

2.1.2 Kingsway Retail Unit

The Kingsway retail unit is a flexible (A1/A3) space along Kingsway. As per condition 21 of the planning permission (ref: 2021/1058/P) the final flexible retail unit layout will be submitted to Camden prior to the occupation of the flexible retail floorspace.

The shopfronts have been designed such that the internal split of the flexible retail units will not impact on the external facade design.

All curtain walling to have frameless glazing with full height floor- to-soffit Slim-line singled glazed laminated structural glass. 100mm aluminium silver anodised frame at the head and base of the glazing. Manifestation required to glazing to be discharged as part of planning condition 3LBC e).

Mullions only required to the East and West facades of Kingsway retail units at Ground Floor, excluding the Kingsway retail south facade.

Glass to glass junctions will have structural silicon joints. No caps to joints in glazing.

Kingsway East ,West and South facades have an intermediate aluminium silver anodised horizontal spandrel panel that aligns with the height of the reception canopy. A vertical aluminium panel separates the mullions along Kingsway East and West facades. The metal panels are to be insulated with non-combustible insulation.

Silver anodised aluminium vertical louvred panel to Kingsway West retail unit facade at high level. A plenum has been integrated as part of the louvred system to ensure a weatherproof system and a future connection to retail mechanical ducts.

All doors within the full height glazing will be within a frame to accommodate wireways and locks for access controls. Door frame finish to match the curtain wall frame finish.

All doors serving the retail units will be power assisted and operated externally via push pad (allocated in bollards) and internally via sensor.

All doors will be identified, detailed and discharged under Planning Condition 3LBC b).

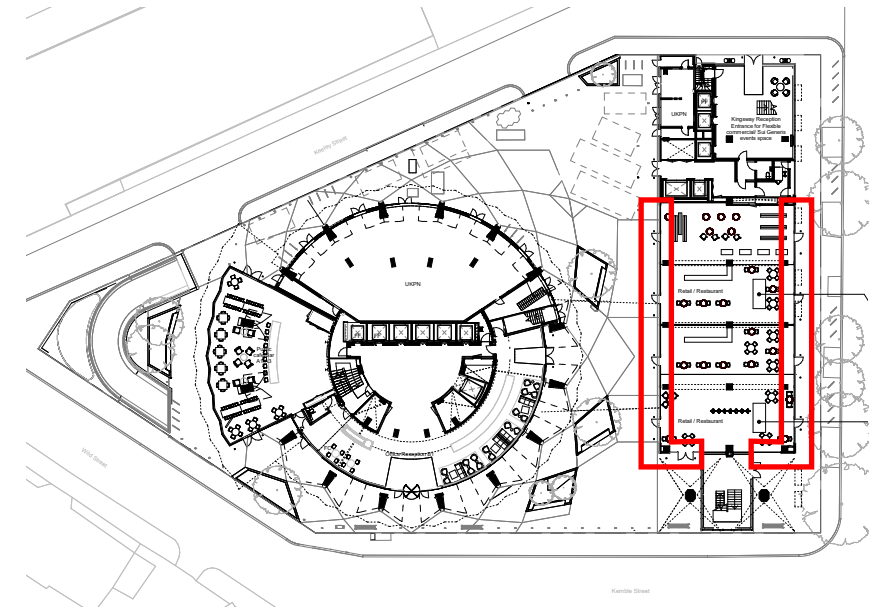


Fig. 2.0.11 Proposed Kingsway Retail Unit



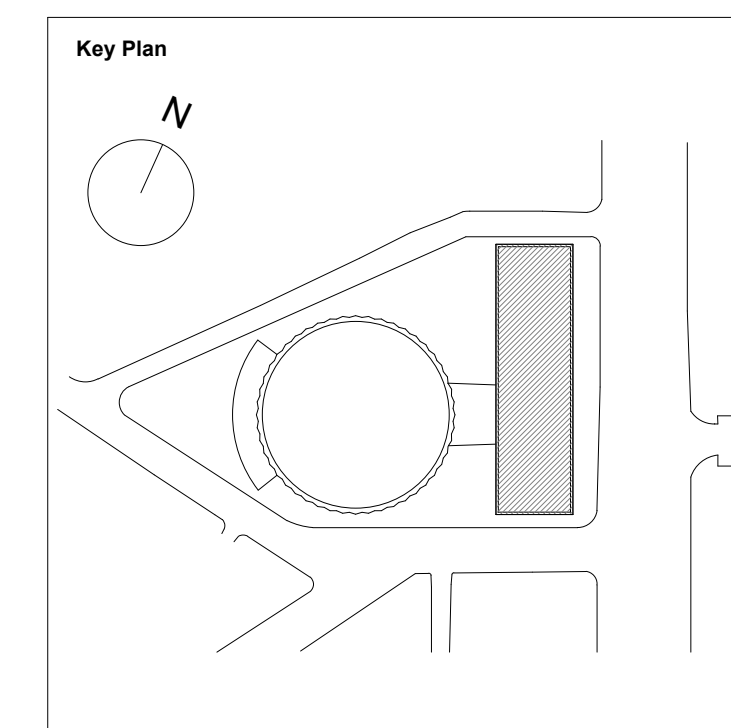
Fig. 2.0.12 Site photo - existing Kingsway reception



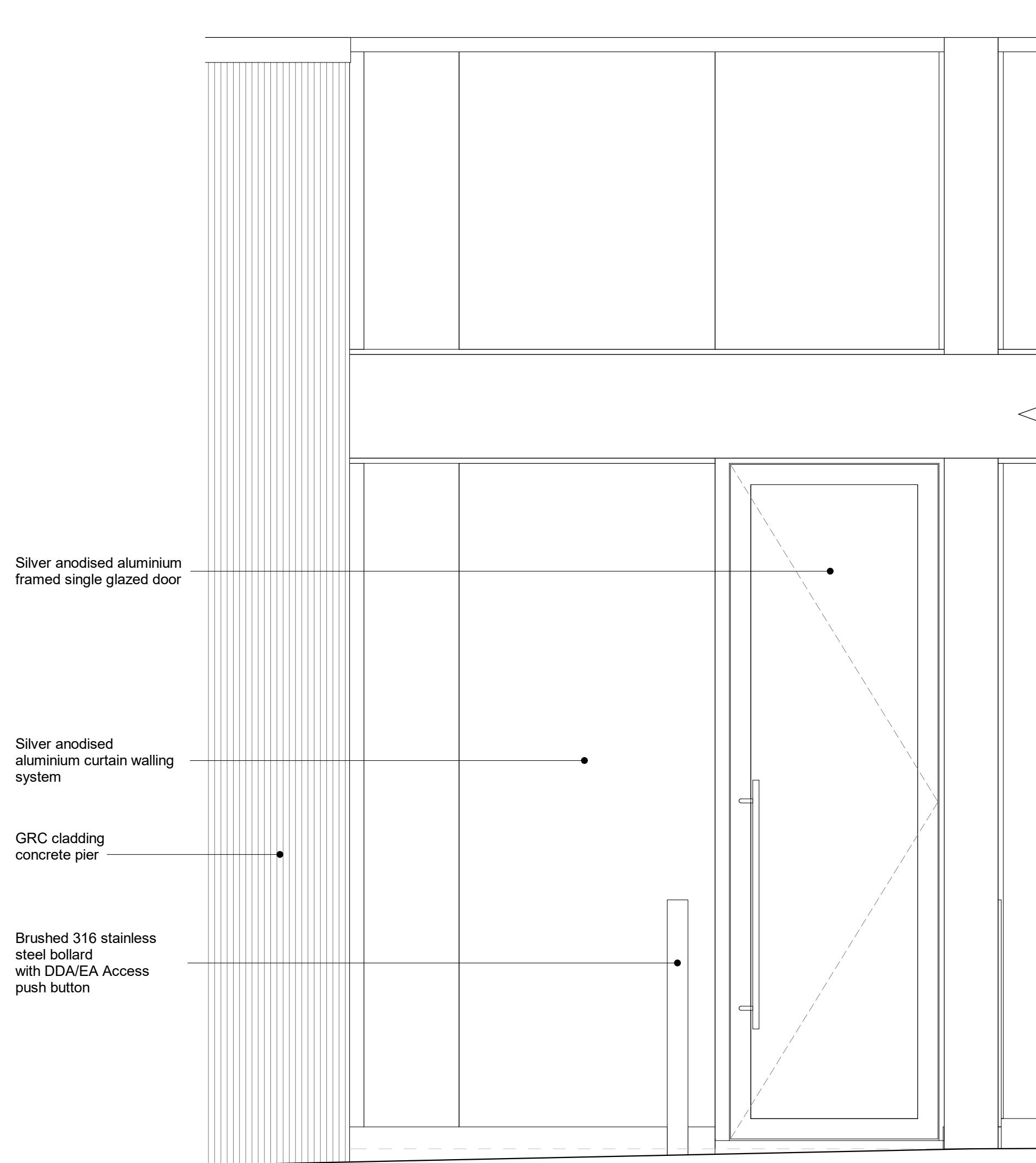
Fig. 2.0.13 Illustrative proposed view of Kingsway reception

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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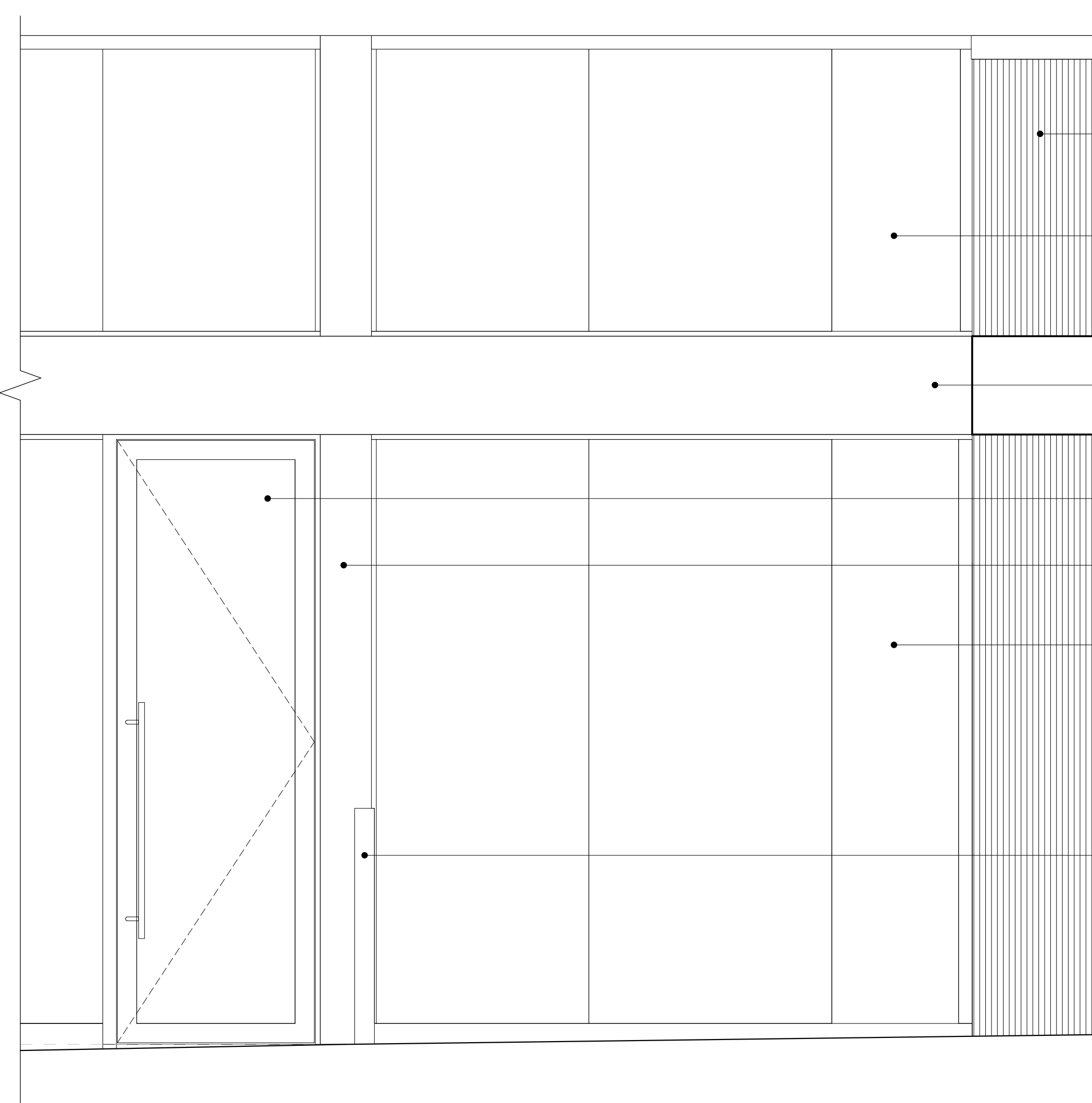


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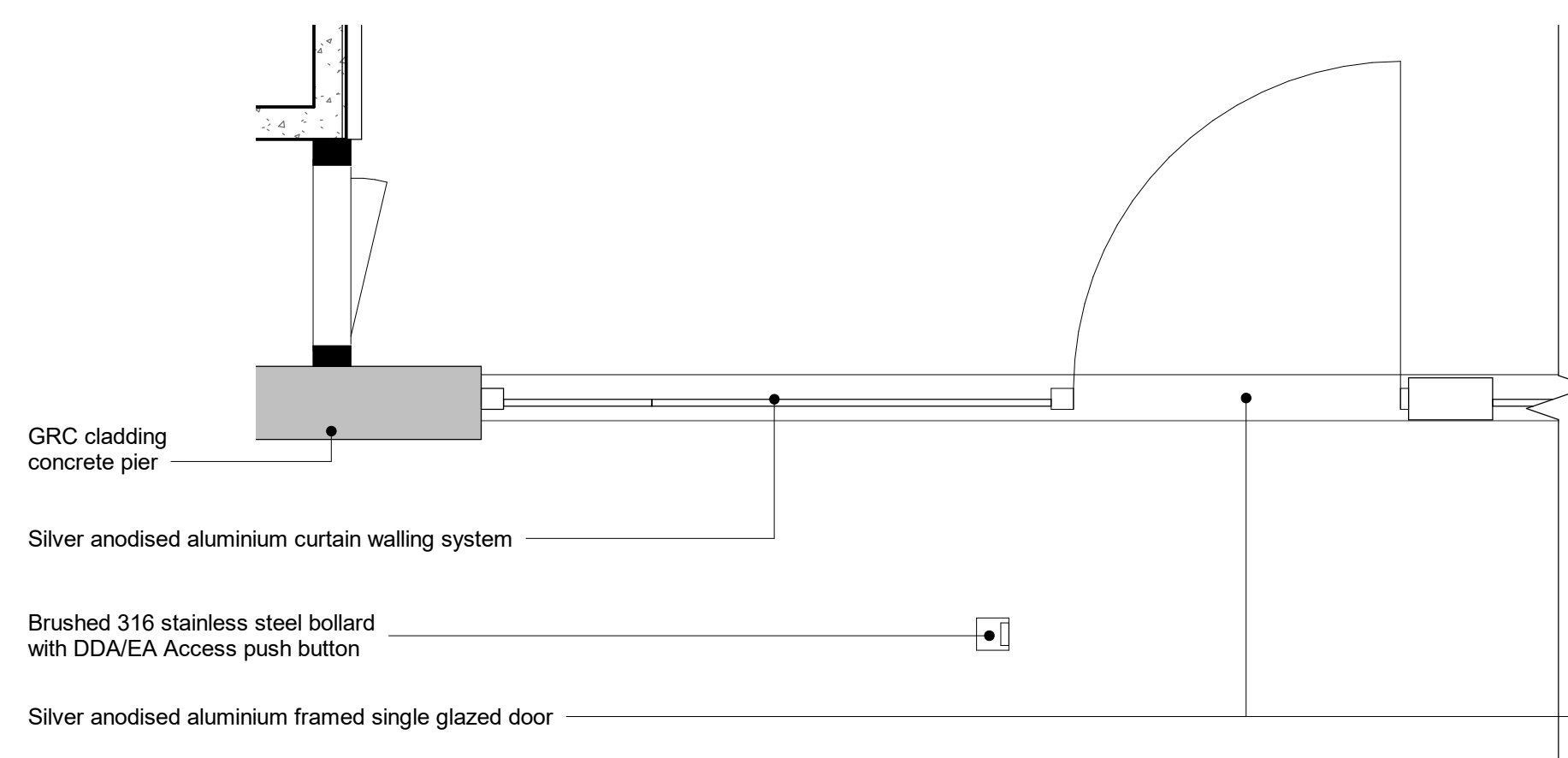
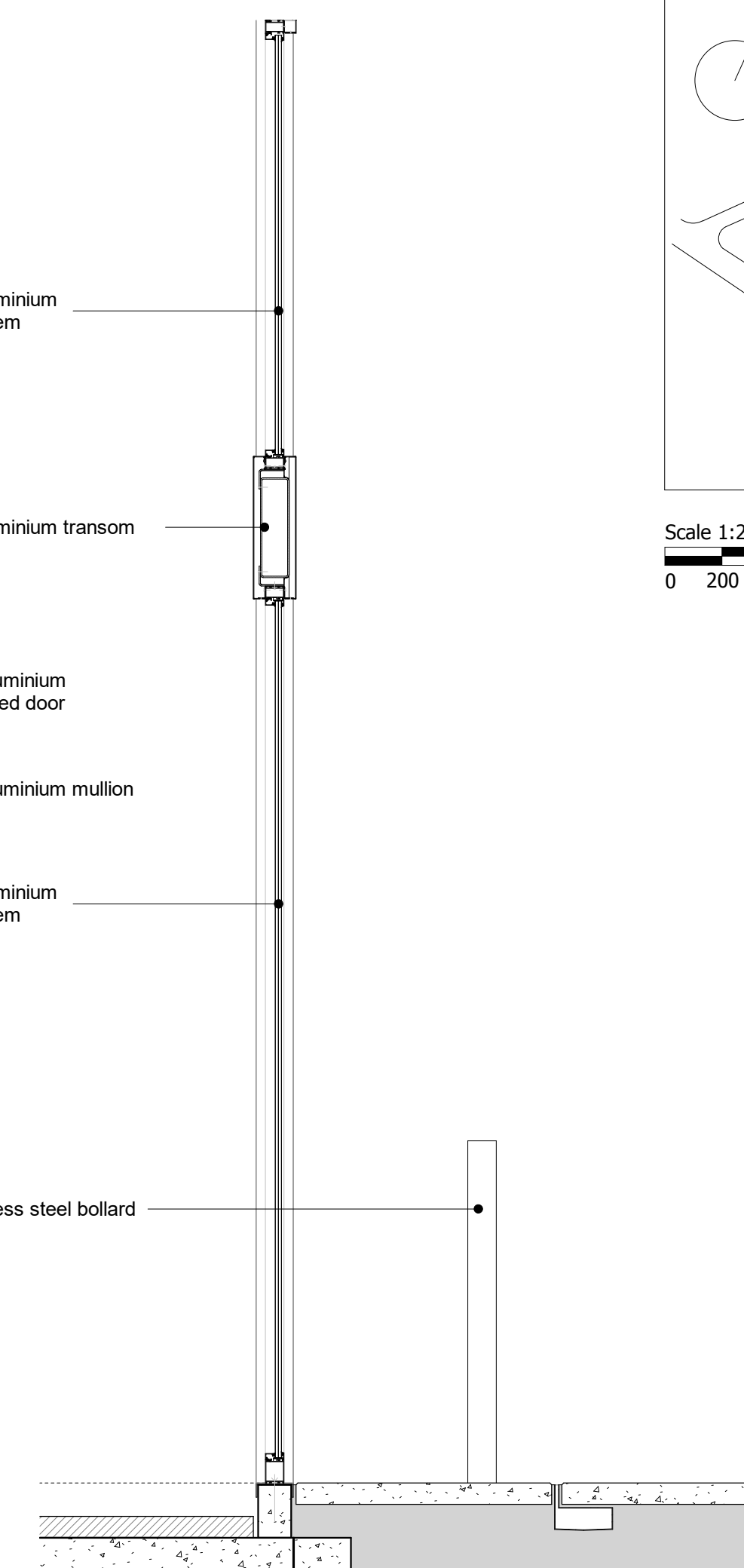
Silver anodised aluminium framed single glazed door
Silver anodised aluminium curtain walling system
GRC cladding concrete pier
Brushed 316 stainless steel bollard with DDA/EA Access push button

1 Kingsway Retail East Facade Elevation
1:20



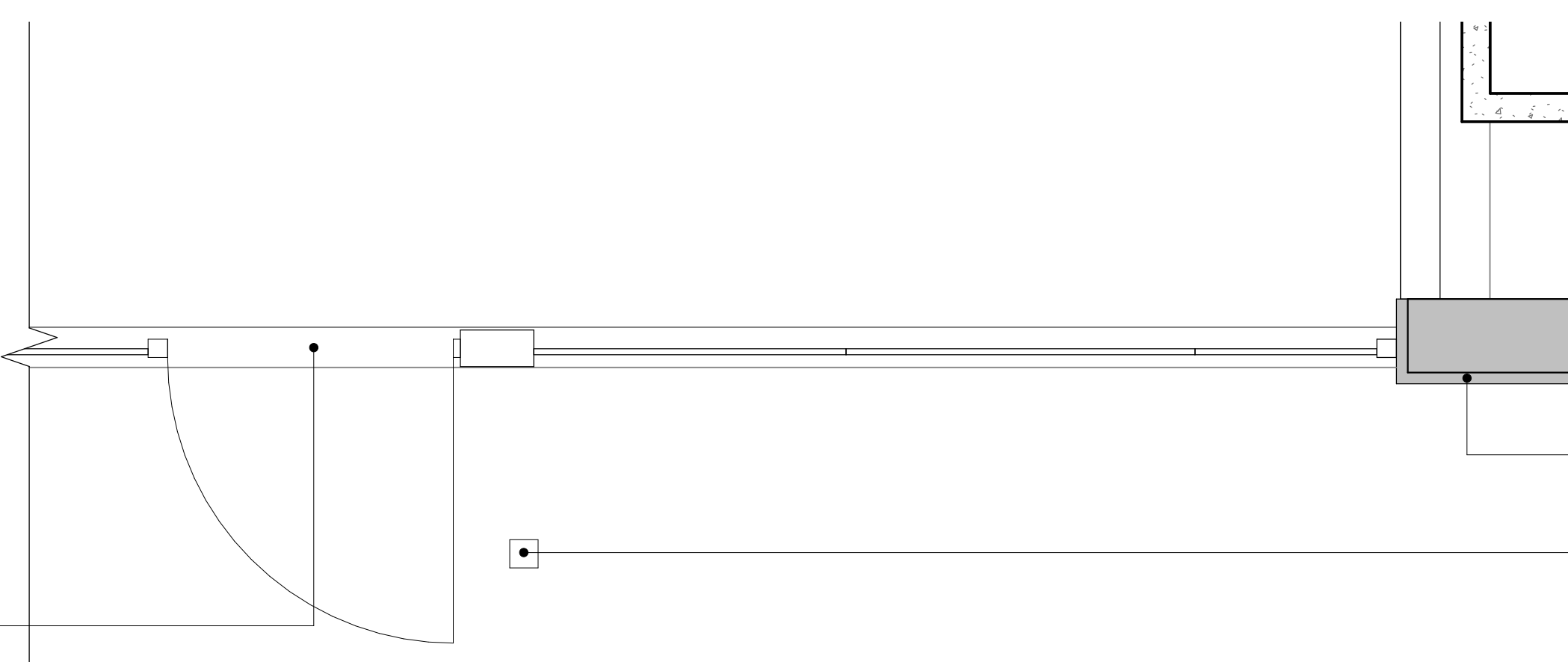
Existing ribbed concrete pier
Silver anodised aluminium curtain walling system
Silver anodised aluminium transom
Silver anodised aluminium framed single glazed door
Silver anodised aluminium mullion
Silver anodised aluminium curtain walling system
Brushed 316 stainless steel bollard

2 Kingsway Retail East Facade Section
1:20



GRC cladding concrete pier
Silver anodised aluminium curtain walling system
Brushed 316 stainless steel bollard with DDA/EA Access push button
Silver anodised aluminium framed single glazed door

3 Kingsway Retail East Facade Plan
1:20



Existing ribbed concrete pier
Brushed 316 stainless steel bollard

Planning Condition Discharge Description	20/09/21	SQP	A
Date	Dm/Chk	Rev	

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Title

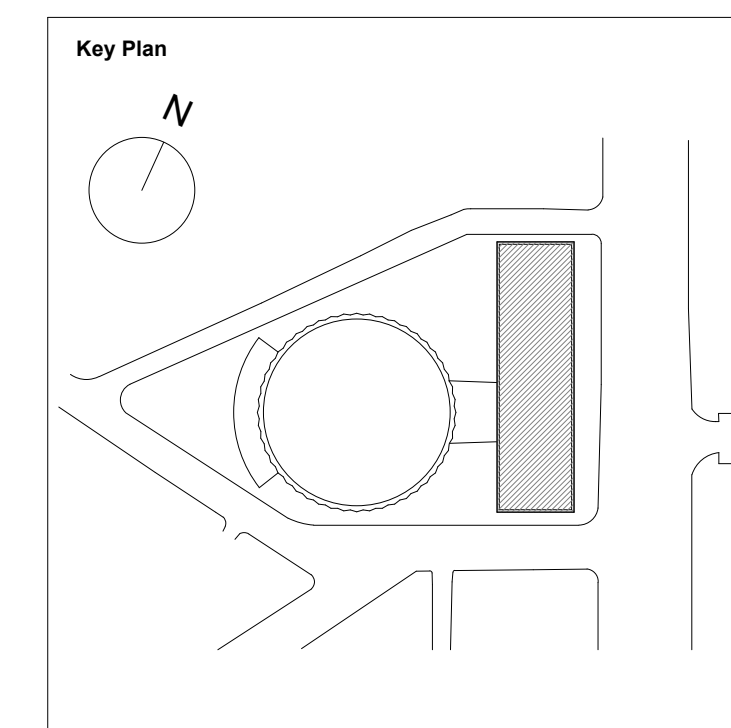
Kingsway Building
Retail Unit Shopfront - East Facade Details

Status

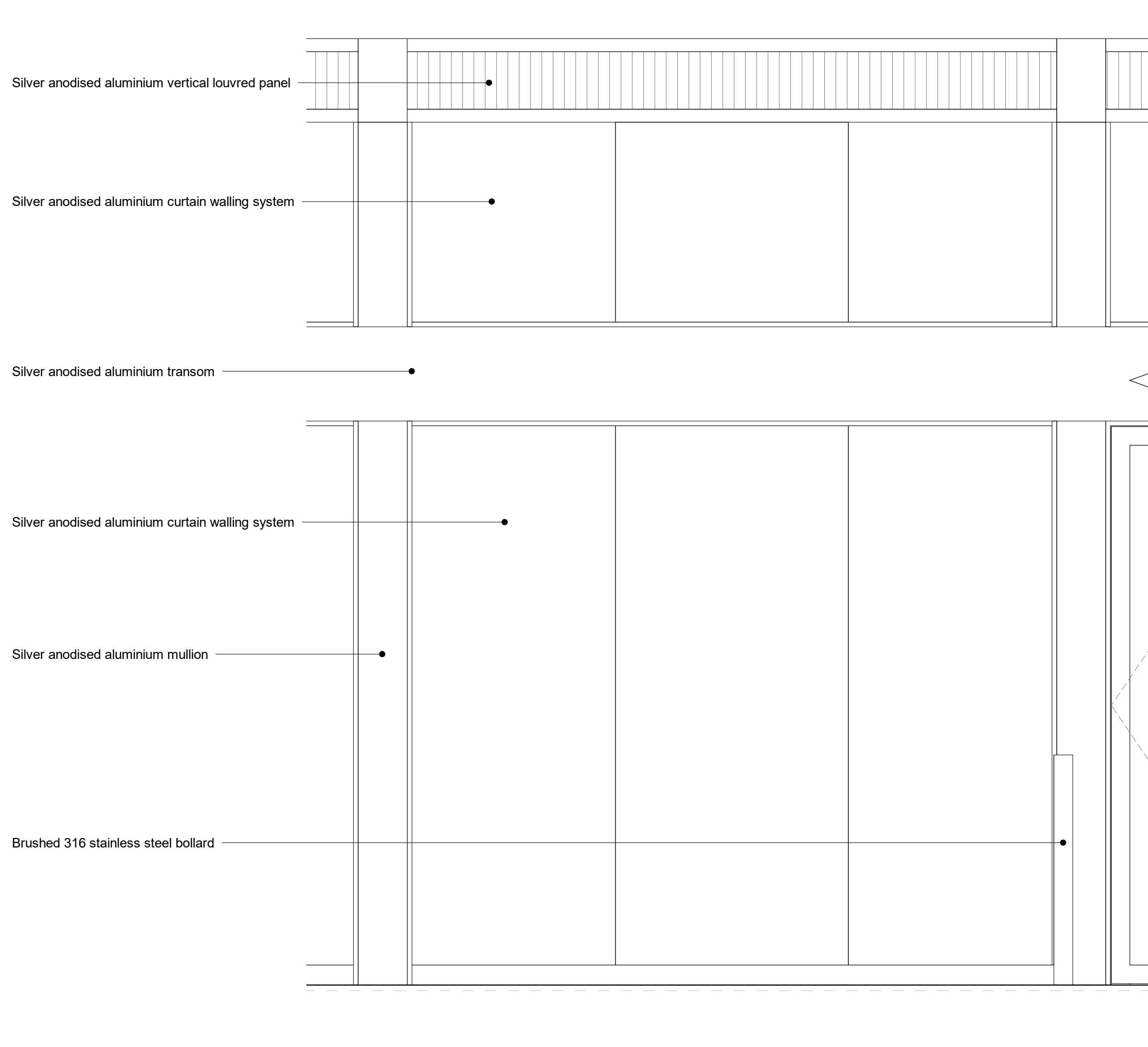
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Drawing Number	Revision	
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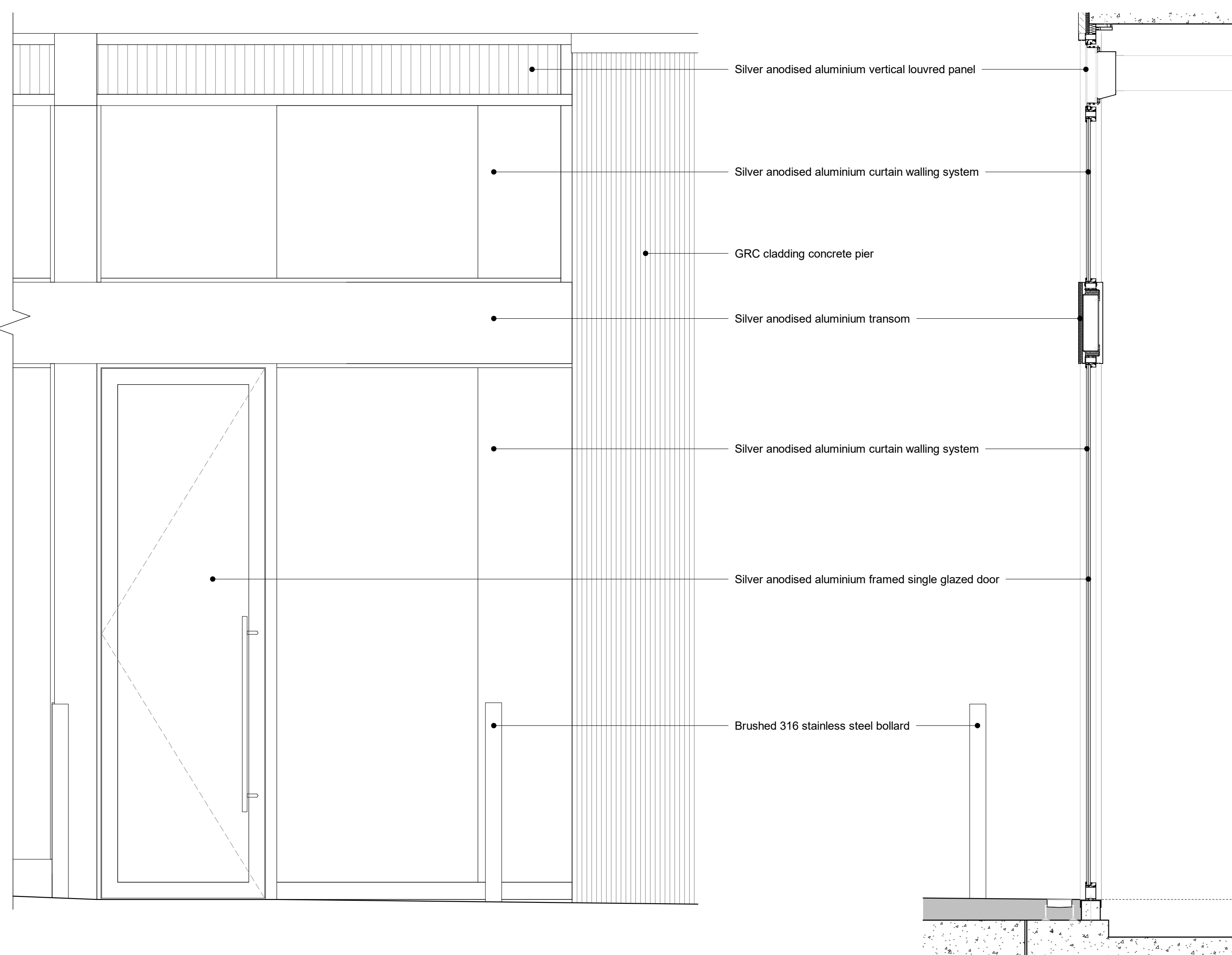
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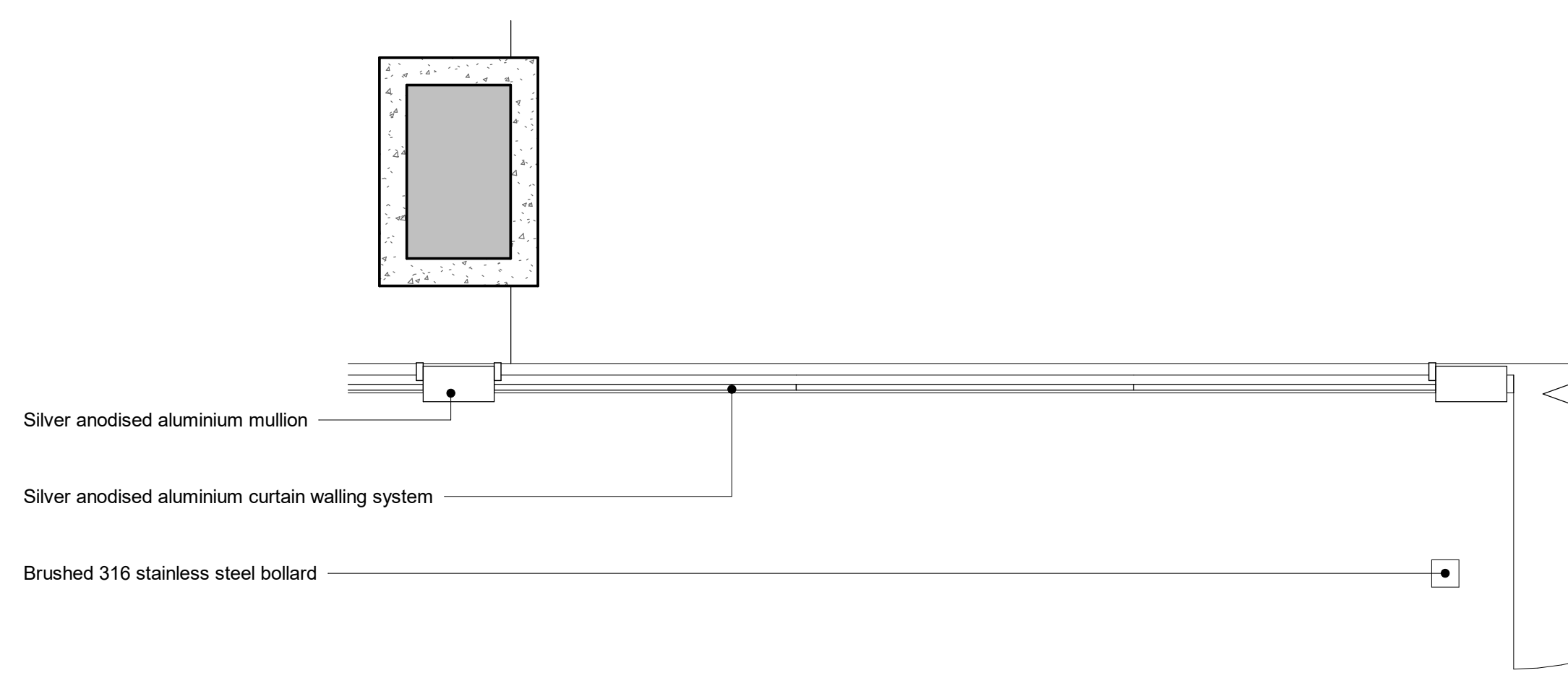
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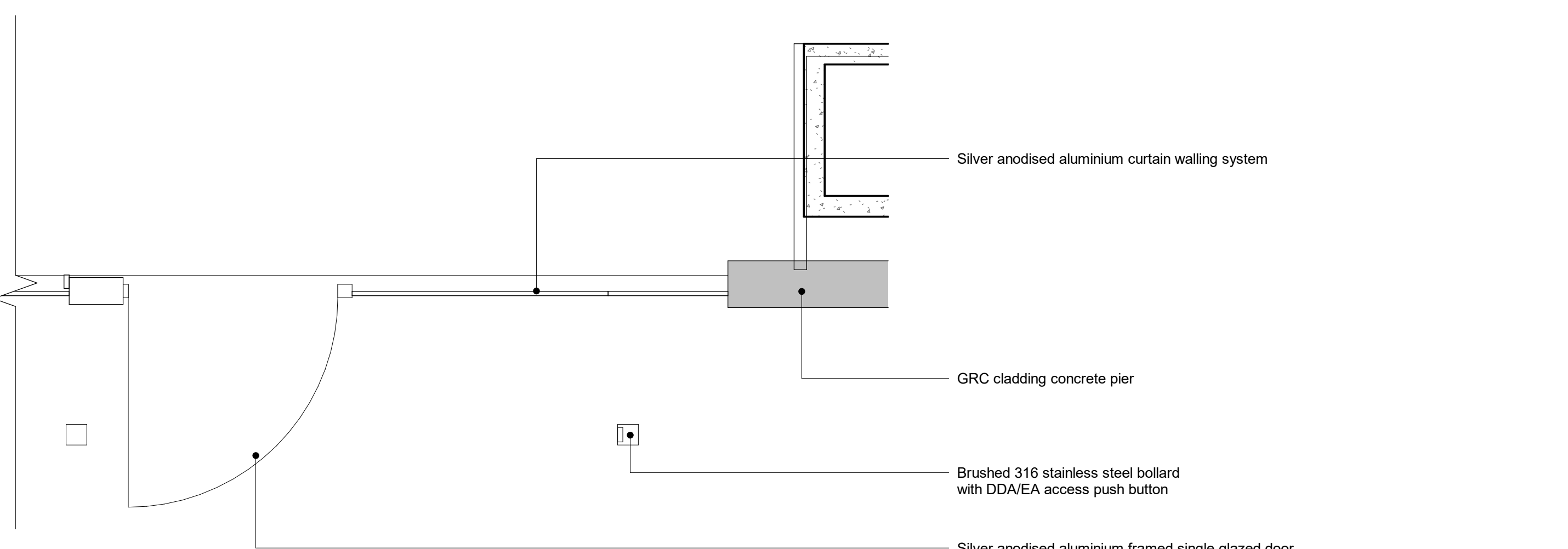
1 Retail Units - West Shopfront Elevation
1 : 20



2 West Shopfront - Fixed Panel Section
1 : 20



3 Kingsway Retail West Facade Plan
1 : 20



Planning Condition Discharge	20/09/21	SQP	A
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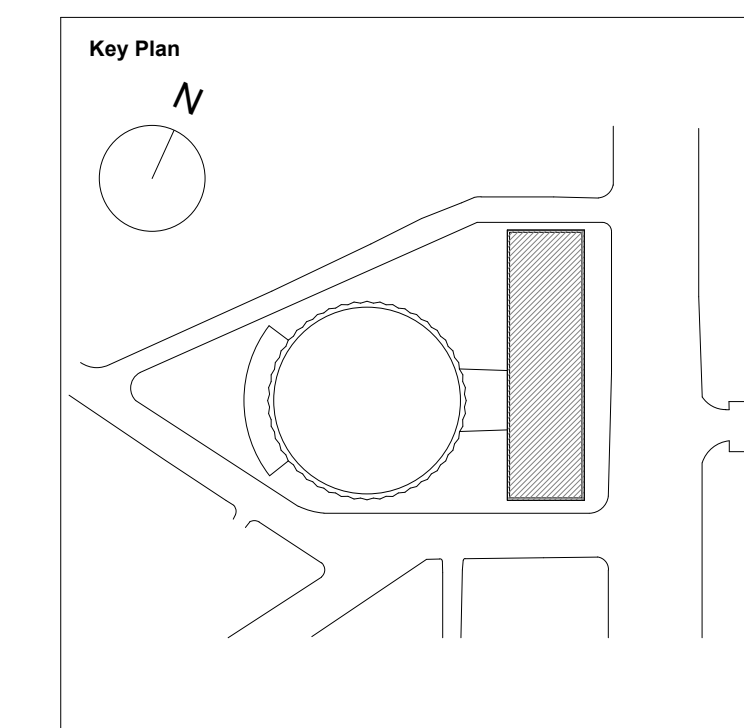
Project
Space House
London
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Title
Kingsway Building
Retail Units Shopfront - West Elevation

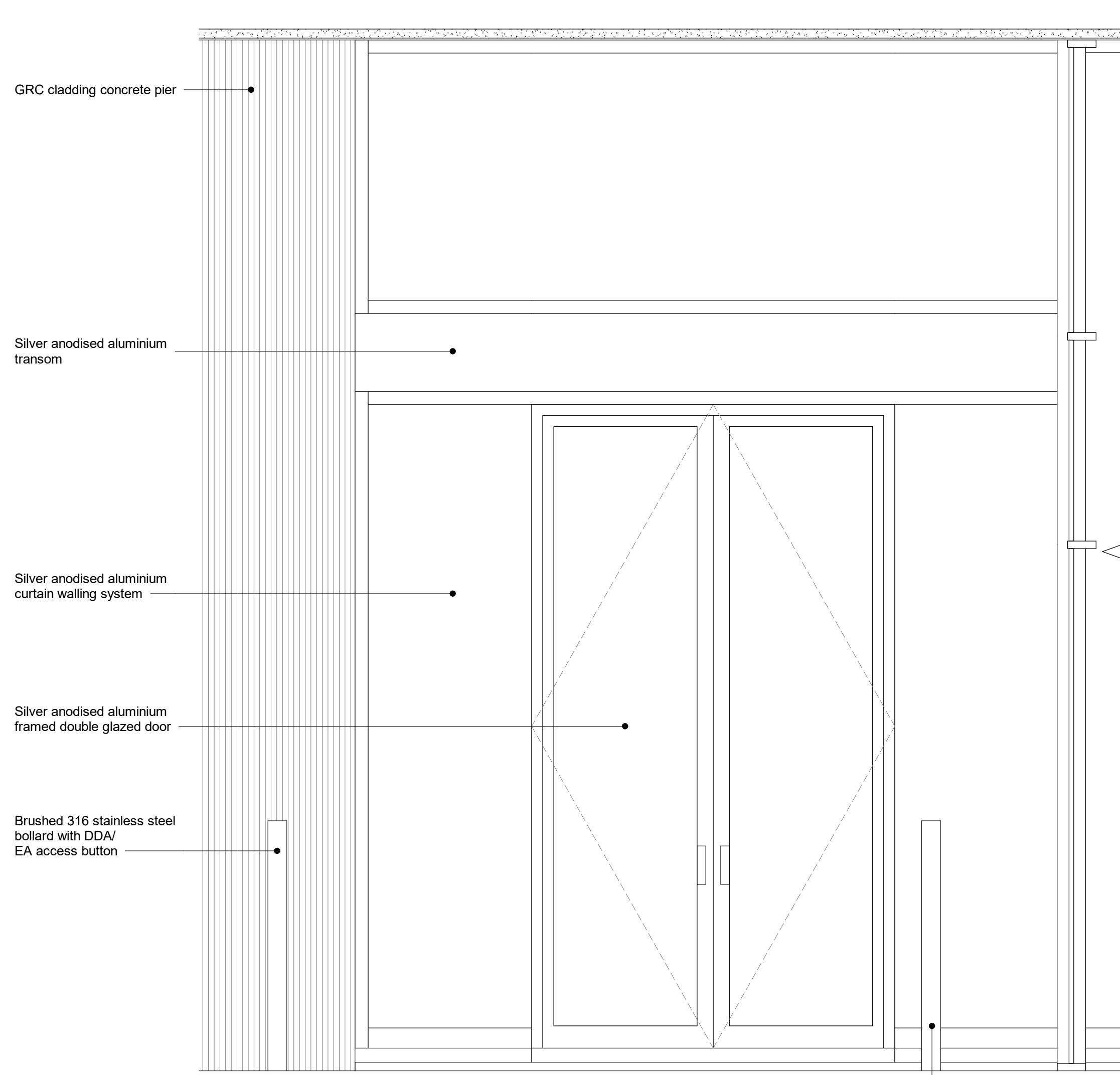
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GRC cladding concrete pier

Silver anodised aluminium transom

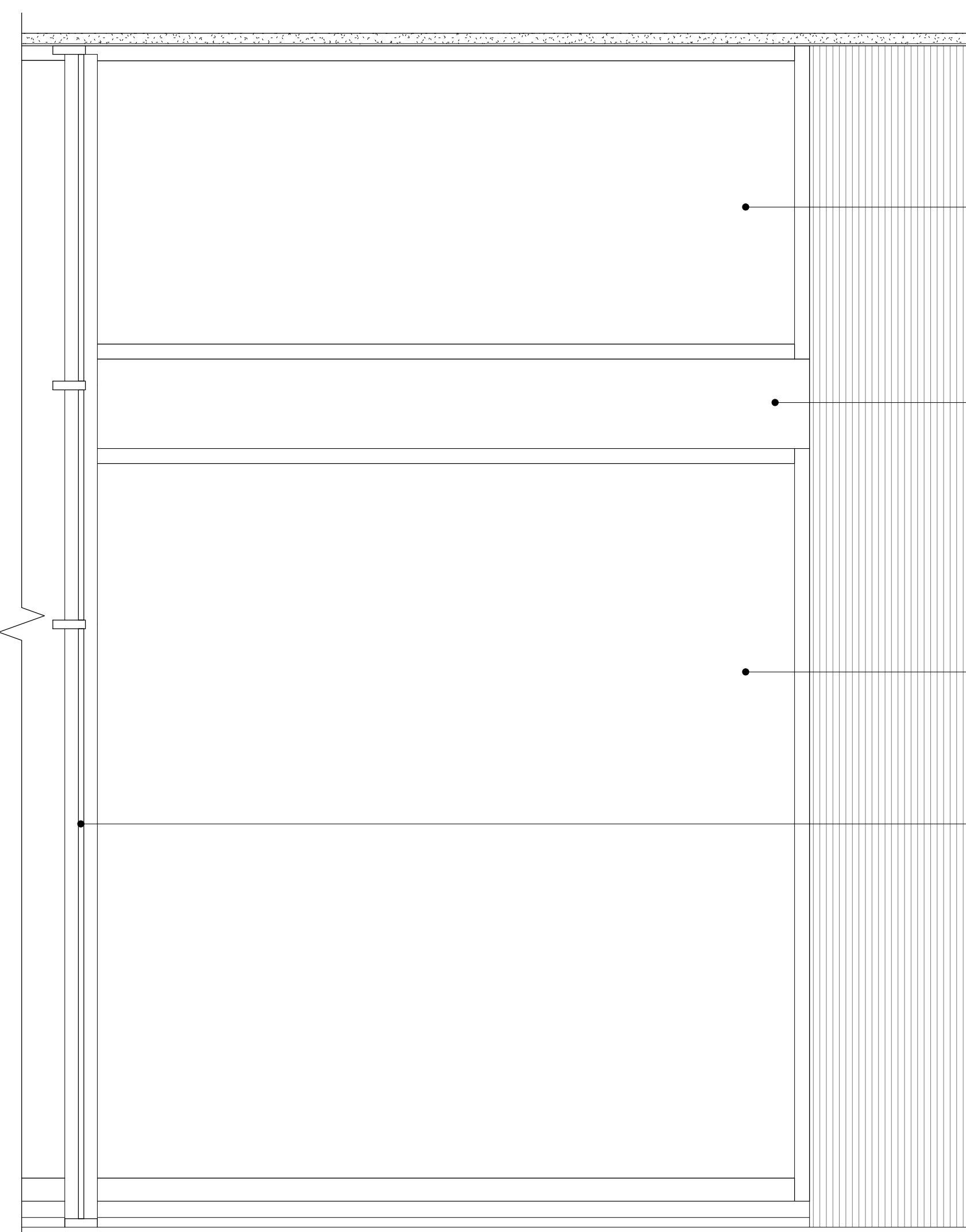
Silver anodised aluminium curtain walling system

Silver anodised aluminium framed double glazed door

Brushed 316 stainless steel bollard with DDA/EA access button

1 Kingsway Retail South Facade Elevation
1:20

Brushed 316 stainless steel bollard



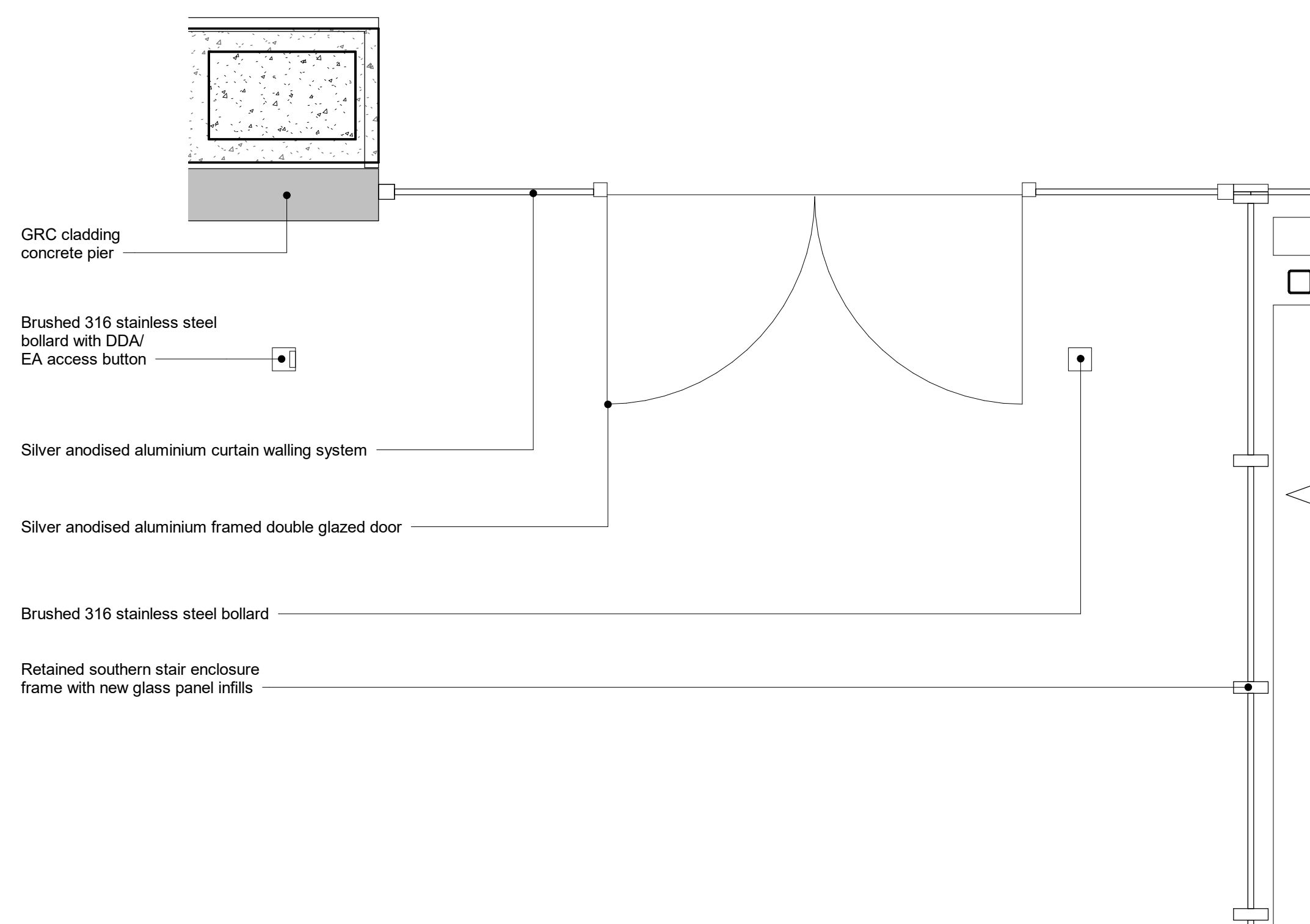
Silver anodised aluminium curtain walling system

Silver anodised aluminium transom

Silver anodised aluminium curtain walling system

Retained southern stair enclosure frame with new glass panel infills

2 Kingsway Retail South Facade Section
1:20



GRC cladding concrete pier

Brushed 316 stainless steel bollard with DDA/EA access button

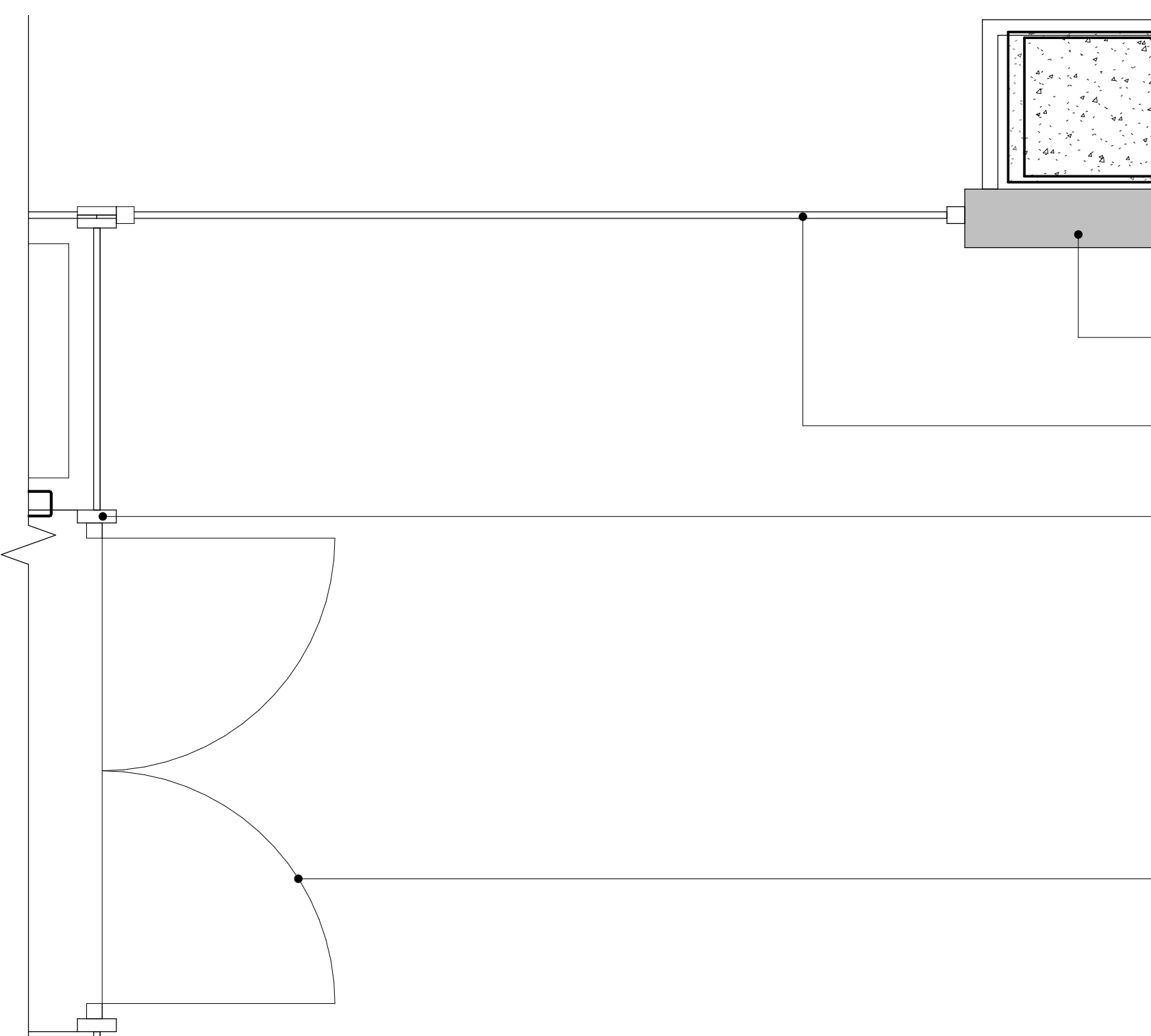
Silver anodised aluminium curtain walling system

Silver anodised aluminium framed double glazed door

Brushed 316 stainless steel bollard

Retained southern stair enclosure frame with new glass panel infills

3 Kingsway Retail South Facade Plan
1:20



GRC cladding concrete pier

Silver anodised aluminium curtain walling system

Retained southern stair enclosure frame with new glass panel infills

Silver aluminium framed double glazed door

Planning Condition Discharge	20/09/21	SQP	A
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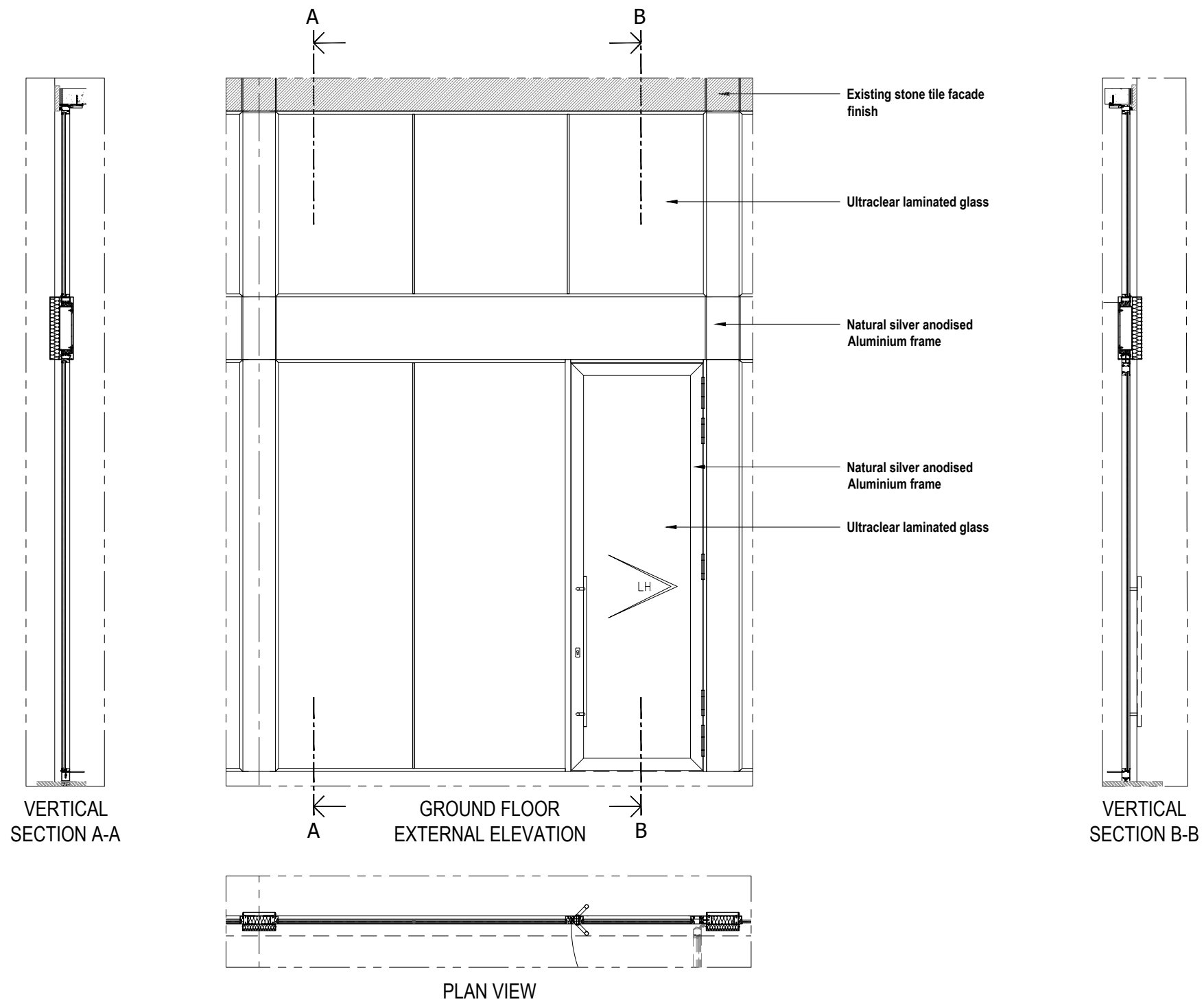
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Title

Kingsway Building
South Stair Enclosure

Status

Date	Scale @ ISO A1	Job Number
20/09/21	1:20	18077
Drawing Number	Revision	
18077-SQP-02-ZZ-DR-A-PL21403	A	



<p>COLORMINIUM</p> <p>23 Springvale Lyons Approach Colmore NSW Tel: 02 9544 8888</p>		
<p>REVISION NO. 01</p>	<p>DRAWN BY JG</p>	<p>CHECKED BY JG</p>
<p>DRAWING No. 14616-CLL-T1-ZZ-DR-X-60101</p>		
<p>PROJECT 14616-CLL-T1-ZZ-DR-X-60101</p>		
<p>STATUS FOR PERMIT</p>		
<p>PROJECT SPACE HOUSE</p>		
<p>CONTRACTOR</p>		
<p>DATE 28/08/2023</p>	<p>SCALE 1:20 @ A1</p>	<p>JOB No. 14616</p>

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