6.0 Canopy Glazing

6.1 Since submission the applicant has worked to develop the design detail of the glazing to the underside of the Filling Station canopy.

The key changes to the Canopy glazing are;

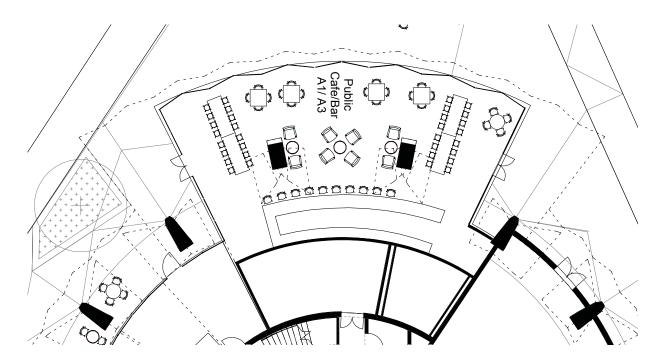
1. Setting back of the canopy glass increased to allow 1500mm from the front face of the canopy to the glazing line.

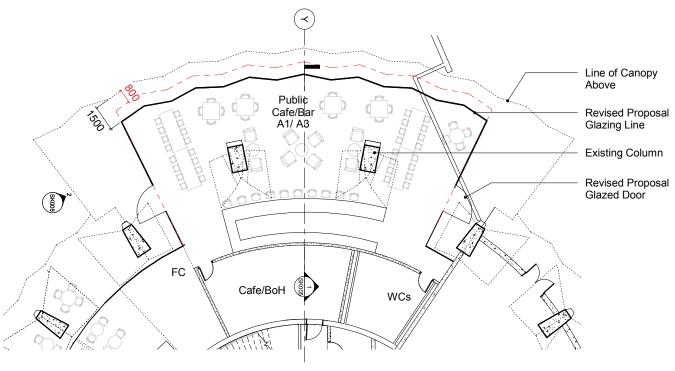
2. 2No. frameless glass doors added to either side of the enclosure.

3. Thermal insulation added to the soffit behind the canopy to increase thermal performance



Existing views of the Canopy from Kemble Street and Wild Street





Previously Proposed plan diagram illustrating glazing line

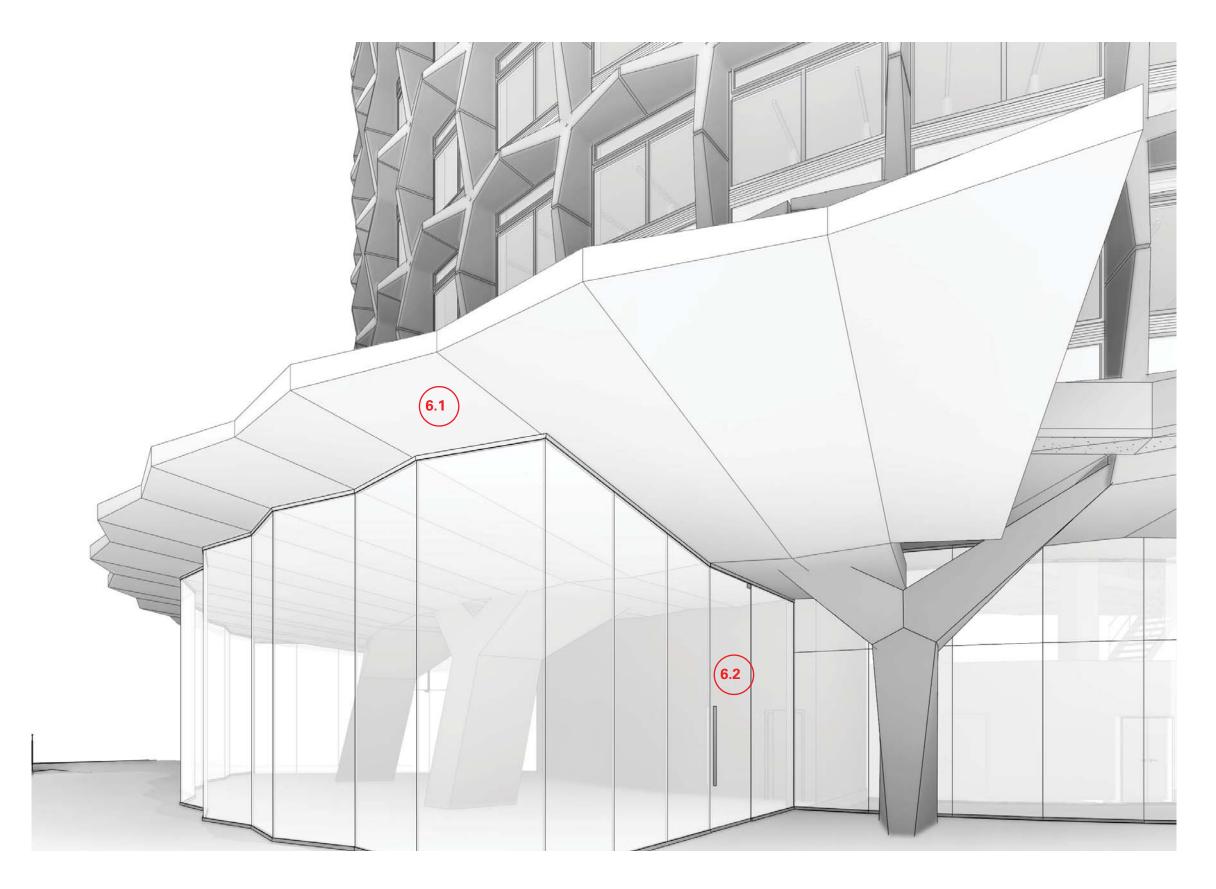
Revised Proposed plan diagram illustrating glazing now setback by additional 700mm



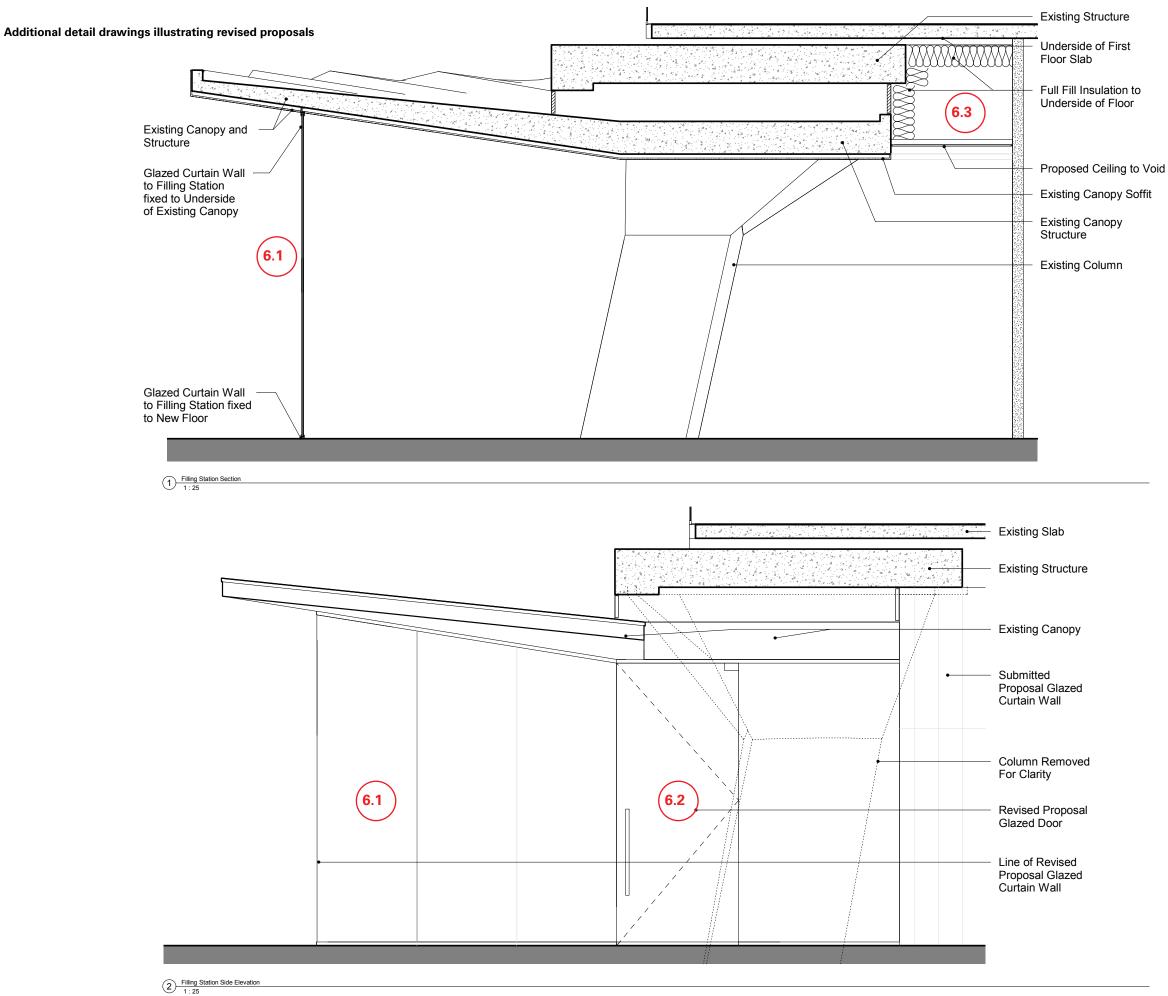
Previously Proposed Illustrative view towards the filling station from Kemble Street



Revised Illustrative proposed view towards the filling station from Kemble Street



Revised Illustrative proposed view to show glazing intent

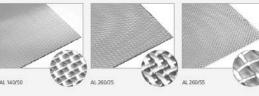




SEFAR Mesh Interlayer Details illustrating solid appearance in built projects and ability to print mesh to RAL colours



SEFAR Mesh Interlayer - Shell Centre Precedent





7.0

7.1 As proposed at submission the proposals seek to ensure the long term future of the building by replacing all existing fenestration to the tower and Kingsway blocks. The proposed glazing units will match the pattern and proportion of the existing fenestration, however it will comprise of an opening fan light, two fixed panes, an extruded aluminium transom to match existing, and a fixed pane below with a SEFAR mesh interlayer to replace the solid fibreboard material within the existing configuration.

the material.

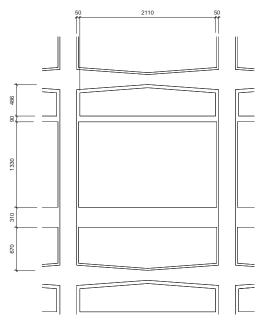
Glazing Replacement

Glazing the lower fixed pane will increase natural daylight and views internally, improving the quality of the office space to be delivered. Externally the pane will continue to give the facade its 'tartan' and solid appearance due to the reflective nature of

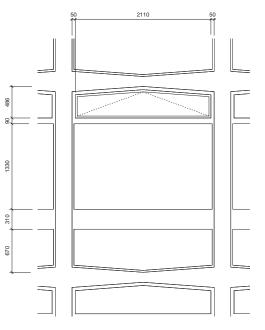
The colouring of the lower pane will be achieved by either screen printing the mesh in a RAL to match or using a grey body tint glass on the external pane in the DG unit. Site sampling will be undertaken to ascertain which of these two approaches will achieve the closest match.

The window frame will be of a silver anodised finish – to match the existing window framing.

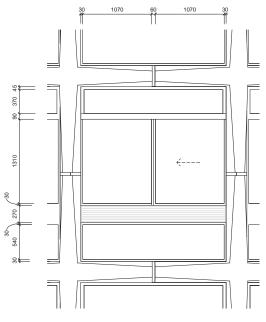
Therefore no changes to submitted drawings are proposed in respect of this element of the scheme.



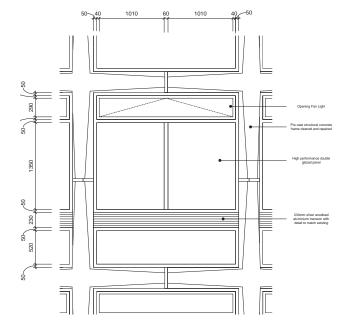
Kingsway Windows - Existing Condition



Kingsway Windows- Proposed Condition



Space House - Existing Condition

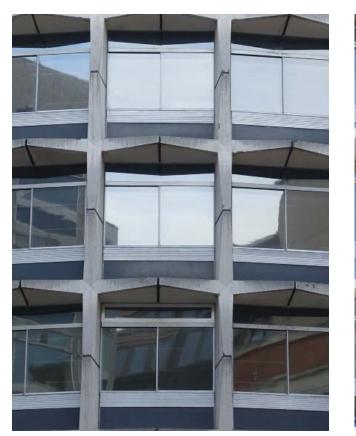




Space House - Existing Photograph



Space House - Illustrative proposed CGI



Space House - Existing Photograph

Space House - Proposed Tower Window Replacement



Space House - Illustrative proposed CGI

8.0 Conclusion

This Substitution Pack has demonstrated the proposed design revisions to the scheme bought about as a result of thorough consultation with Camden's planning, conservation and design officers throughout the applications' determination period (refs: 2019/2773/P and 2019/2790/L).

The design revisions are positive and have resulted in an overall improvement to the design of the Proposed Development and will ensure that all the public benefits of the proposals identified at submission stage can be delivered."



Revised illustrative proposed view from Kingsway

9.0 Area accommodation Existing and Proposed GIA

Existing Area Schedule - Plowman Craven

SUMMARY OF AREAS

1 KEMBLE STREET AND 45-59 KINGSWAY, LONDON, WC2

Gross Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS	EXCLUDED AREAS
		sq m	sq ft	sq m sq ft	sq m sq ft
ROOF		414.5	4462		
FIFTEENTH		1193.9	12851		
FOURTEENTH		1198.1	12896		
THIRTEENTH		1198.1	12896		
TWELFTH		1198.1	12896		
ELEVENTH		1198.1	12896		
TENTH		1198.1	12896		
NINTH		1198.1	12896		
EIGHTH		1287.7	13861		
SEVENTH		2091.4	22511		
SIXTH		2092.2	22520		
FIFTH		2093.3	22532		
FOURTH		2095.0	22550		
THIRD		2092.0	22518		
SECOND		2209.5	23783		
FIRST		2193.9	23615		
GROUND		1399.8	15067		
UPPER BASEMENT		3770.8	40589		
LOWER BASEMENT		3807.3	40981		
	OVERALL TOTAL	33929.9	365216	I	1

Plowman Craven Tel: +44 (0)1582 765566

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Previously Proposed Area Schedule - Squire and Partners

Date: 08/05/19 Rev: H For Comment

18077-Space House

Schedule of Gross Internal Areas Planning Scheme

Planning Scheme

Floor	Commercial (Office (I			nt/Goods (B1 USE)	B1/ Sui Generis		
	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ² sq		
B2					1,818	19,569	1,677	18,051	
B1	276	2,971	736	2,971	1,057	11,378	275	2,960	
Tower (inc bridge)			cycle/carpark						
Ground	329	3,541			396	4,263			
01 (Tower inc. link)			1,314	14,144					
02 (Tower inc link)			1314	14,144					
03 (Tower)			1212	13,046					
04 (Tower)			1212	13,046					
05 (Tower)			1212	13,046					
06 (Tower)			1212	13,046					
07 (Tower)			1212	13,046					
08 (Tower)8			1212	13,046					
09 (Tower)			1212	13,046					
10 (Tower)			1212	13,046					
11 (Tower)			1212	13,046					
12 (Tower)			1212	13,046					
13 (Tower)			1212	13,046					
14 (Tower)			1212	13,046					
15 (Tower)			1212	13,046					
16 (Tower) Prop. Extension			1212	13,046					
17 (Tower) Prop. Extension			493	5,307	35				
Kingsway									
Ground (KW)	629	6,771			226	2,433			
01 (KW)			912	9,817					
02 (KW)			912	9,817					
03 (KW)			912	9,817					
04 (KW)			912	9,817					
05 (KW)			912	9,817					
06 (KW)			912	9,817					
07 (KW)			912	9,817					
08(KW) Prop. Extension			381	4,101					

										Totals			
Subtotal (With Link)	1,234	13,283	27,590	296,979	3,532	38,018	1,952	21011.328	1,122	12,077	35,430	381,369	
									Existing Are	a	33,930	365,223	
									Policy Uplif	t	1,500	16,146	

••Area of Extensions are for guidance only and are in Abeyance pending further design development and planning consent Areas are aproximate only and subject to change through planning, design and development of the proposal. Areas have been measured according to the RICS Code of measuring practice, 6th edition • Existing Area taken from Plowman Craven Area Measurement Report, March 2012 • Areas don't currently include thermal lining to existing façade

		UKPN	
q ft	m ²	sq ft	
1	328	3,531	
0	411	4,424	
	336	3,617	
	47	506	

Area accommodation Existing and Proposed GIA 9.0

Revised proposed Area Schedule - Squire and Partners

18077-Space House

Schedule of Gross Internal Areas Planning Scheme Date: 18/09/19 Rev: J For Comment

Planning Scheme

Commercial (/	A1, A3)			Recept/Core/Plan	t/Goods (B1 USE)	B1/ Sui Ge	eneris	UKPN					
m²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft				
				1,818	19,569	1,677	18,051	328	3,531				
276	2,971	736	2,971	1,057	11,378	275	2,960	411	4,424				
		cycle/carpark											
310	3,337			396	4,263			336	3,617				
		1212	13,046										
		1212	13,046										
		1212	13,046										
		1212	13,046										
		1212	13,046										
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		1212	13,046										
		1212	13,046										
		1212	13,046										
		1212	13,046										
		493	5,307	35									
539	5,802			226	2,433			47	506				
		912	9,817										
		912	9,817										
		912	9,817										
		912	9,817										
		912	9,817										
	310	276 2,971	276 2,971 736 cycle/carpark cycle/carpark 310 3,337 1,314 1314 1314 1212 1212 1212 12	276 2,971 736 2,971 cycle/carpark 310 3,337 1,314 14,144 1314 14,144 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1314 14,144 1212 13,046 1212 13,046 1212 13,046 13212 13,046 1212 13,046 13212 13,046 <td>276 2,971 736 2,971 1,057 cycle/carpark 0 0 0 0 310 3,337 396 396 396 1,314 14,144 1314 14,144 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13</td> <td>276 2,971 736 2,971 1,818 19,569 276 2,971 1,057 11,378 1,378 cycle/carpark </td> <td>2.97 2.971 736 2.971 1,818 19,569 1,677 cycleicarpark 1,057 11,378 275 310 3.337 396 4,263 1,314 14,144 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 1,3,046 1212 13,046 1,212<td>276 2.971 736 2.871 1,057 11,378 2.672 2.960 cycle/carpark </td><td>226 2.071 738 2.971 1.818 19,669 1.877 18,061 328 226 2.071 738 2.971 1.057 11,378 275 2.900 411 cycleicargark 11212 13,046 cycleicargark cycleicargark cycleicargark <td <="" colspan="4" td=""></td></td></td>	276 2,971 736 2,971 1,057 cycle/carpark 0 0 0 0 310 3,337 396 396 396 1,314 14,144 1314 14,144 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13,046 1212 13	276 2,971 736 2,971 1,818 19,569 276 2,971 1,057 11,378 1,378 cycle/carpark	2.97 2.971 736 2.971 1,818 19,569 1,677 cycleicarpark 1,057 11,378 275 310 3.337 396 4,263 1,314 14,144 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 4,263 1,471 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 13,046 1212 13,046 1,212 1,3,046 1212 13,046 1,212 <td>276 2.971 736 2.871 1,057 11,378 2.672 2.960 cycle/carpark </td> <td>226 2.071 738 2.971 1.818 19,669 1.877 18,061 328 226 2.071 738 2.971 1.057 11,378 275 2.900 411 cycleicargark 11212 13,046 cycleicargark cycleicargark cycleicargark <td <="" colspan="4" td=""></td></td>	276 2.971 736 2.871 1,057 11,378 2.672 2.960 cycle/carpark	226 2.071 738 2.971 1.818 19,669 1.877 18,061 328 226 2.071 738 2.971 1.057 11,378 275 2.900 411 cycleicargark 11212 13,046 cycleicargark cycleicargark cycleicargark <td <="" colspan="4" td=""></td>				

												Totals	
Subtotal (With Link)	1,125	12,110	27,518	296,204	3,532	38,018	1,952	21011.328	1,122	12,077	35,249	379,420	
									Existing A	rea	33,930	365,223	
									Policy Up	lift	1,319	14,198	

**Area of Extensions are for guidence only and are in Abeyance pending further design development and planning consent Areas are aproximate only and subject to change through planning, design and development of the proposal. Areas have been measured according to the RICS Code of measuring practice, 6th edition * Existing Area taken from Plowman Craven Area Mesurement Report, March 2012 * Areas don't currently include thermal lining to existing façade

Revised Drawing List

Existing Elevations

18077-SQP-01-ZZ-DE-A-PL00300
18077-SQP-01-ZZ-DE-A-PL00301
18077-SQP-01-ZZ-DE-A-PL00302
18077-SQP-01-ZZ-DE-A-PL00303
18077-SQP-01-ZZ-DE-A-PL00304

Demolition Drawings

Demolition Plans

18077-SQP-ZZ-00-DP-A-PL01004
18077-SQP-ZZ-15-DP-A-PL01020
18077-SQP-ZZ-16-DP-A-PL01021
18077-SQP-ZZ-00-DP-A-PL01004
18077-SQP-ZZ-15-DP-A-PL01020
18077-SQP-ZZ-16-DP-A-PL01021

Demolition Elevations

18077-SQP-01-ZZ-DE-A-PL01300
18077-SQP-01-ZZ-DE-A-PL01301
18077-SQP-01-ZZ-DE-A-PL01302
18077-SQP-01-ZZ-DE-A-PL01303
18077-SQP-01-ZZ-DE-A-PL01304
18077-SQP-01-ZZ-DE-A-PL01300
18077-SQP-01-ZZ-DE-A-PL01301
18077-SQP-01-ZZ-DE-A-PL01302
18077-SQP-01-ZZ-DE-A-PL01303
18077-SQP-01-ZZ-DE-A-PL01304

Proposed Drawings

Proposed Plans

18077-SQP-ZZ-00-DP-A-PL20004
18077-SQP-ZZ-00-DP-A-PL20013
18077-SQP-ZZ-00-DP-A-PL20014
18077-SQP-ZZ-00-DP-A-PL20015
18077-SQP-ZZ-00-DP-A-PL20016
18077-SQP-ZZ-00-DP-A-PL20017
18077-SQP-ZZ-00-DP-A-PL20018
18077-SQP-ZZ-00-DP-A-PL20019
18077-SQP-ZZ-15-DP-A-PL20020
18077-SQP-ZZ-16-DP-A-PL20021
18077-SQP-ZZ-RF-DP-A-PL20022
18077-SQP-ZZ-RF-DP-A-PL20023

- Existing South Elevation 1:250 @ A1 Existing West Elevation - 1:250 @ A1
- В В Existing North Elevation - 1:250 @ A1

В

В

В

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В

В

- Existing East Elevation 1:250 @ A1
- Existing West Kingsway Elevation 1:250 @ A1

Demolition Ground Floor Plan - 1:250 @ A1 (superseded)

- Demolition Fifteenth Floor Plan 1:250 @ A1 (superseded)
- Demolition Sixteenth Floor Plan 1:250 @ A1 (superseded)
- В Demolition Ground Floor Plan - 1:250 @ A1 В
- Demolition Fifteenth Floor Plan 1:250 @ A1
- Demolition Sixteenth Floor Plan 1:250 @ A1

Demolition South Elevation - 1:250 @ A1 (superseded)

- Demolition West Elevation 1:250 @ A1 (superseded)
- Α Demolition North Elevation - 1:250 @ A1 (superseded)
- Α Demolition East Elevation - 1:250 @ A1 (superseded)
 - Demolition West Kingsway Elevation 1:250 @ A1 (superseded)
 - Demolition South Elevation 1:250 @ A1
 - Demolition West Elevation 1:250 @ A1
 - Demolition North Elevation 1:250 @ A1
- В Demolition East Elevation - 1:250 @ A1
- В Demolition West Kingsway Elevation - 1:250 @ A1

Proposed Ground Floor Plan - 1:250 @ A1 (superseded) Α Α Proposed Eighth Floor Plan - 1:250 @ A1 (superseded)

- Α Proposed Ninth Floor Plan - 1:250 @ A1(superseded)
- Proposed Tenth Floor Plan 1:250 @ A1(superseded) Α
- Α Proposed Eleventh Floor Plan - 1:250 @ A1(superseded)
- Α Proposed Twelfth Floor Plan - 1:250 @ A1(superseded)
- Α Proposed Thirteenth Floor Plan - 1:250 @ A1(superseded)
- Α Proposed Fourteenth Floor Plan - 1:250 @ A1(superseded)
- Α Proposed Fifteenth Floor Plan - 1:250 @ A1(superseded)
- Α Proposed Sixteenth Floor Plan - 1:250 @ A1(superseded)
- Α Proposed Seventeenth Floor Plan - 1:250 @ A1 (superseded)
- Α Proposed Roof Plan - 1:250 @ A1(superseded)

18077-SQP-ZZ-00-DP-A-PL20004	В
18077-SQP-ZZ-00-DP-A-PL20013	В
18077-SQP-ZZ-00-DP-A-PL20014	В
18077-SQP-ZZ-00-DP-A-PL20015	В
18077-SQP-ZZ-00-DP-A-PL20016	В
18077-SQP-ZZ-00-DP-A-PL20017	В
18077-SQP-ZZ-00-DP-A-PL20018	В
18077-SQP-ZZ-00-DP-A-PL20019	В
18077-SQP-ZZ-15-DP-A-PL20020	В
18077-SQP-ZZ-16-DP-A-PL20021	В
18077-SQP-ZZ-RF-DP-A-PL20022	В
18077-SQP-ZZ-RF-DP-A-PL20023	В

Proposed Sections & Elevations

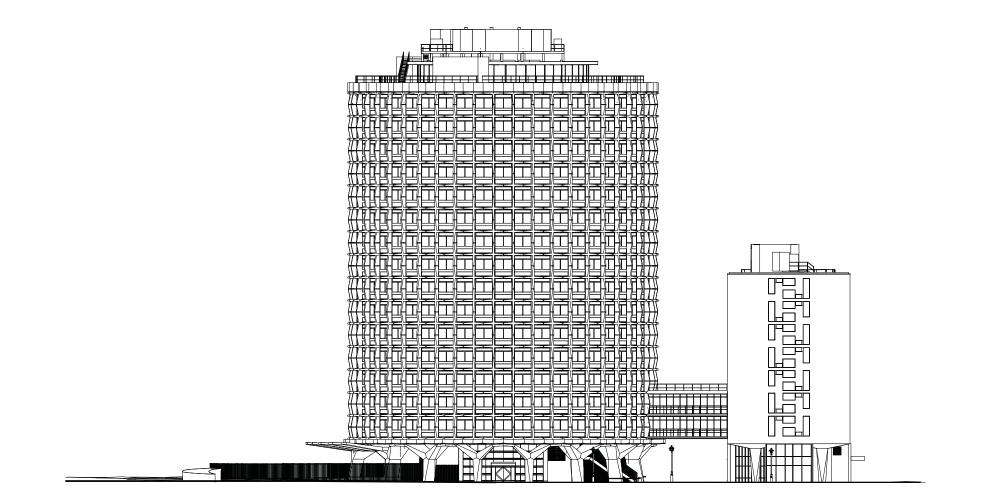
rioposed Sections & Lievations		
18077-SQP-01-ZZ-DE-A-PL20300	А	Propose
18077-SQP-01-ZZ-DE-A-PL20301	А	Proposed
18077-SQP-01-ZZ-DE-A-PL20302	А	Proposed
18077-SQP-01-ZZ-DE-A-PL20303	А	Propose
18077-SQP-01-ZZ-DE-A-PL20304	А	Propose
18077-SQP-01-ZZ-DS-A-PL20600	А	Propose
18077-SQP-01-ZZ-DE-A-PL20300	В	Proposed
18077-SQP-01-ZZ-DE-A-PL20301	В	Proposed
18077-SQP-01-ZZ-DE-A-PL20302	В	Proposed
18077-SQP-01-ZZ-DE-A-PL20303	В	Propose
18077-SQP-01-ZZ-DE-A-PL20304	В	Propose
18077-SQP-01-ZZ-DS-A-PL20600	В	Propose

Proposed Ground Floor Plan - 1:250 @ A1 Proposed Eighth Floor Plan - 1:250 @ A1 Proposed Ninth Floor Plan - 1:250 @ A1 Proposed Tenth Floor Plan - 1:250 @ A1 Proposed Eleventh Floor Plan - 1:250 @ A1 Proposed Twelfth Floor Plan - 1:250 @ A1 Proposed Thirteenth Floor Plan - 1:250 @ A1 Proposed Fourteenth Floor Plan - 1:250 @ A1 Proposed Fifteenth Floor Plan - 1:250 @ A1 Proposed Sixteenth Floor Plan - 1:250 @ A1 Proposed Seventeenth Floor Plan - 1:250 @ A1 Proposed Roof Plan - 1:250 @ A1

> ed South Elevation - 1:250 @ A1 (superseded) ed West Elevation - 1:250 @ A1 (superseded) ed North Elevation - 1:250 @ A1 (superseded) ed East Elevation - 1:250 @ A1 (superseded) ed West Kingsway Elevation - 1:250 @ A1 (superseded) ed Section AA - 1:250 @ A1 (superseded)

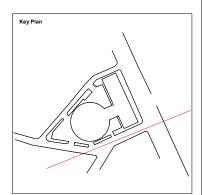
ed South Elevation - 1:250 @ A1 ed West Elevation - 1:250 @ A1 ed North Elevation - 1:250 @ A1 ed East Elevation - 1:250 @ A1 ed West Kingsway Elevation - 1:250 @ A1 ed Section AA - 1:250 @ A1

10.0 Existing Elevations



Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Updated to accurately reflect existing conditions 20/09/19 SQP Rev-B Planning Submission 24/05/19 SQP Rev-A Description Date Dm/Chk Rev

SQUIRE & PARTNERS

Squire and Partners LLP The Department Store 248 Ferndale Road, London SW9 8FR T: 020 7278 5555

info@squireandpartners.com www.squireandpartners.com

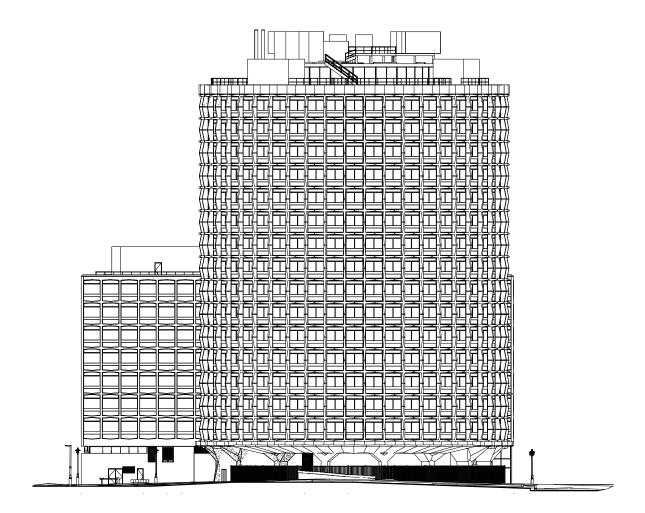
Project

Space House London WC2

Title

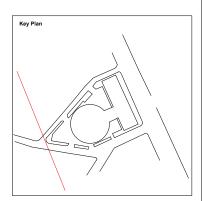
South Elevation Existing

Status Planning Submission Date Scale @ ISO A1 Job Number 24/05/19 1 : 250 41 18077 Drawing Number 41 Revision Revision 18077-SQP-01-ZZ-DE-A-PL003000 Rev-B 1807



Scale 1:250 0 2.5 5 7.5 10 12.5 Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Updated to accurately reflect existing conditions Planning Submission	20/09/19 24/05/19	SQP	Rev-
Description	Date	Drn/Chk	Rev

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info@squireandpartners.com www.squireandpartners.com

Project

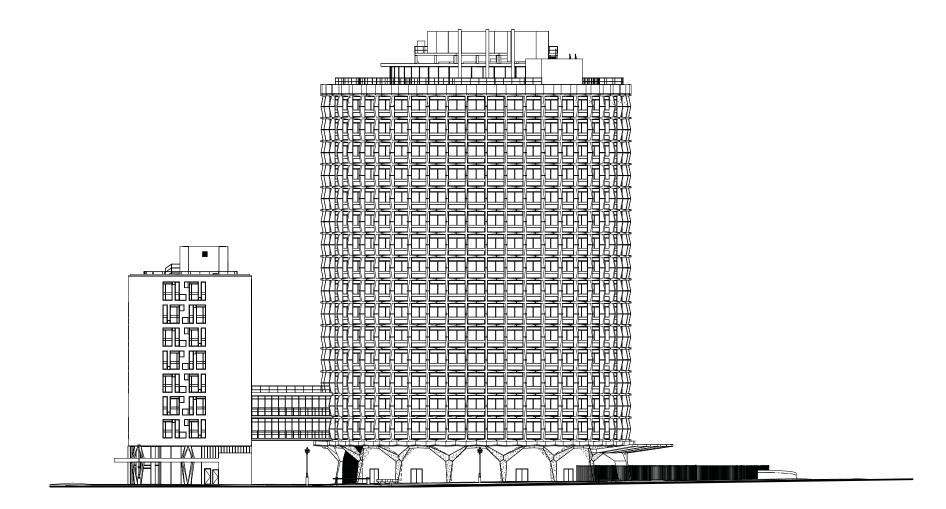
Space House London WC2

Title

West Elevation Existing

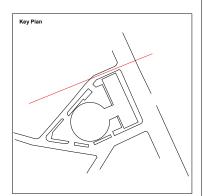
Status

Planning Submission				
Date	Scale @ ISO A1	Job Number		
24/05/19	1:250	18077		
Drawing Number		Revision		
18077-SQP-01-ZZ-DE-A-PL00301		Rev-B		



Scale 1:250 0 2.5 5 7.5 10 12.5 Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Updated to accurately reflect existing conditions 20/09/19 SQP Rev-B Planning Submission 24/05/19 SQP Rev-A Description Date Dm/Chk Rev

SQUIRE & PARTNERS

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Project

Space House London WC2

Title

North Elevation Existing

Status

Planning Submission		
Date	Scale @ ISO A1	Job Number
24/05/19	1:250	
Drawing Number	43	Revision
18077-SQP-01-ZZ-DE-A-PL00302		Rev-B