



Space House

Planning Condition Discharge Report

Conditions 3LBC a)

For Seaforth Land

December 2021

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
A	20/09/21	Planning Condition Discharge	MPa	CW
B	17/12/21	Planning Condition Discharge	MPa	CW

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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 a) in relation to the approved development at Space House (refs: 2021/1058/P and 2021/1106/L).

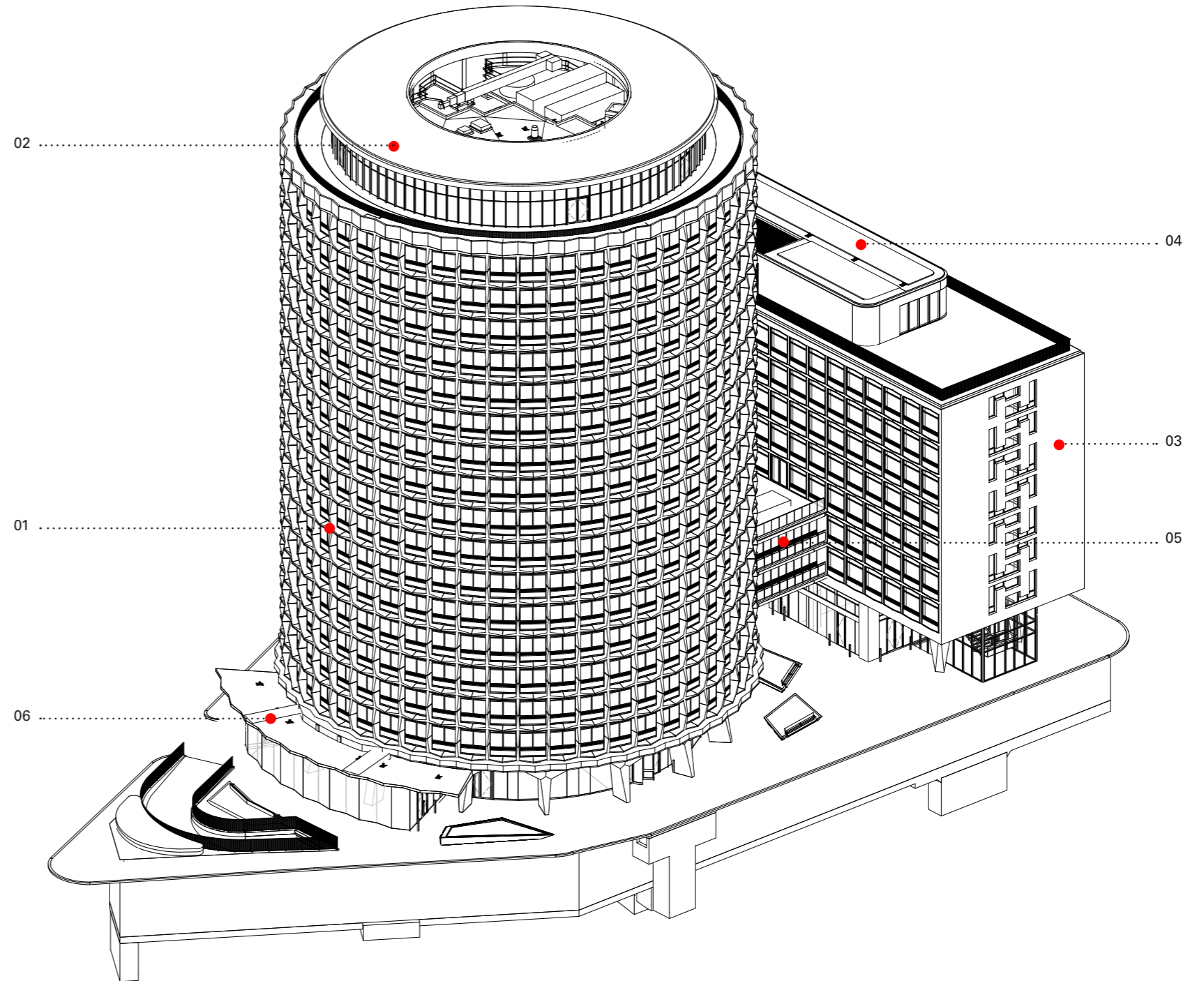


Fig. 1.0.1 Space House Axonometric

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 a)

“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:

a) Details of new railings at a scale of 1:10, including materials, finish and method of fixing.

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 Space House railings and balustrades

Location 01 - Tower extension terrace balustrade

Mild steel balustrade bars and handrails.

Location 02 - Kingsway extension terrace balustrade

Mild steel balustrade bars and handrails.

Location 03 - Bridge-Link level 1 & 2 balcony balustrade

New balustrade system to match the existing balustrade. Brushed stainless steel balustrade posts with clear glazed panel infills. Retained timber handrail.

Location 04 - Bridge-Link Level 3 terrace balustrade

Glazed balustrade system with aluminium base fixing. Clear glass panel infills with silicone vertical joints. Aluminium top cap.

Location 05 - Car Park Ramp railings

Brushed 316 stainless steel balustrade system.

All facing materials will be discharged under Planning Condition 3LBC e) at a later stage once relevant subcontractors have been appointed.

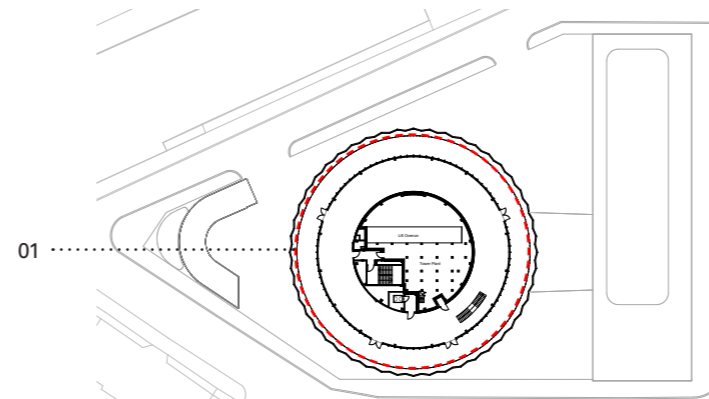


Fig. 2.0.1 Proposed Roof Plan

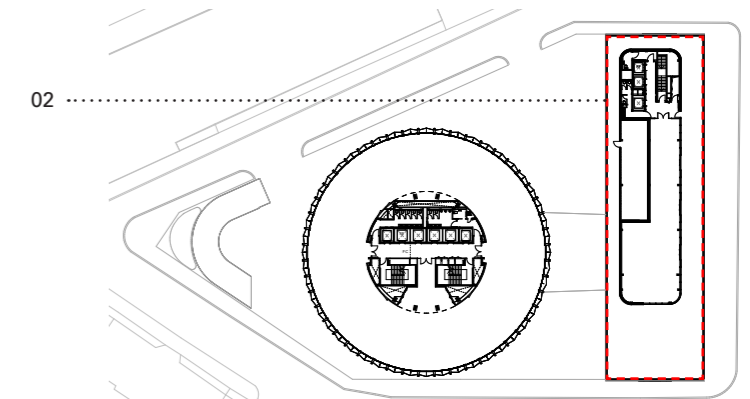


Fig. 2.0.2 Proposed Level 08 Plan

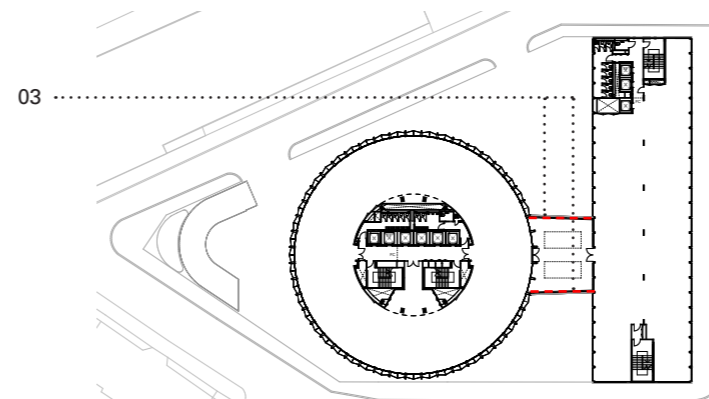


Fig. 2.0.3 Proposed Level 03 Plan

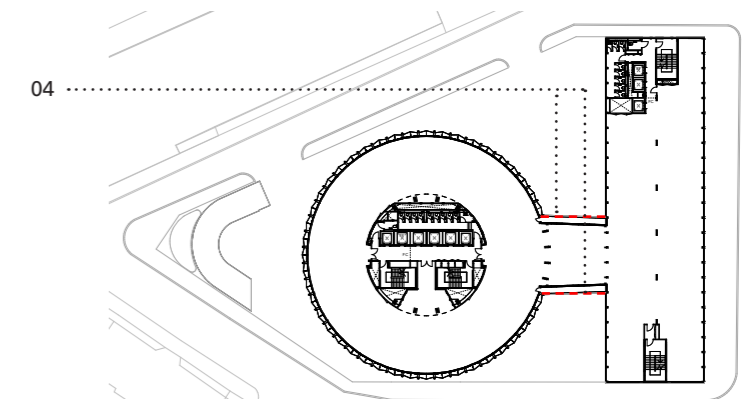


Fig. 2.0.4 Proposed Level 1 & 2 Plan

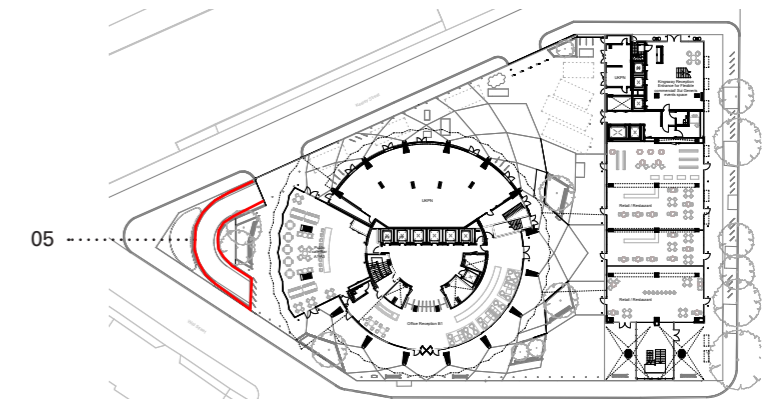


Fig. 2.0.5 Proposed Ground Floor Plan

Key:

01. Tower terrace balustrade

02. Kingsway terrace balustrade

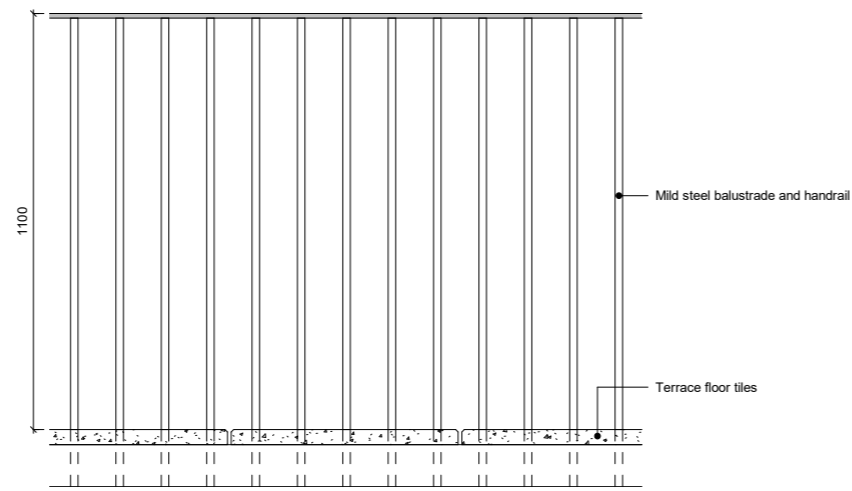
03. Bridge-Link terrace balustrade

04. Bridge-Link balconies balustrade

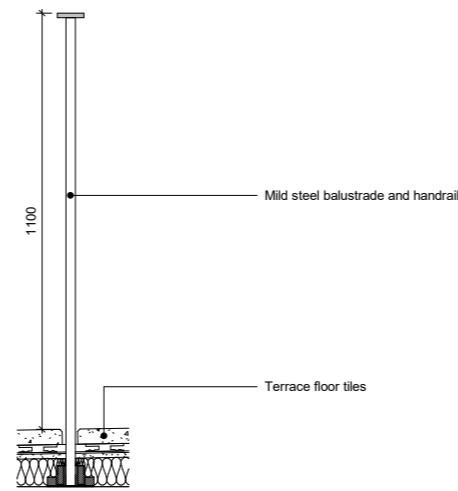
05. Car Park Ramp railings



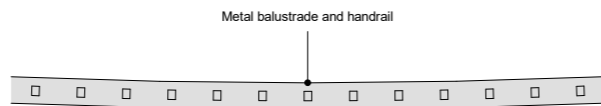
Precedent image - Locations 01 & 02



1 Tower Terrace - Balustrade Elevation
1:10



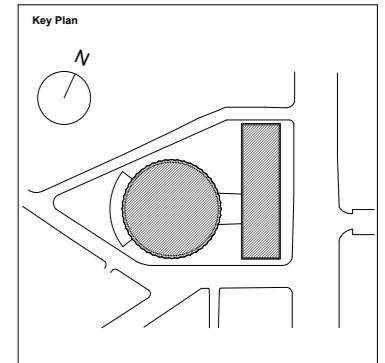
2 Tower Terrace - Balustrade Section
1:10



3 Tower Terrace - Balustrade Plan
1:10

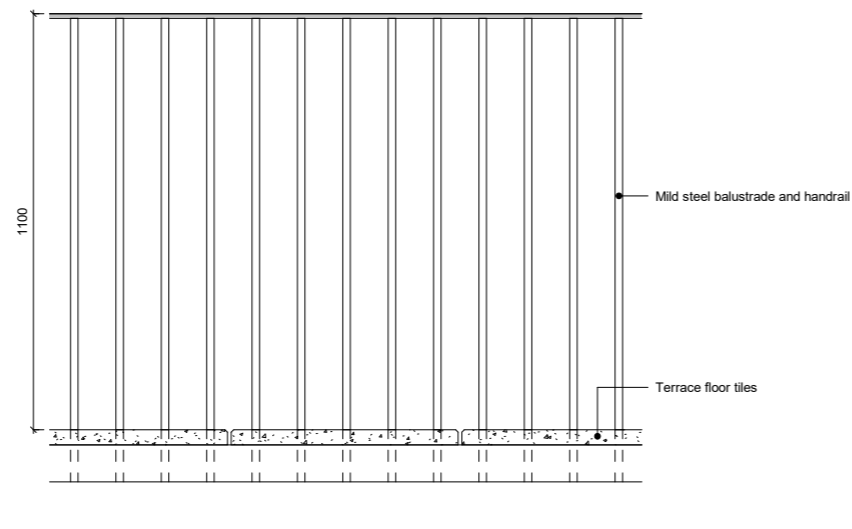
Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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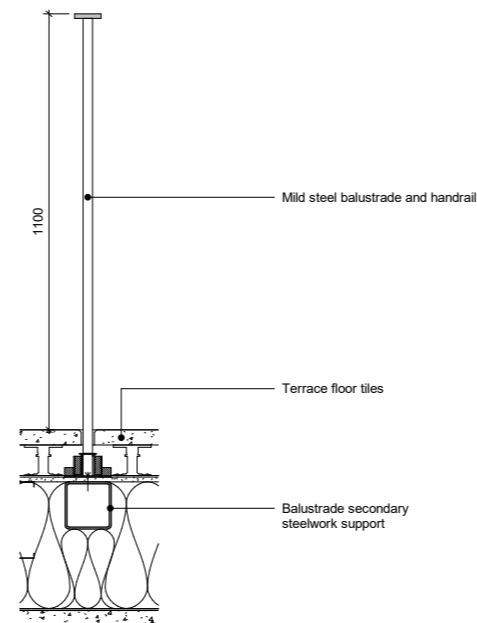


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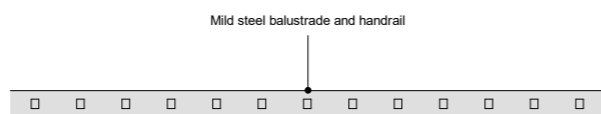
LOCATION 01



4 Kingsway Terrace - Balustrade Elevation
1:10



5 Kingsway Terrace - Balustrade Section
1:10



6 Kingsway Terrace - Balustrade Plan
1:10

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

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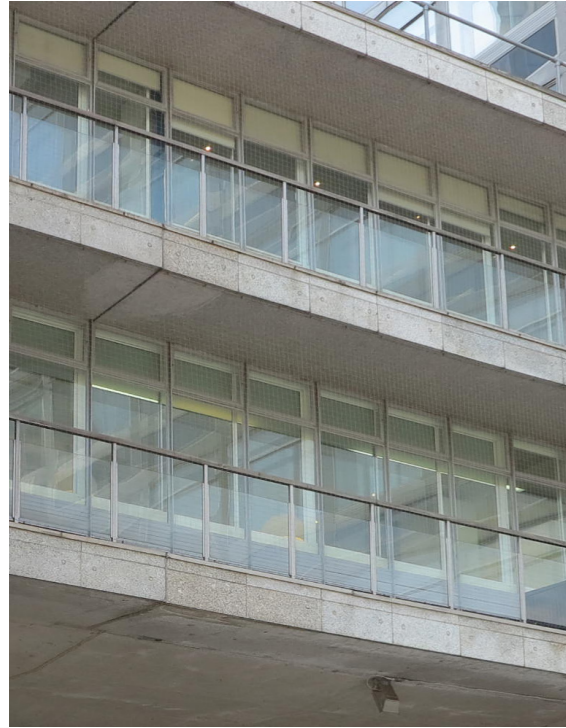
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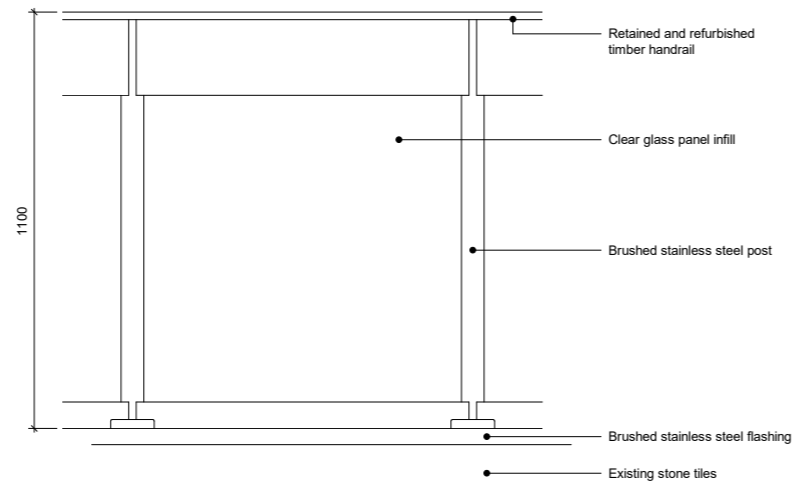
Title
Terrace Balustrades
Metal Balustrade Type
Location 01 & 02

Date	Scale @ ISO A1	Job Number
20/09/2021	1:10	18077
Drawing Number	Revision	
18077-SQP-ZZ-ZZ-DR-A-PL34401	A	

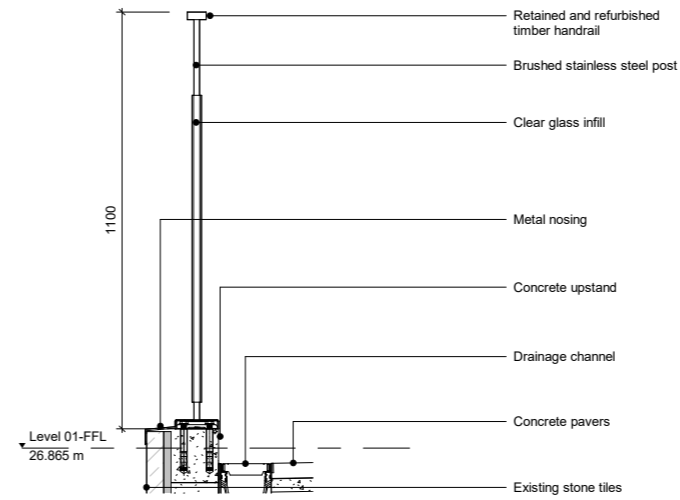
LOCATION 02



Existing balustrade design to be replicated - Location 03



4 Bridge Link Balconies - Balustrade Elevation
1:10



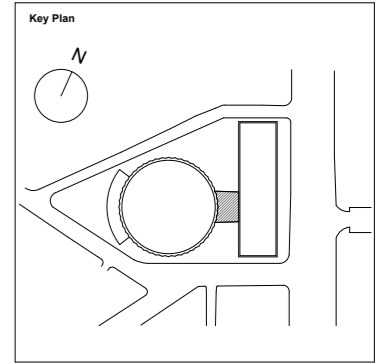
5 Bridge Link Balconies - Balustrade Section
1:10



6 Bridge Link Balconies - Balustrade Plan
1:10

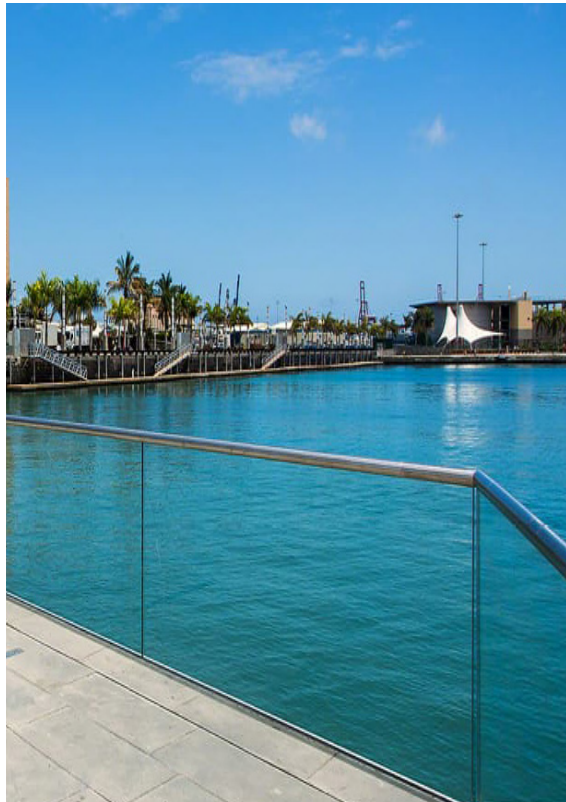
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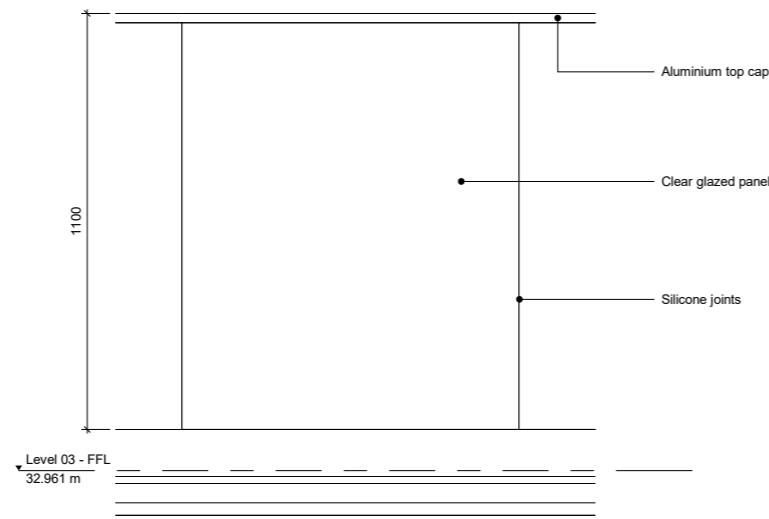


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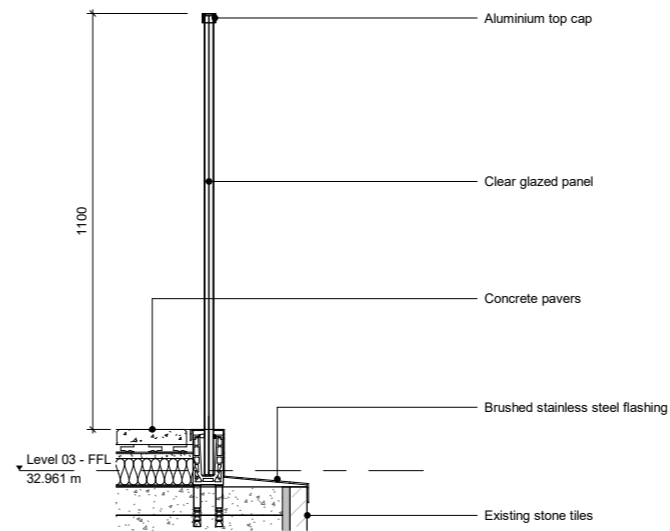
LOCATION 03



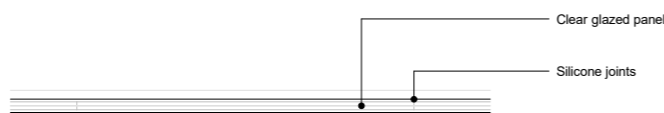
Precedent image - Location 04



1 Bridge Link Terrace - Balustrade Elevation
1:10



2 Bridge Link Terrace - Balustrade Section
1:10



3 Bridge Link Terrace - Balustrade Plan
1:10

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

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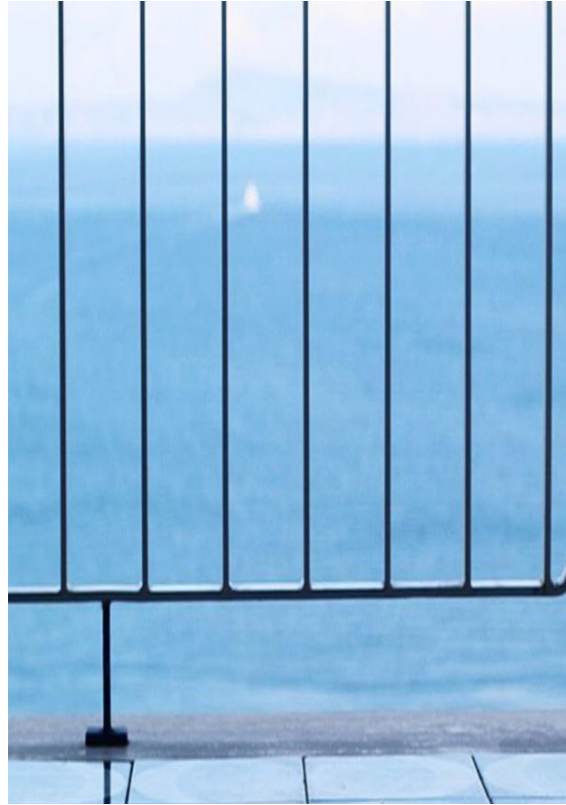
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WC2**

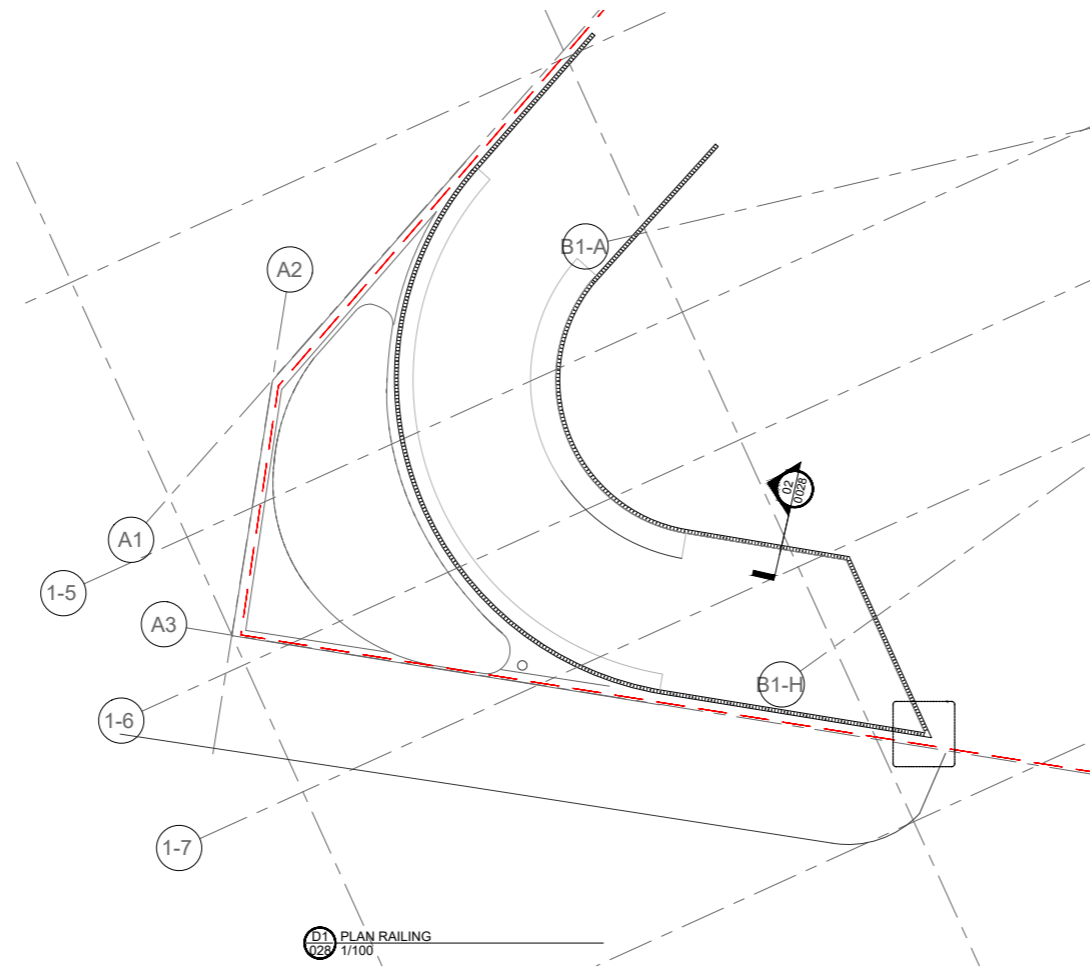
Title
**Bridge Link Balustrades
Glass Balustrade Details
Location 03 & 04**

Date	Scale @ ISO A1	Job Number
20/09/2021	1:10	18077
Drawing Number	Revision	
18077-SQP-01-ZZ-DR-A-PL34402	A	

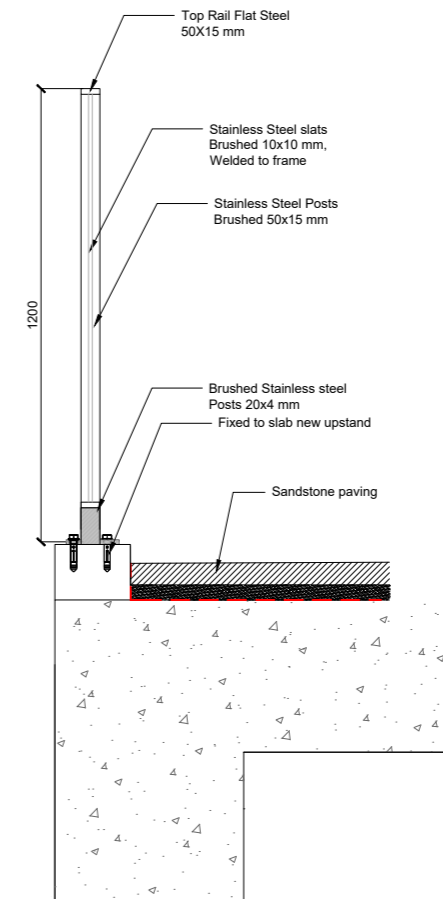
LOCATION 04



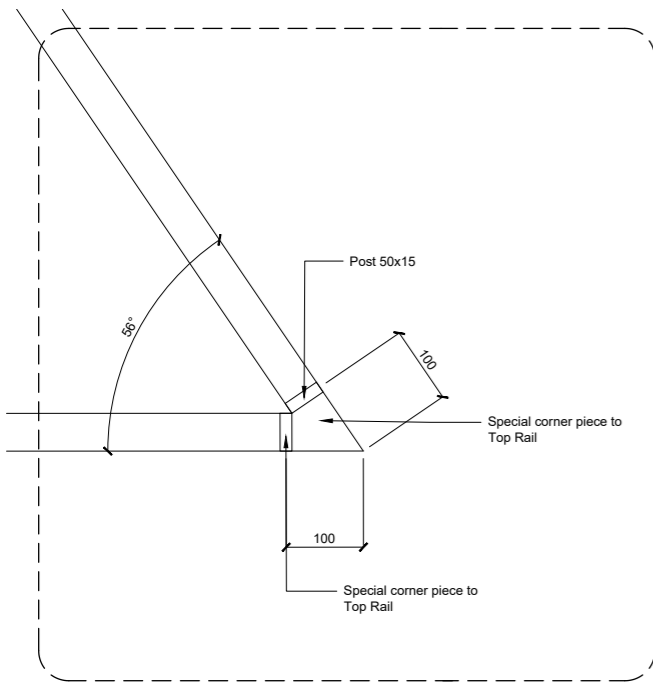
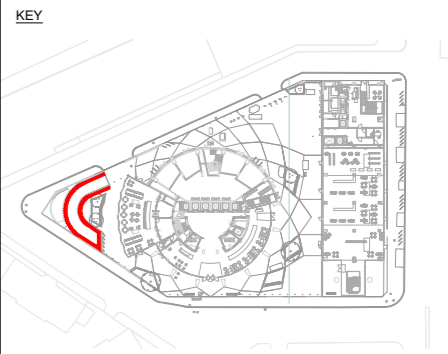
Precedent image - Location 05



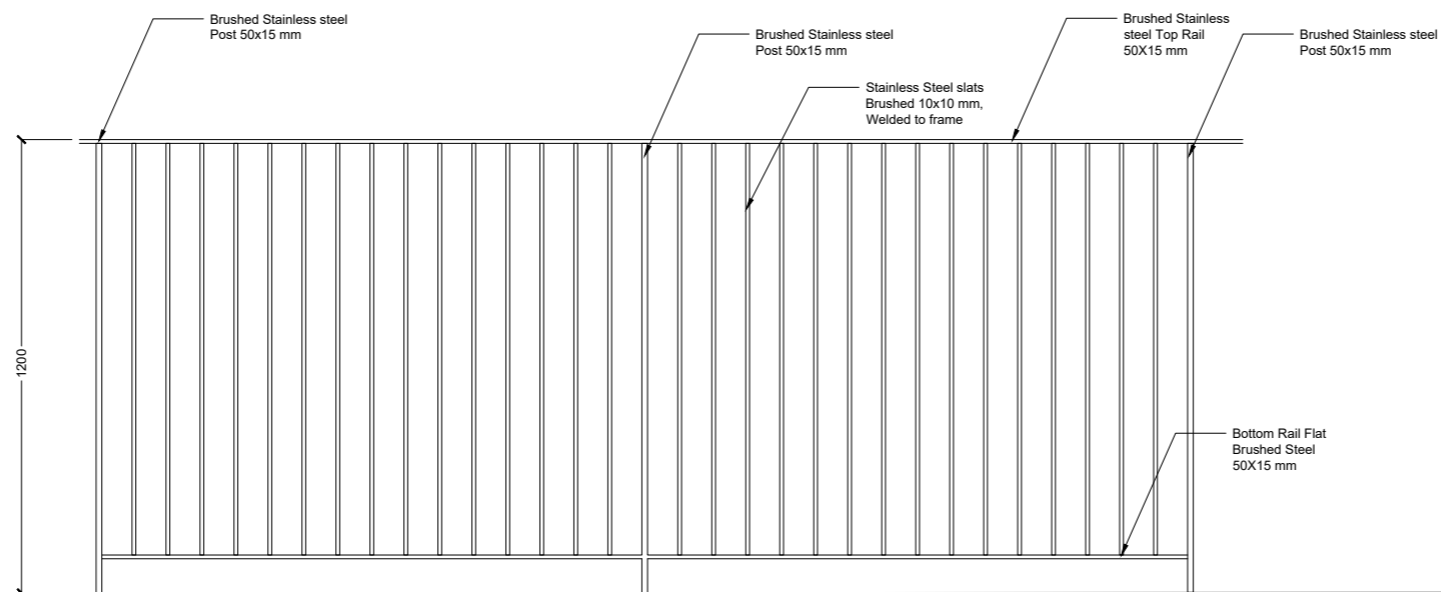
D1 PLAN RAILING
1/100



D2 TYPICAL SECTION RAILING
1/10



D3 TYPICAL ELEVATION
1/10



D4 TYPICAL ELEVATION
1/10

revision	date	by	chkd	appr	description
A	20/09/2021	GS	DoS	DoS	PLANNING CONDITION DISCHARGE

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client
SEAFORTH LAND

project
Space House

drawing title
**Car Park Ramp Railings
 Location 05**

drawing number
18077-GPB-ZZ-00-DR-L-04319

scale (@ A1) VAR.	date 20/09/2020	revision A
drawn by NK	checked by DoS	approved by DoS

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Location 05

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