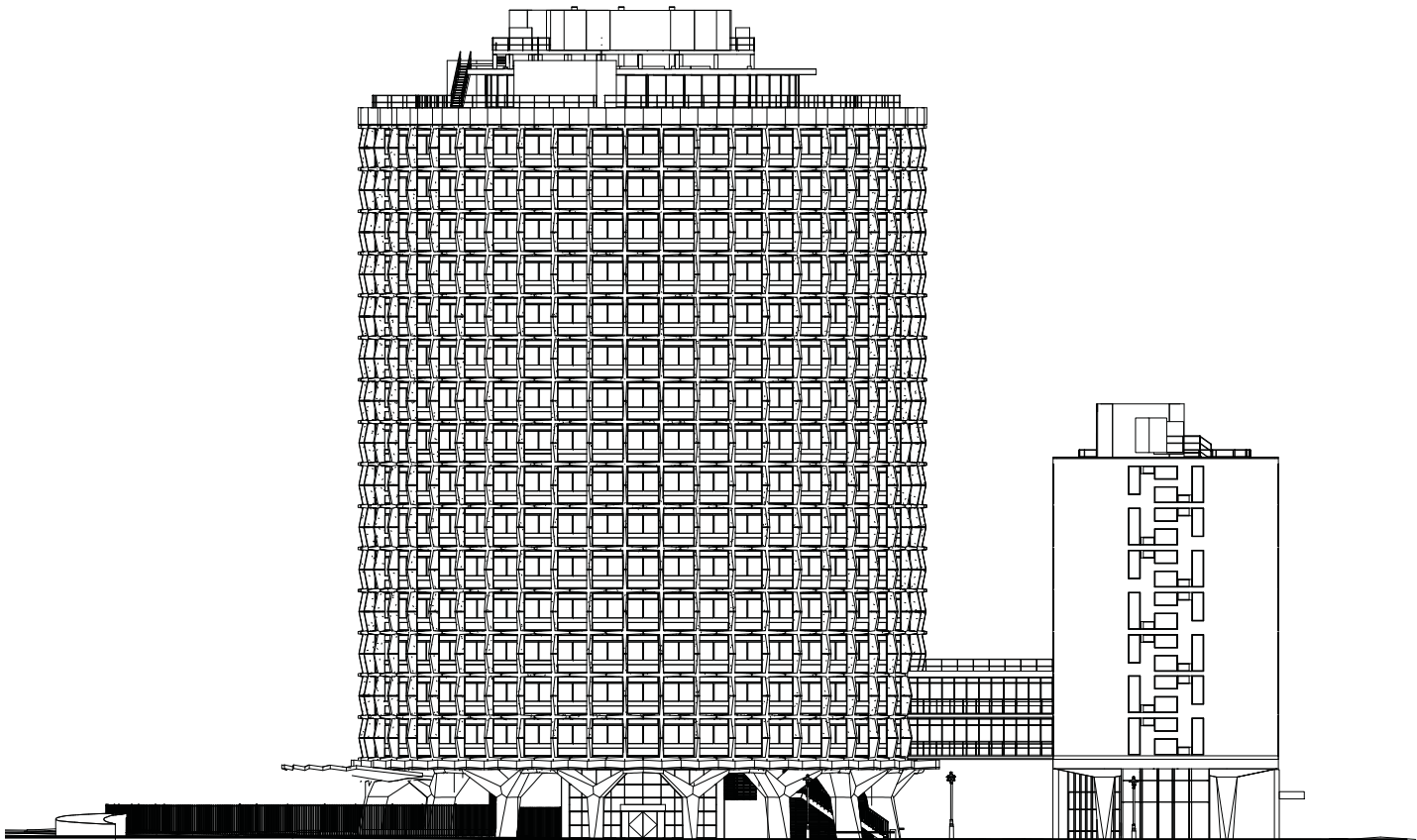


Other Seifert Buildings in London with defined roof terminations.

Existing Context Images of Tower Extension



Seifert Concept Elevation (not as built)

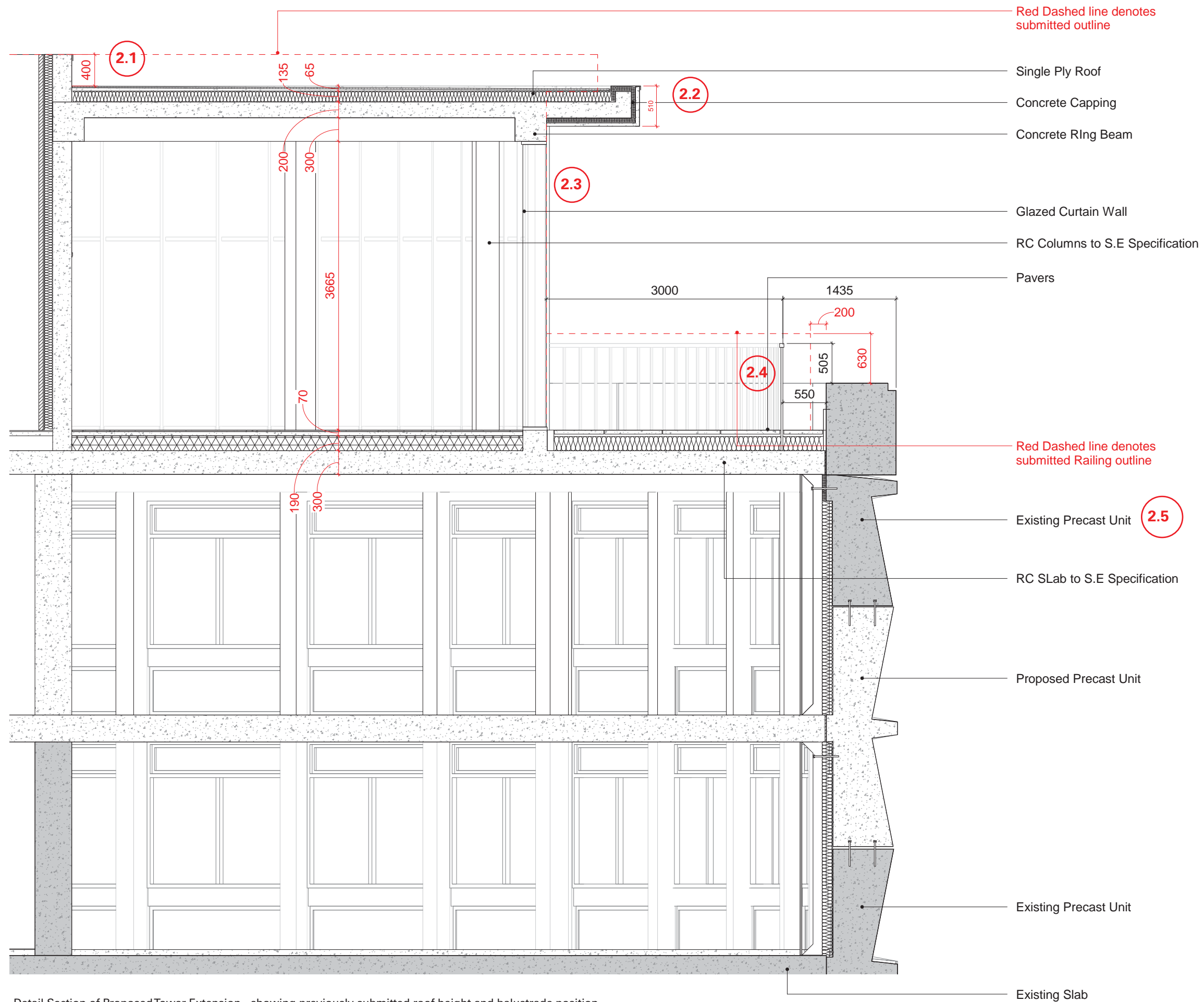


Existing Elevation

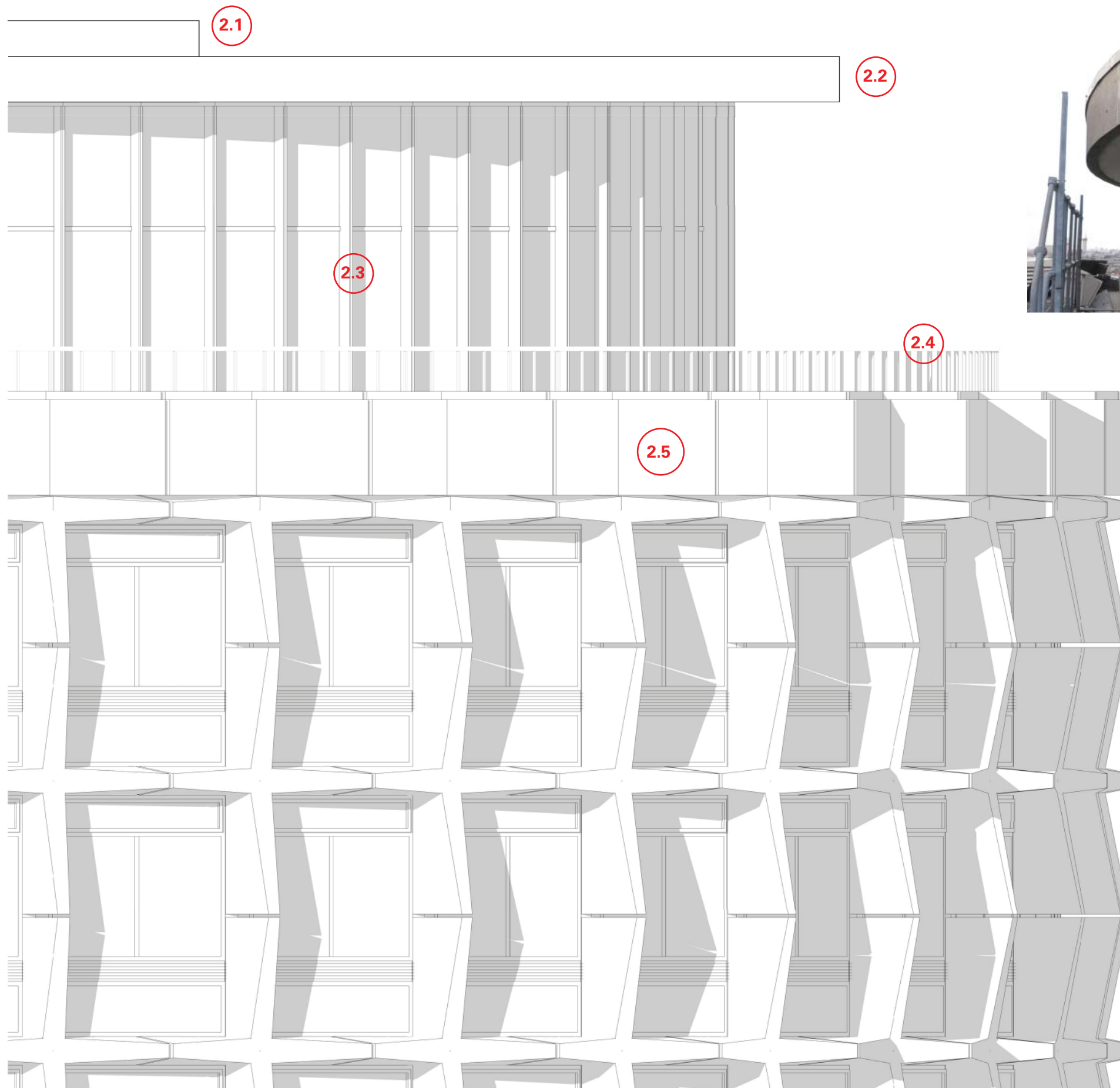


Photographs of Existing roof

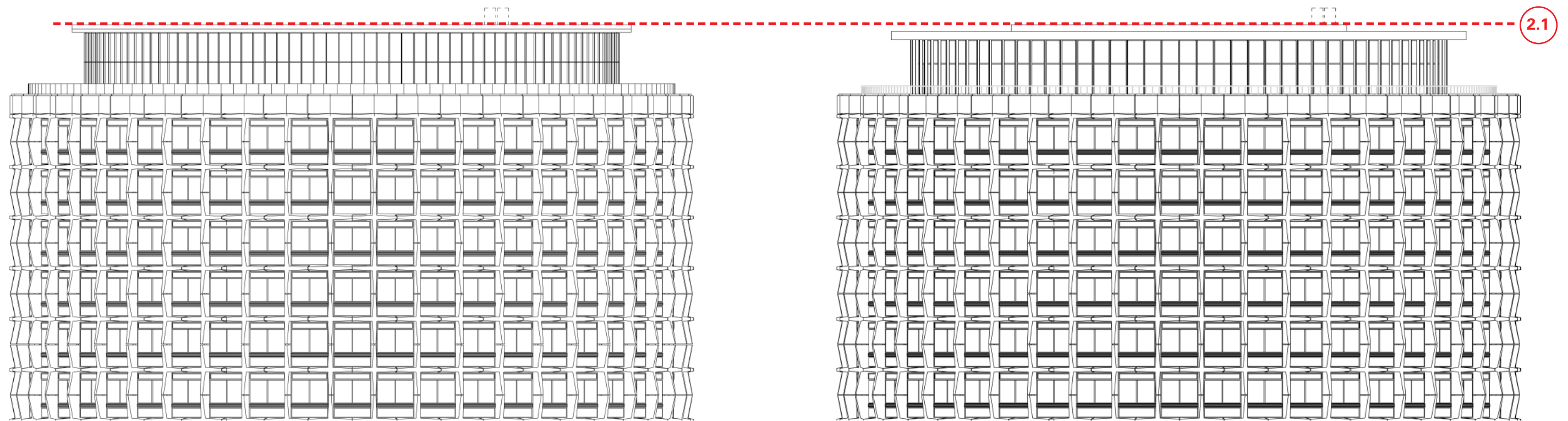




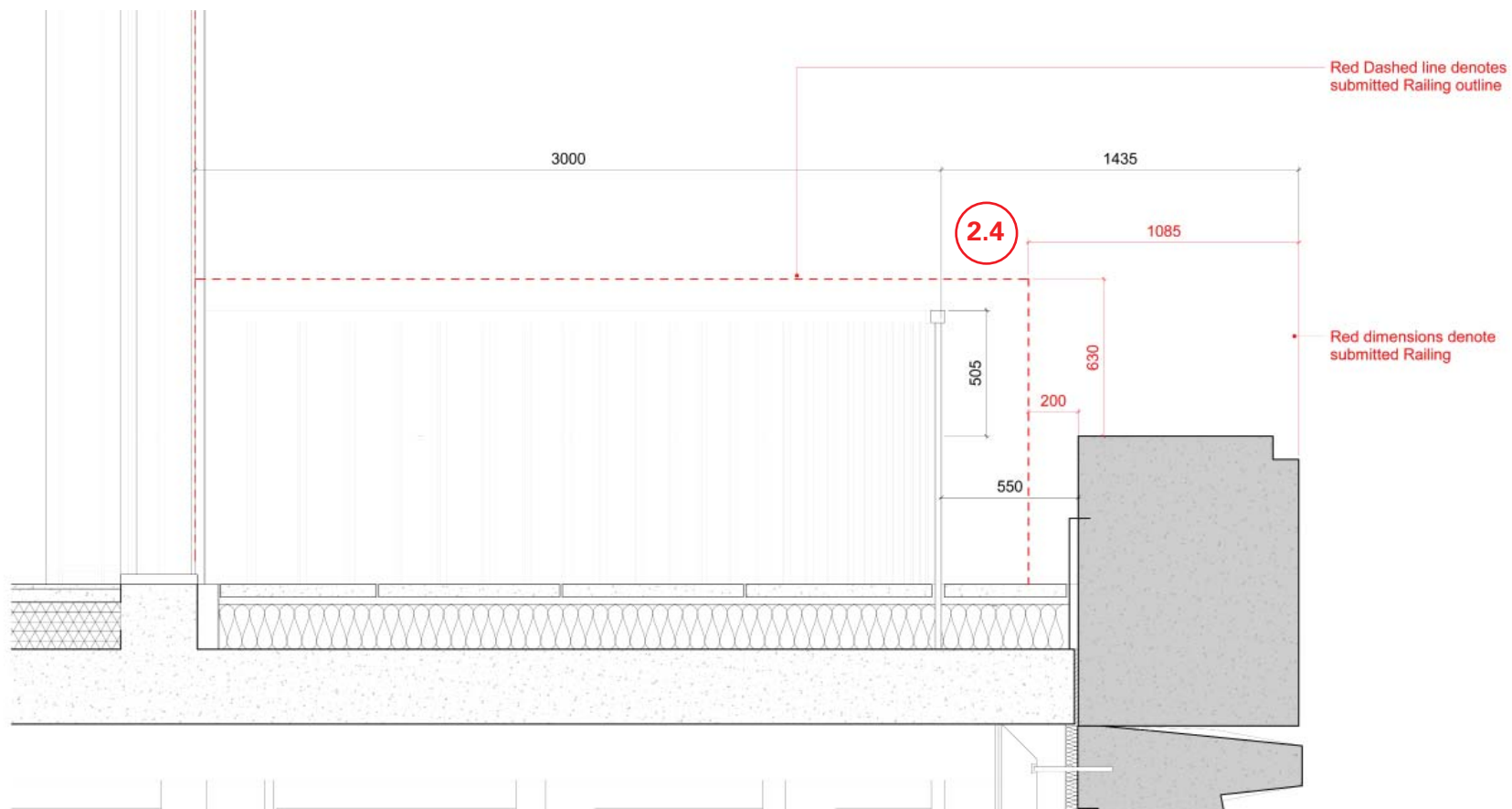
Detail Section of Proposed Tower Extension - showing previously submitted roof height and balustrade position



Proposed Elevational Perspective of Tower Extension



Height comparison diagram to show main roofline of proposal lowered by 400mm from previously submitted elevation - plant screen remains at previous height



Revised Proposed balustrade detail showing height, setback and material



Revised Proposed 3D view showing height, setback and material of Balustrade

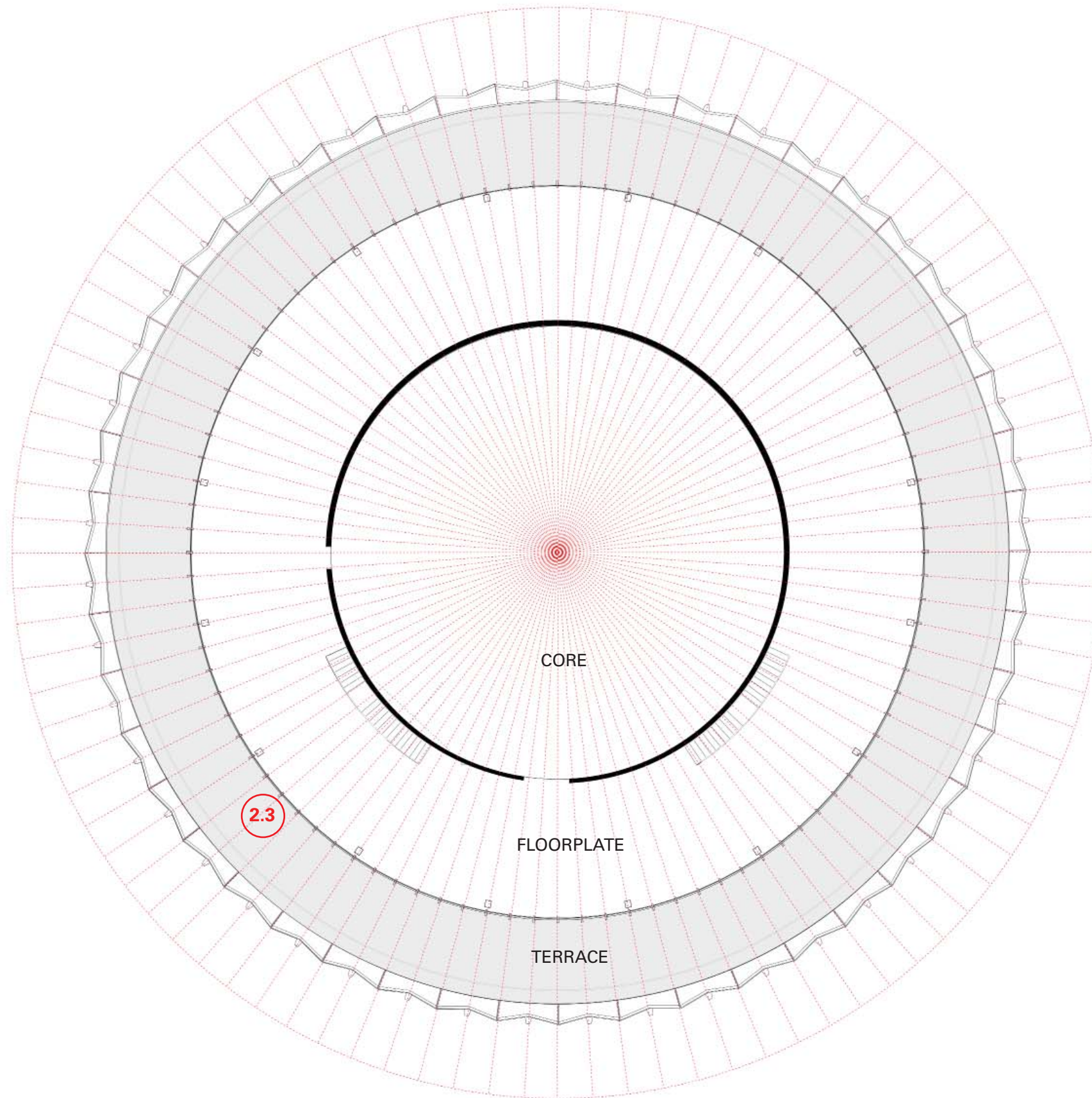
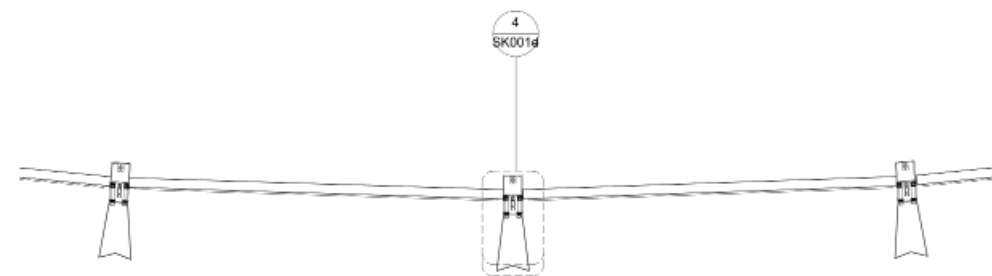
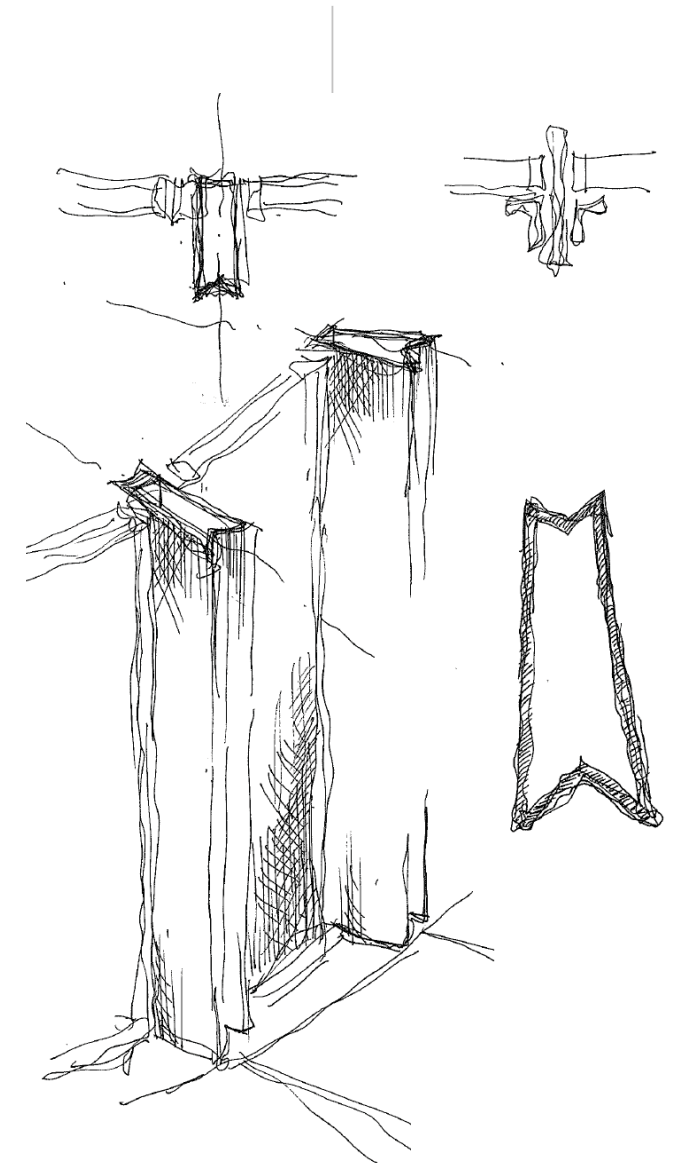
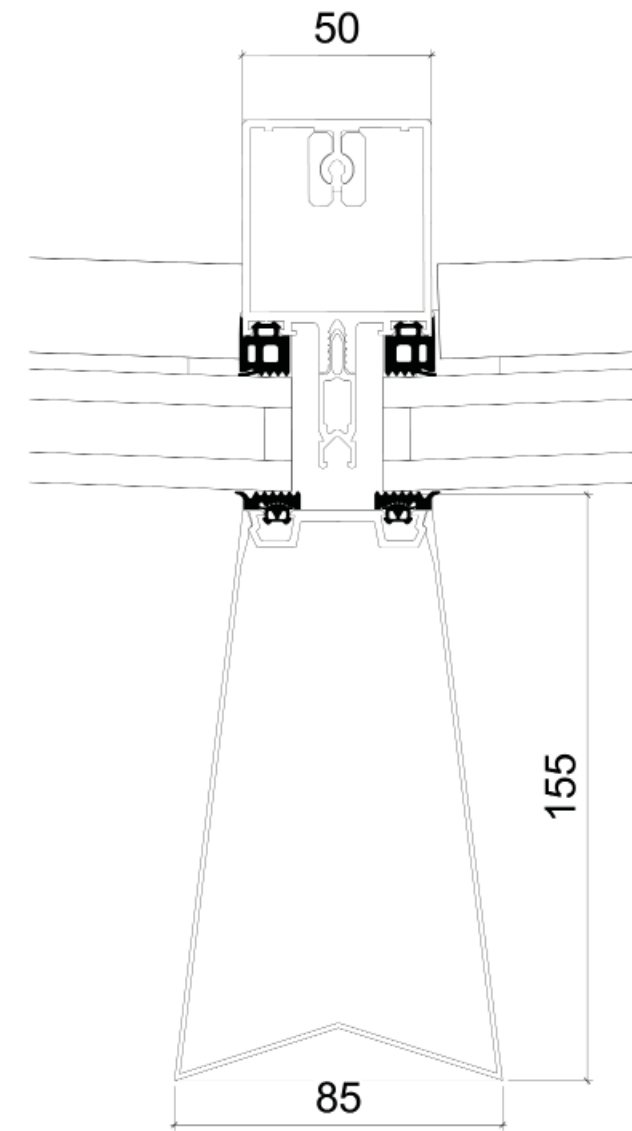
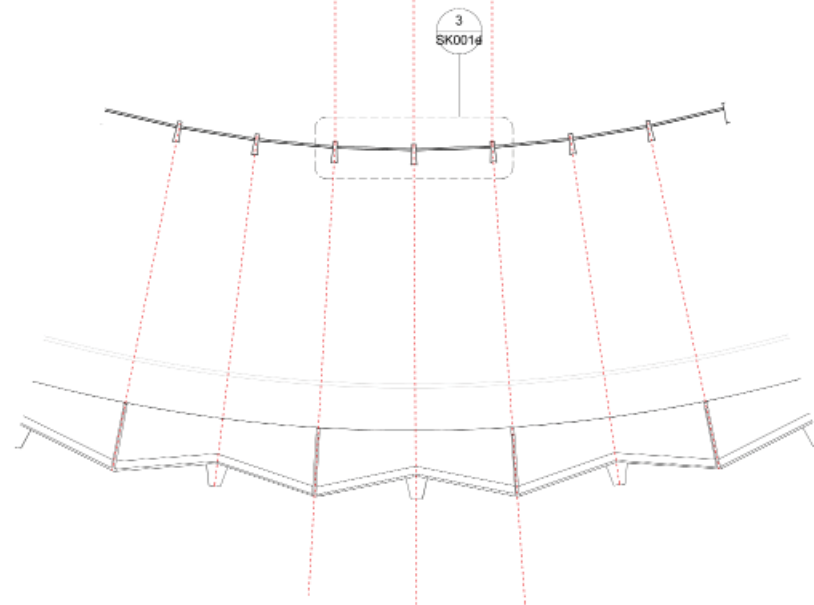
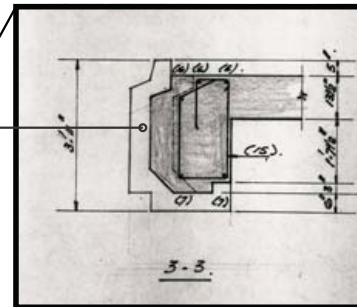


Diagram illustrating how the revised proposed setting out of glazing to level 17 has been driven from listed building below



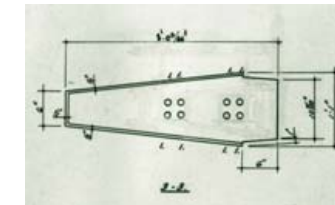
Proposed Elevation

Existing L16 precast
downstand edge beam
RC details

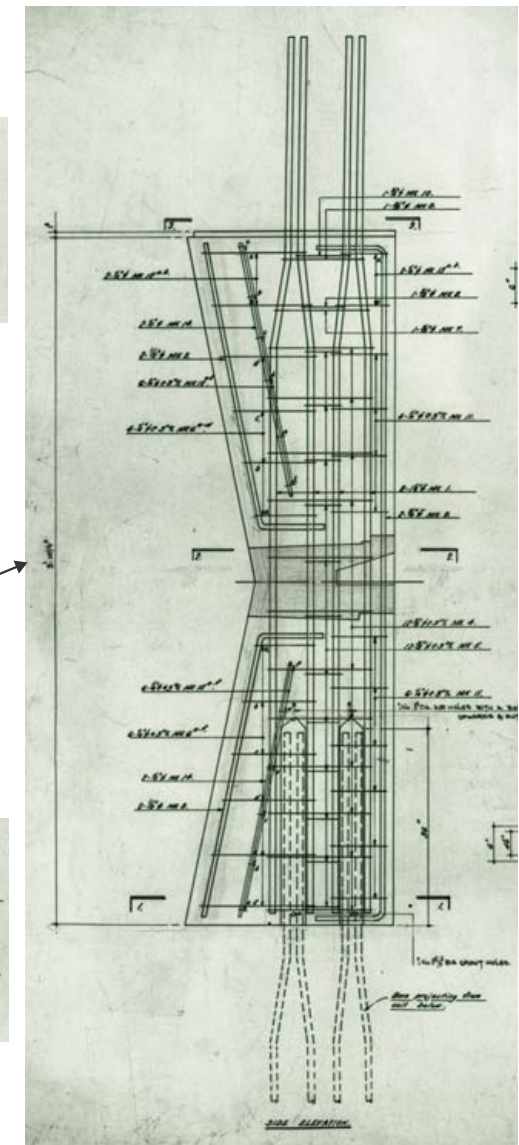
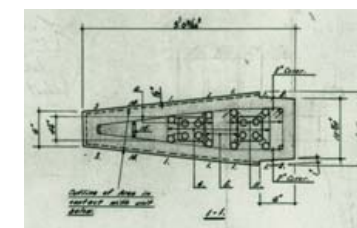


Precast fascia unit
fixed to front of
downstand beam

Top section



Bottom section



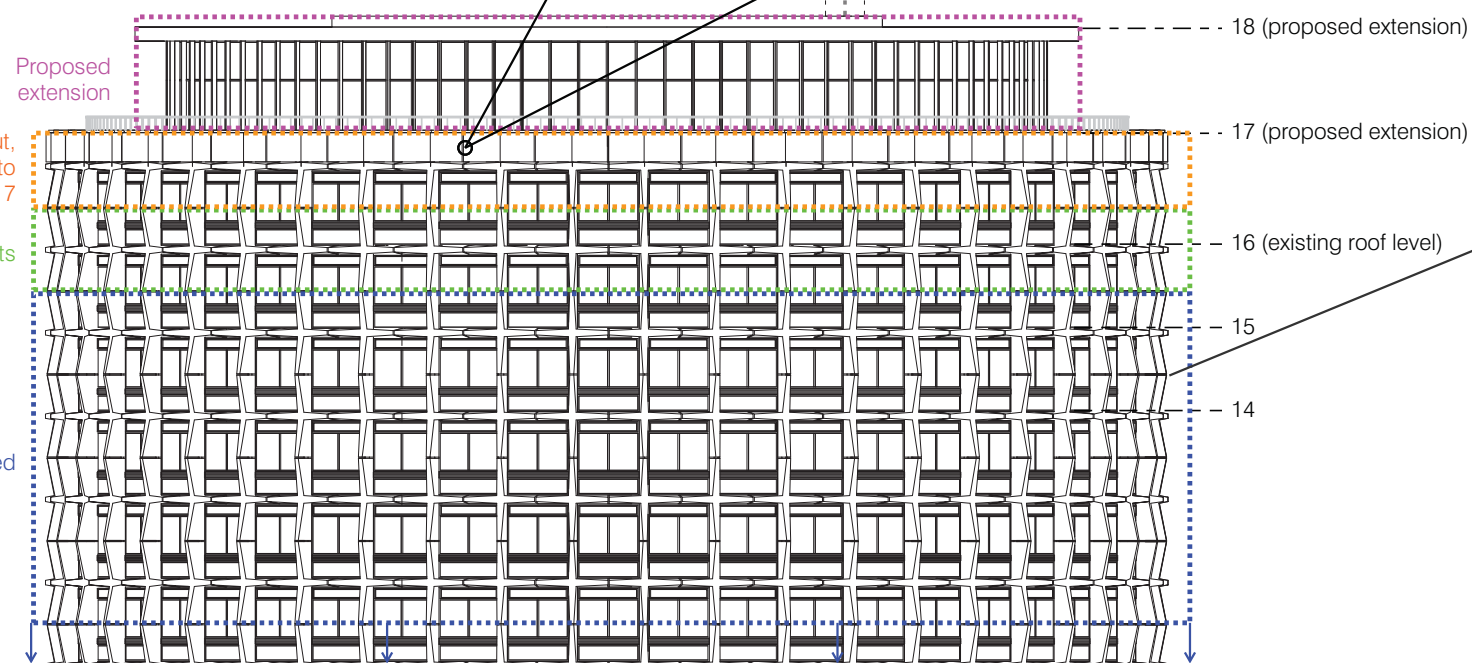
Existing typical cruciform
unit RC details

2.5

Precast T units cut,
retained and moved to
level 17

New units

Retained



Proposed section

This sketch is based on preliminary information for costing purposes only and is subject to change due to design development.

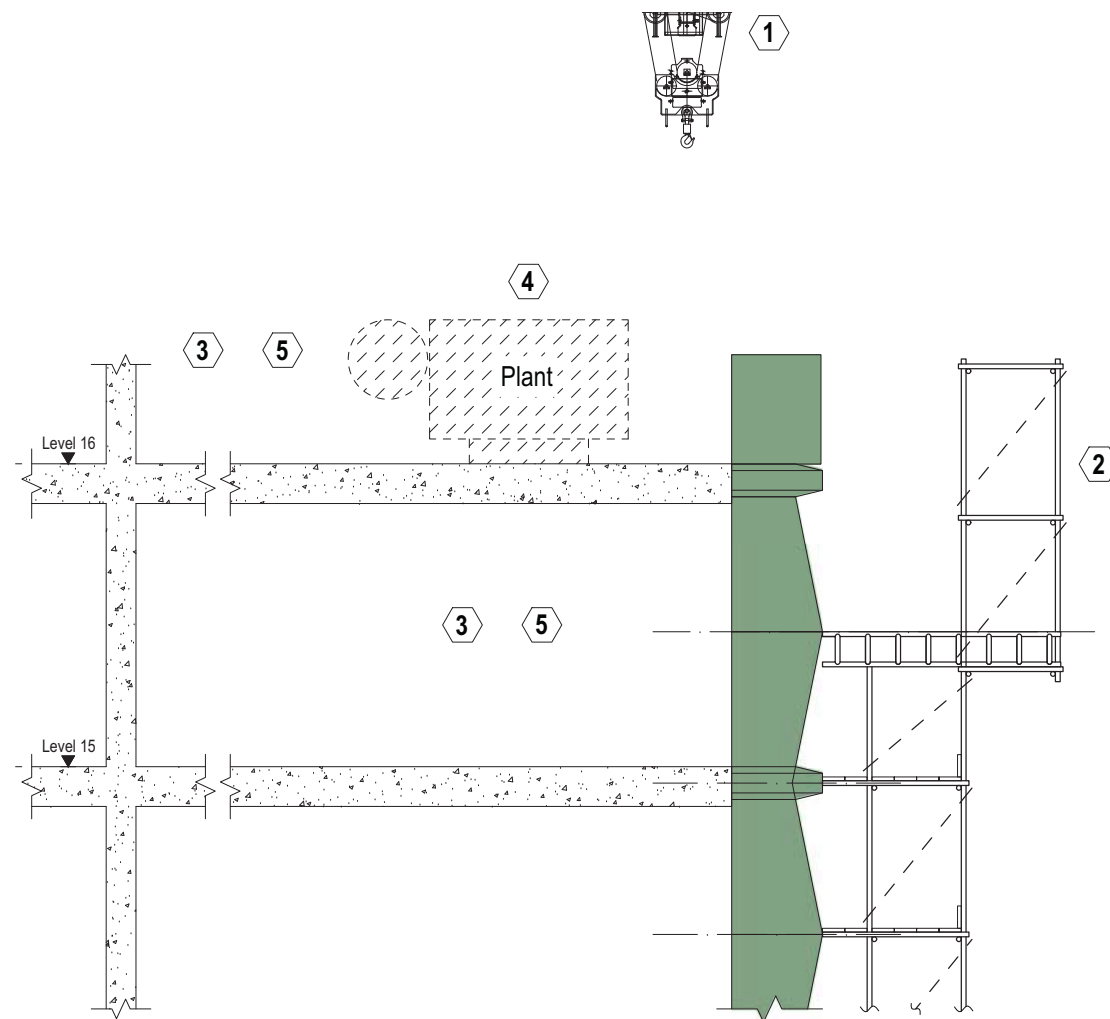
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Date: 11/09/2019

Revision: 4

Space House - Tower Extension

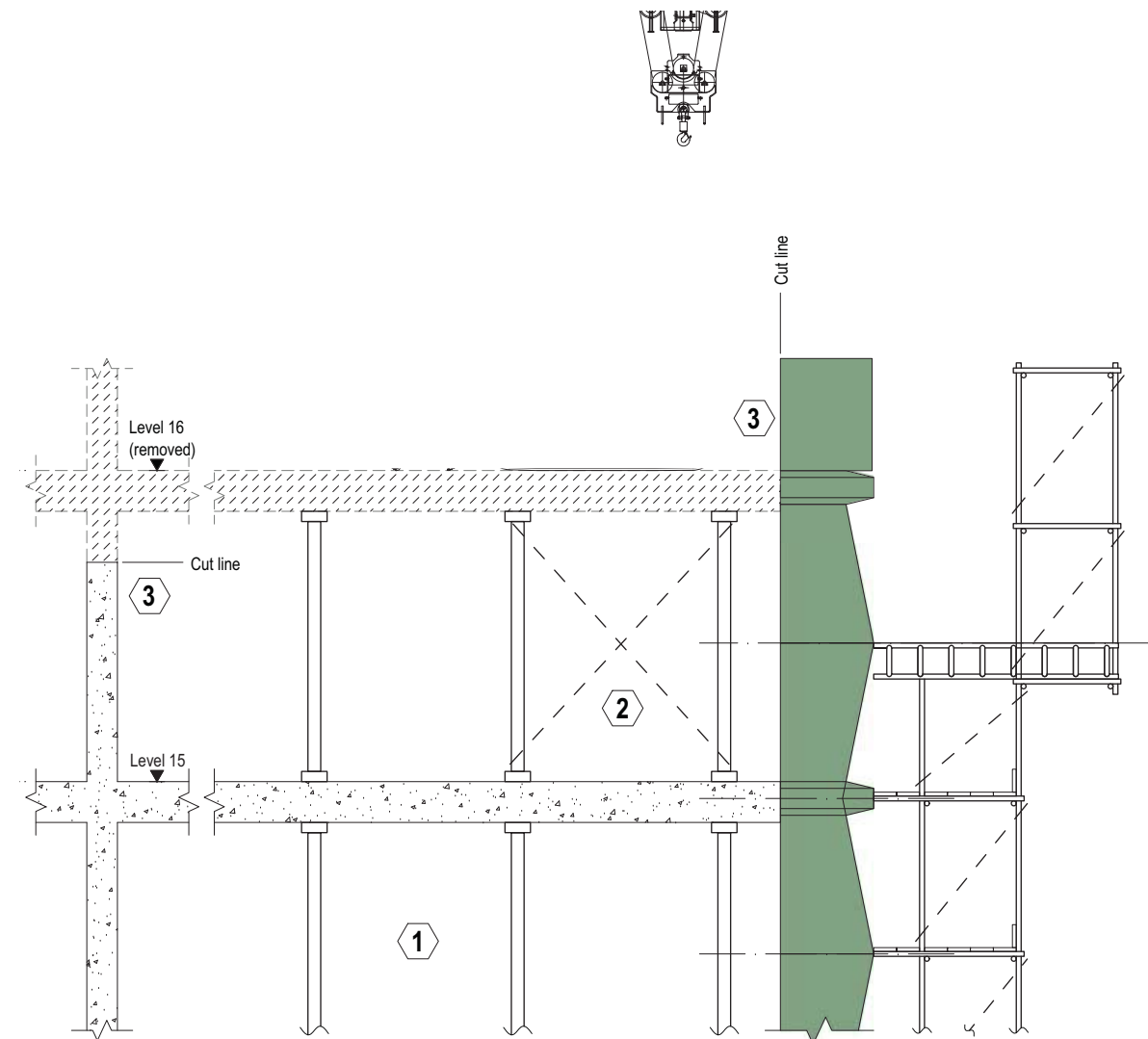
2.5 Indicative Construction Sequence



STAGE 1

Construction Sequence:

1. Erect tower cranes.
2. Erect scaffold.
3. Soft strip.
4. Decommission plant / services.
5. Asbestos removal.



STAGE 2

Construction Sequence:

1. Back propping levels 16 - 14.
2. Install stability frame.
3. Demolish to cut lines.

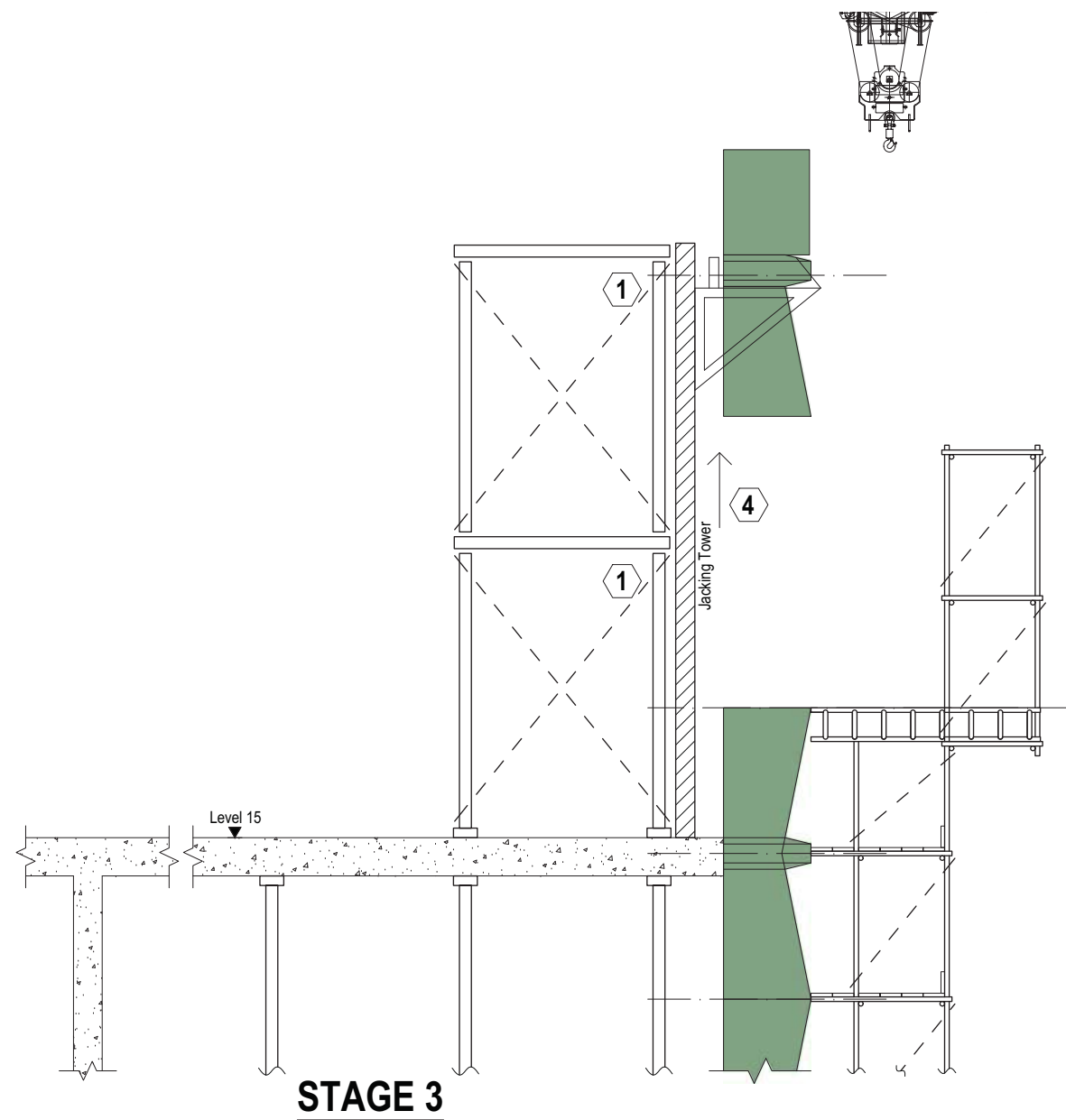
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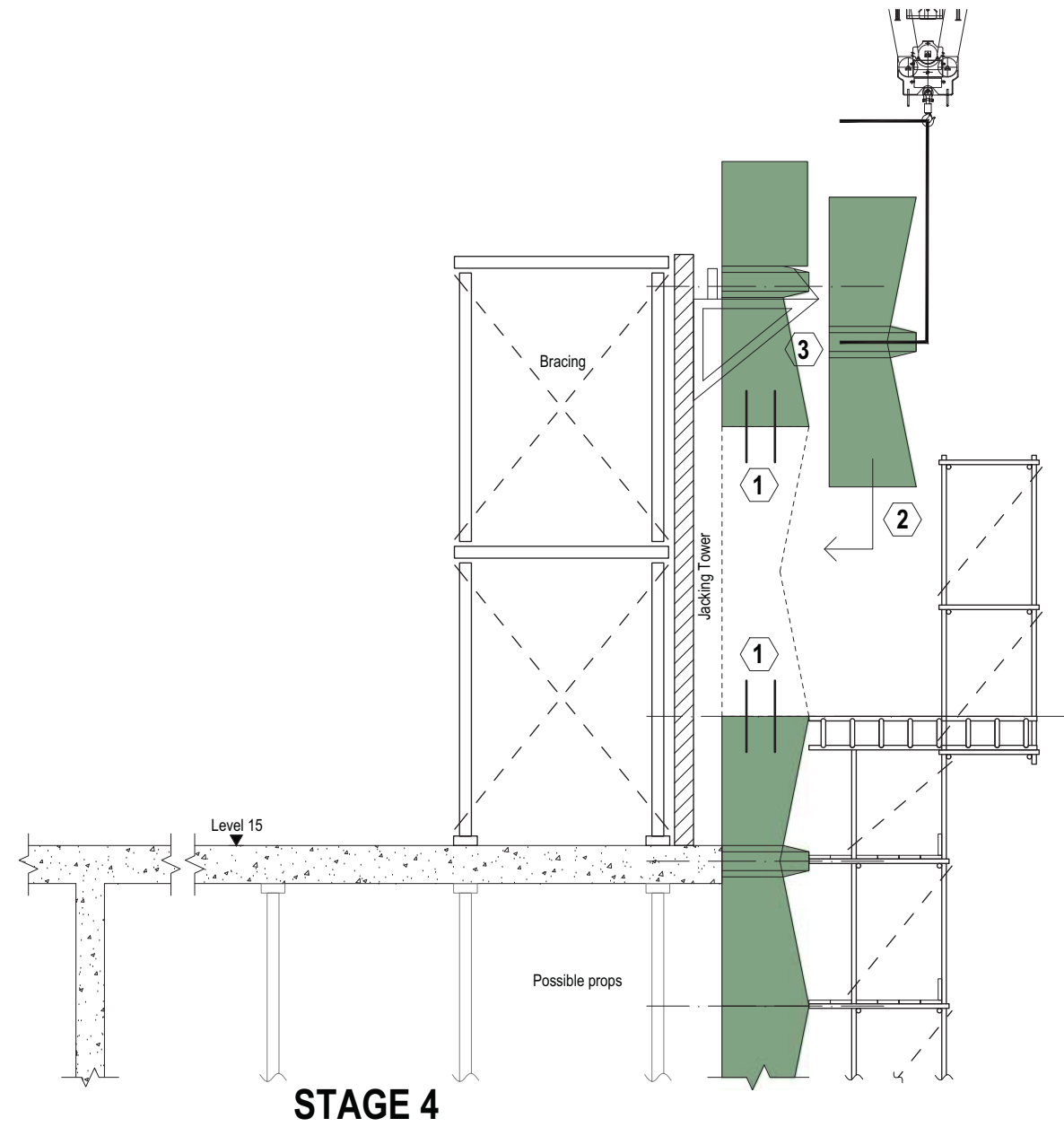
Space House - Tower Extension

2.5 Indicative Construction Sequence



Construction Sequence:

1. Braced to back of spandrel unit.
2. Pre-load jacks.
3. Separate at old joint.
4. Jack to new level whilst extending bracing & scaffold.



Construction Sequence:

1. Install new dowels.
2. Insert new pre-cast.
3. Lower onto new.
4. Concrete shell & seal joints.
5. Remove jacks.

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