



Space House

Planning Condition Discharge Report

Conditions 3LBC I)

For Seaforth Land

September 2021

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
A	20/09/21	Planning Condition Discharge	MPa	CW

Contents

1.0 Introduction

1.1 Purpose of the Report

2.0 Planning Condition 3LBC I)

2.1 Wall treatment to UKPN substation

1.0 Introduction

1.1 Purpose of the Report

This document has been prepared by Squire and Partners to provide support information for the discharge of Conditions 3LBC I) in relation to the approved development at Space House (refs: 2021/1058/P and 2021/1106/L).

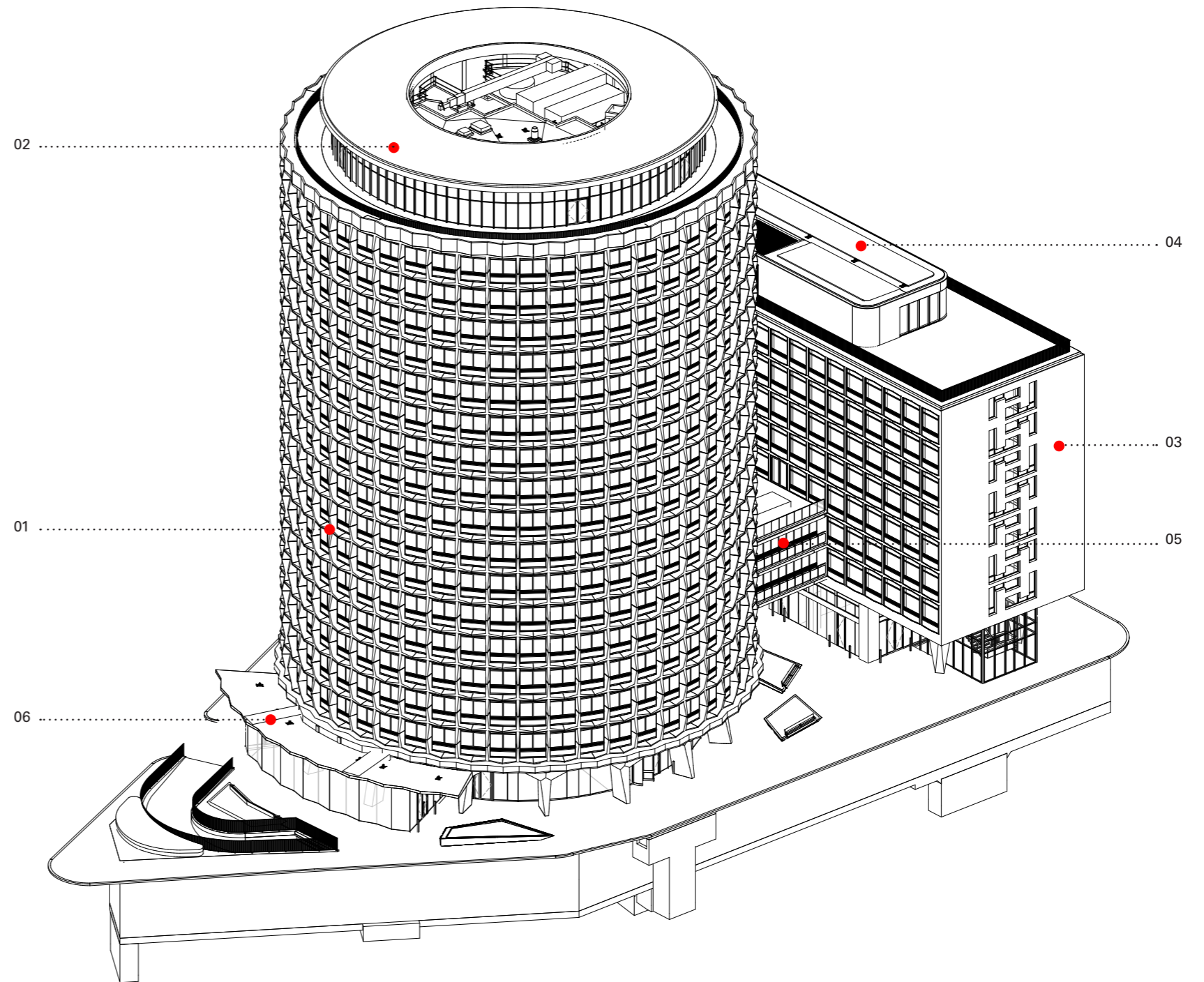


Fig. 1.0.1 Space House Axonometric

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 I)

“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:

1) Detailed drawings and sample of wall treatment to UKPN substation.

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.”

2.1 Wall treatment to UKPN substation

UKPN have confirmed that the existing Kingsway 11kv substation will need upgrading into a twin substation ahead of the main construction works at the site pursuant to the extent consents, to provide sufficient power for the Space House building.

New steel louvred system with PPC RAL 7042 colour finish. Top panels are fixed at high level. 2no. single swing doors and 2no. tripple doors.

The existing brick facade in north and west facades will be retained and made good. New brickwork will match the existing brickwork.

Steel louvred facing material will be discharged under Planning Condition 3LBC e) at a later stage once relevant subcontractor has been appointed.

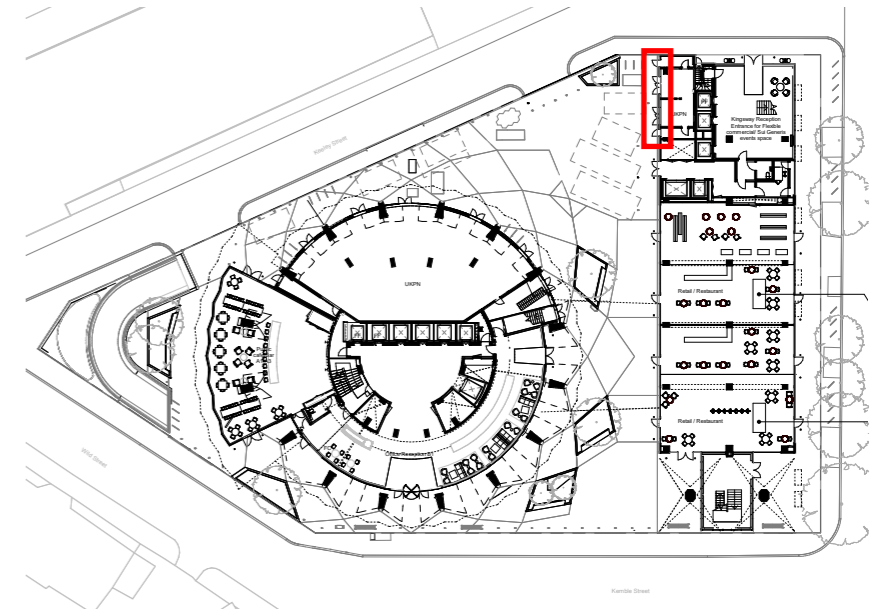


Fig. 2.0.1 Proposed Filling Station Retail Area

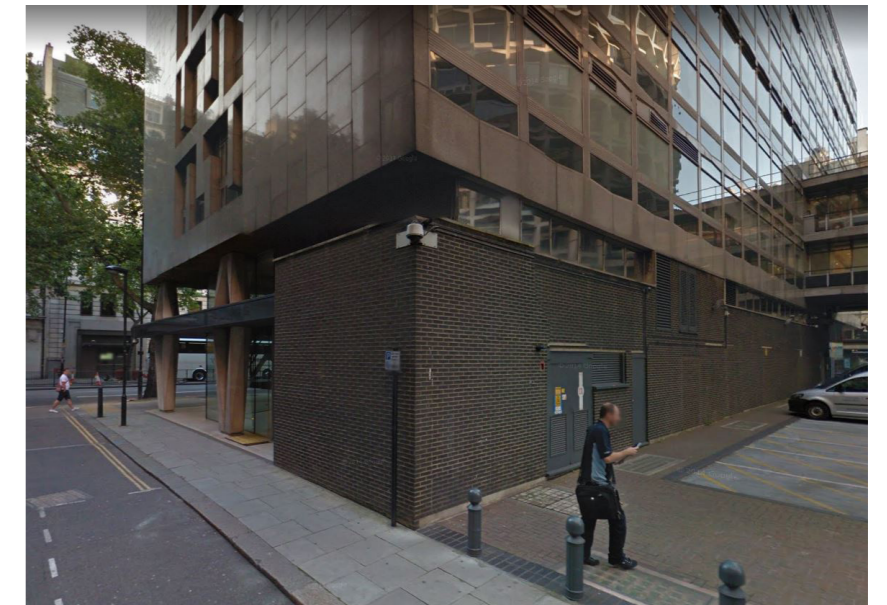


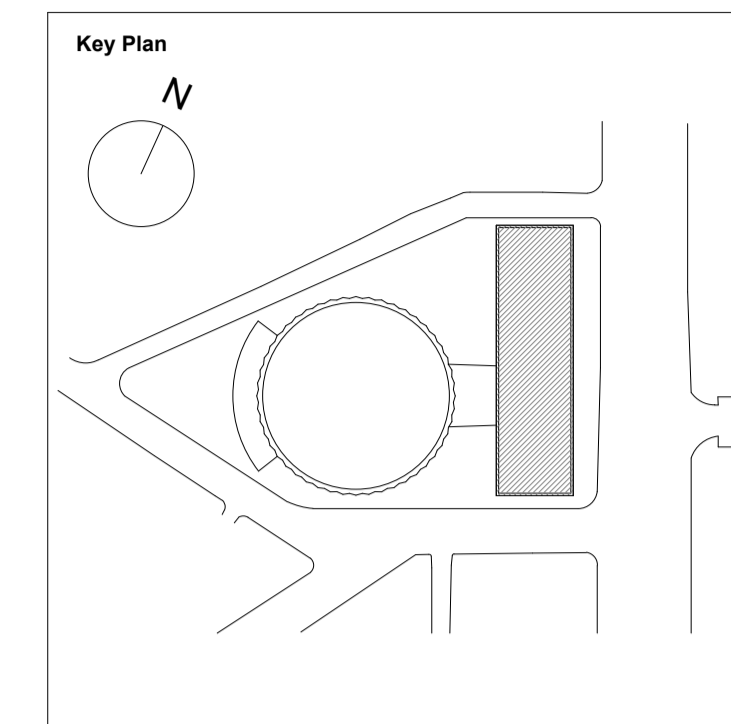
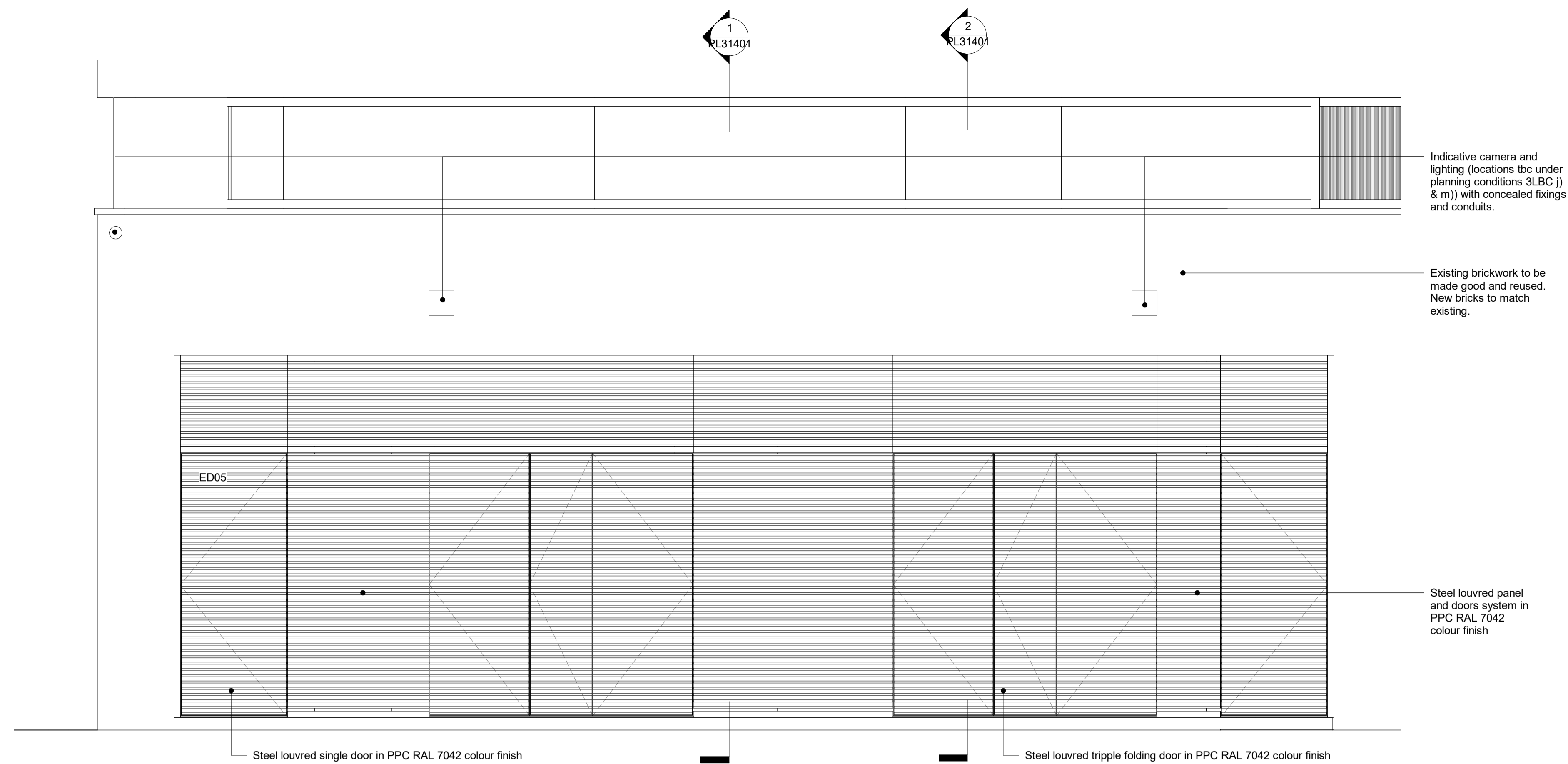
Fig. 2.0.2 Site photo - existing Kingsway Northwest corner



Fig. 2.0.3 Illustrative design intent for UKPN substation facade

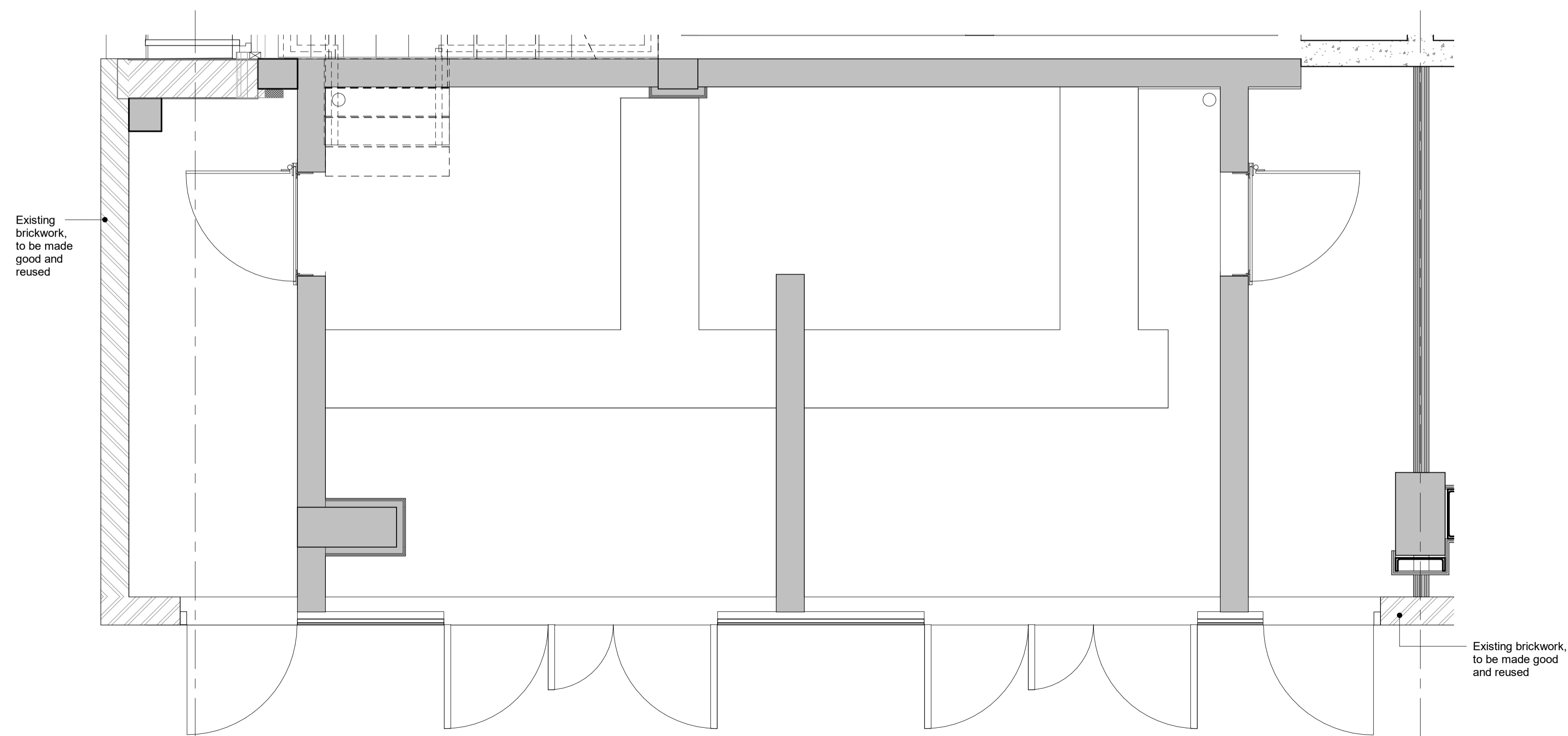
Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

This work is copyright and shall not be reproduced or used for any other purpose without the written permission of Squire and Partners.



Scale 1:25
0 250 500 750 1000 1250

1 UKPN substation - Louvred Panel and Doors West Elevation 1
1:25



2 UKPN Substation - Louvred Panel and Doors Plan 1
1:25

Planning Condition Discharge	20/09/21	SQP	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

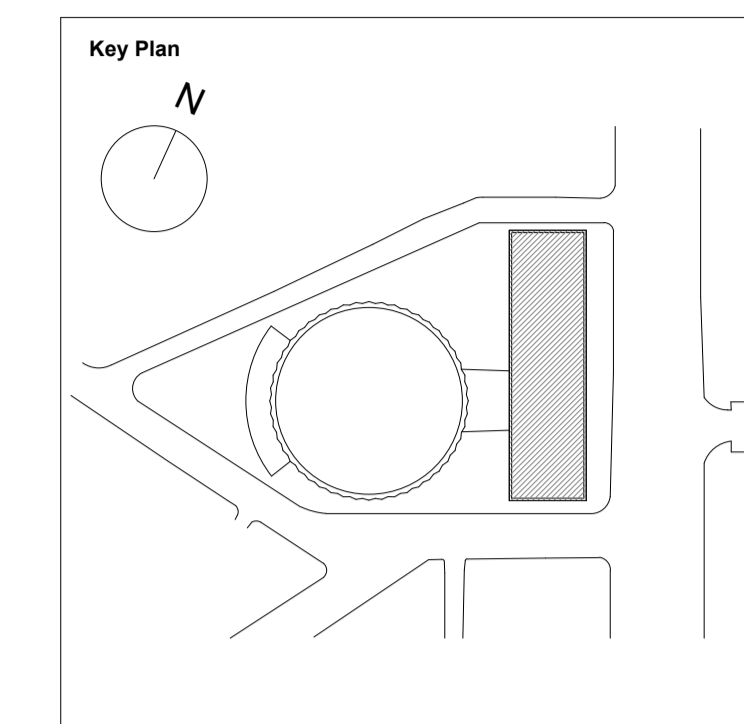
Title
Kingsway Building
UKPN Substation - Facade Detail - 01

Status

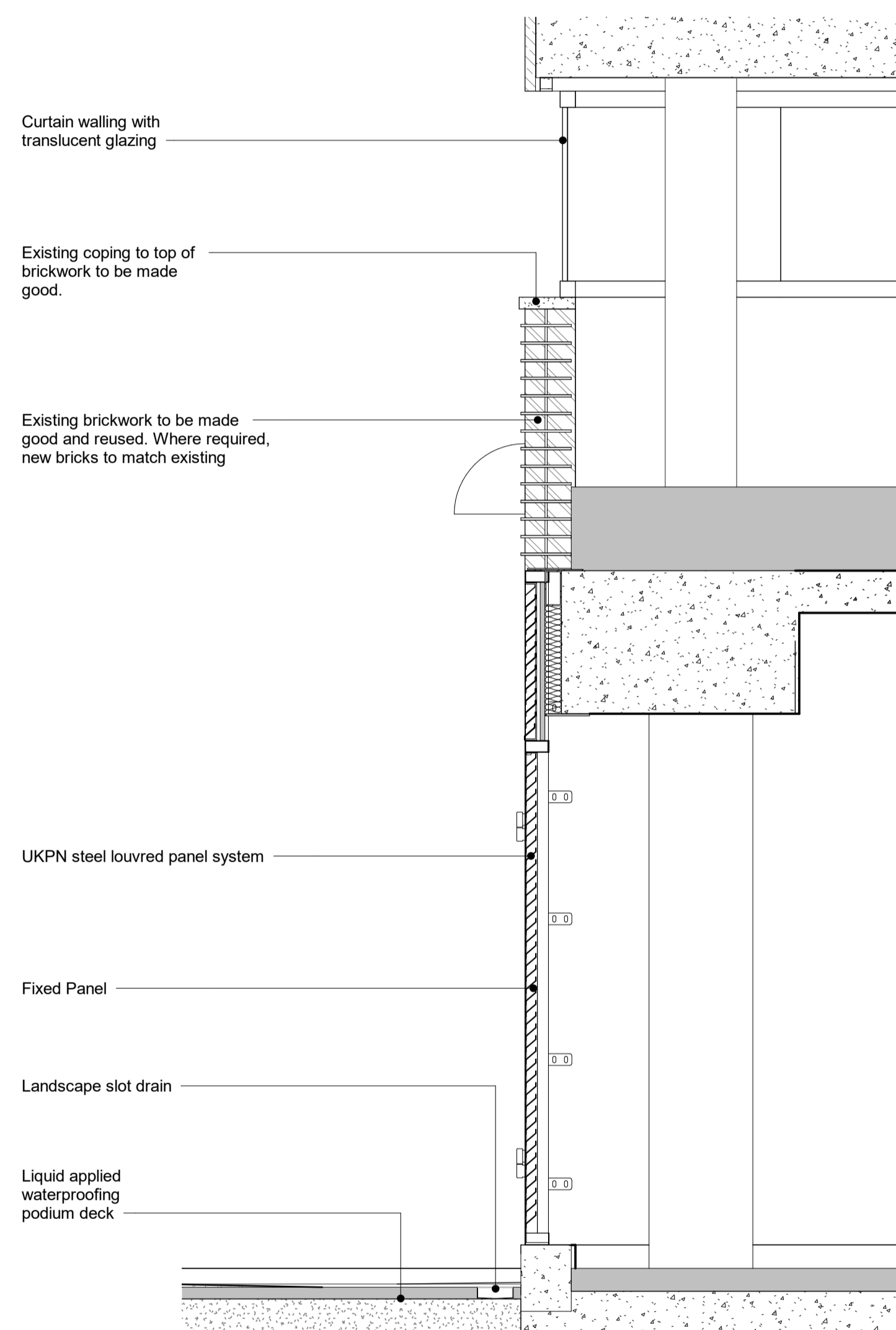
Date	Scale @ ISO A1	Job Number
20/09/2021	1:25	18077
Drawing Number	Revision	
18077-SQP-02-ZZ-DR-A-PL31400	A	

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

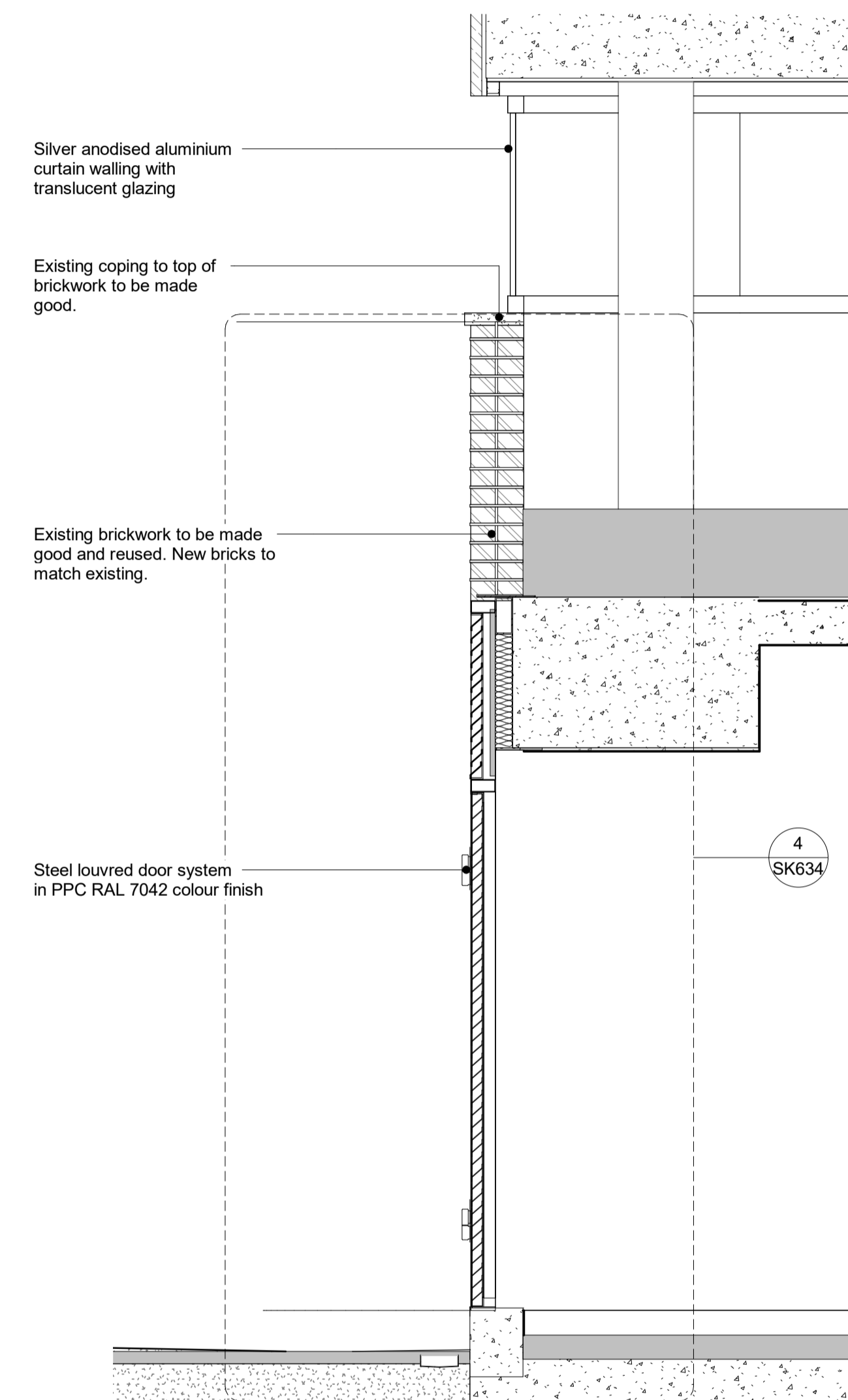
This work is copyright and shall not be reproduced or used for any other purpose without the written permission of Squire and Partners.



Scale 1:20
0 200 400 600 800 1000



1 UKPN Substation - Louvred Panel Cross Section
1:20



2 UKPN Substation - Louvred Door Cross Section
1:20

Planning Condition Discharge	20/09/21	SQP	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
Kingsway Building
UKPN Substation - Facade Detail - 02

Status

Date	Scale @ ISO A1	Job Number
20/09/2021	1:20	18077
Drawing Number	Revision	
18077-SQP-02-ZZ-DR-A-PL31401	A	

SQUIRE & PARTNERS

The Department Store, 248 Ferndale Road,
Brixton SW9 8FR
020 7278 5555 info@squireandpartners.com
www.squireandpartners.com