



Space House

Planning Condition Discharge Report

Conditions 3LBC e)

For Seaforth Land

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
A	04/04/22	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 partial discharge of Conditions 3LBC e) pursuant to listed building consent ref: 2022/0740/L, dated 5 April 2022 in relation to the approved development at Space House (refs: 2021/1058/P and 2022/0740/L).

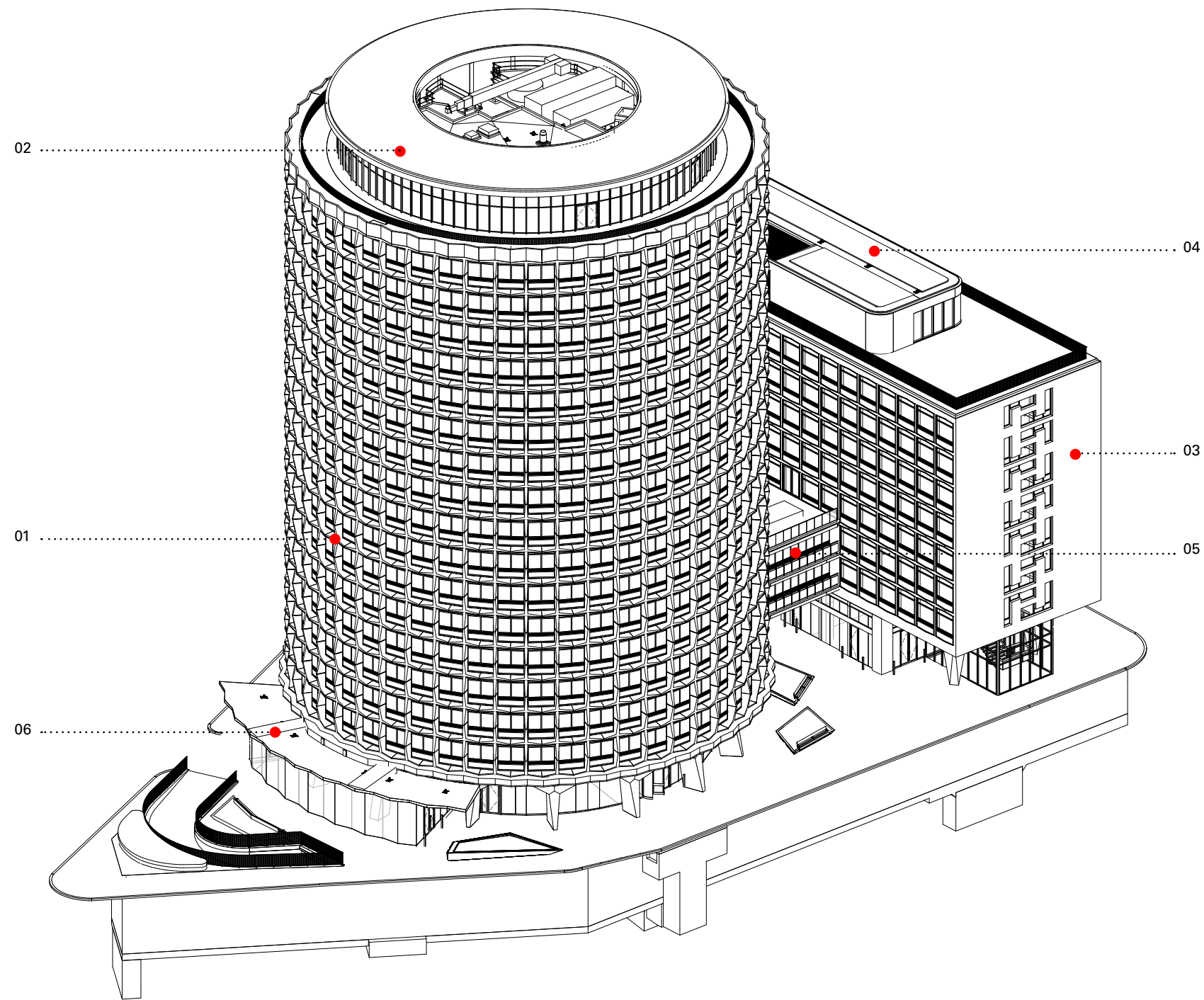


Fig. 1.0.1 Space House Axonometric

- 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 e)

“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:

(e) Manufacturer’s specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 Facing Materials List

The samples listed in Fig. 2.1.1 were presented to Camden for review on the site visit dated 21.02.2022. Camden planning and design officers indicated during the visit that the samples provided were acceptable and could be sought via planning condition 3LBC e) application.

Location	Material
Tower and Kingsway ground floor curtain walls and doors	MAT 01 Single laminated clear glass
Tower reception glass with frit strip to cover door frame silicone fixing	MAT 02 Single laminated clear glass with grey frit strip
Tower and Kingsway typical windows units	MAT 03 Double glass unit clear glass
Tower and Kingsway extension curtain wall	MAT 03 Double glass unit clear glass
Tower and Kingsway typical windows units	MAT 04 Sefar panel
Bridge-Link curtain wall	MAT 04 Sefar panel
Kingsway staircore window units	MAT 05 Sefar panel with RAL 7011 frit
Typical window units frame	MAT 06 Silver anodised aluminium
Curtain walls frame	MAT 06 Silver anodised aluminium
Kingsway retail and loading bay louvres	MAT 06 Silver anodised aluminium
Kingsway extension plantroom louvres façade treatment	MAT 06 Silver anodised aluminium
Kingsway UKPN substation louvres façade treatment	MAT 07 PPC RAL 7042 Matt
Tower UKPN west escape louvres façade treatment	MAT 07 PPC RAL 7042 Matt
External metal doors	MAT 07 PPC RAL 7042 Matt
Kingsway canopy stone	MAT 08 Black granite stone
Tower new precast concrete cruciforms	MAT 09 Precast concrete sample
Tower UKPN existing louvres and metal doors	MAT 10 RAL 7042 Matt paint

Fig. 2.1.1 Facing materials list presented to Camden on 21.02.2022

2.2 **MAT 01** - Single laminated clear glass

Single laminated structural clear glass applies to all ground floor curtain walling systems.



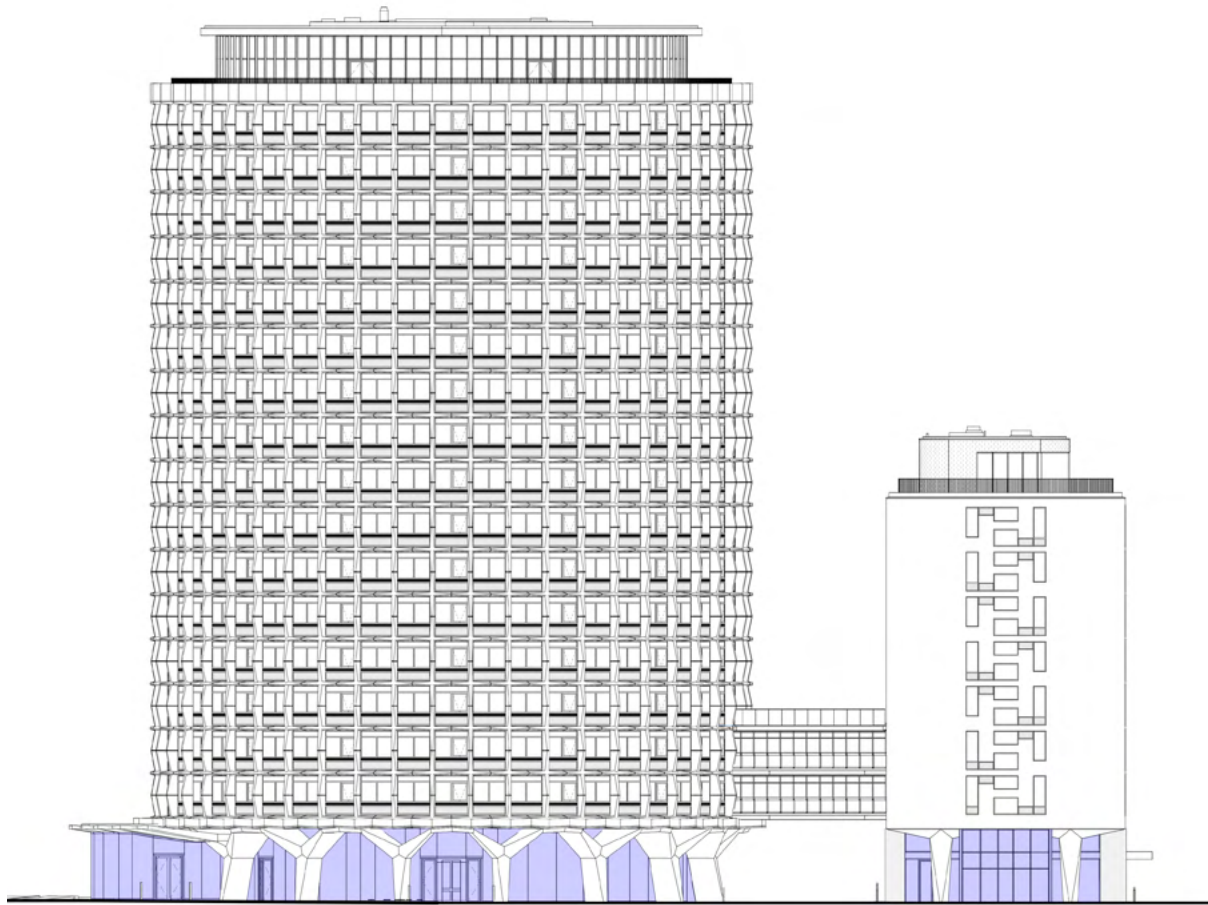


Fig. 2.2.1 South Elevation - MAT 01 location

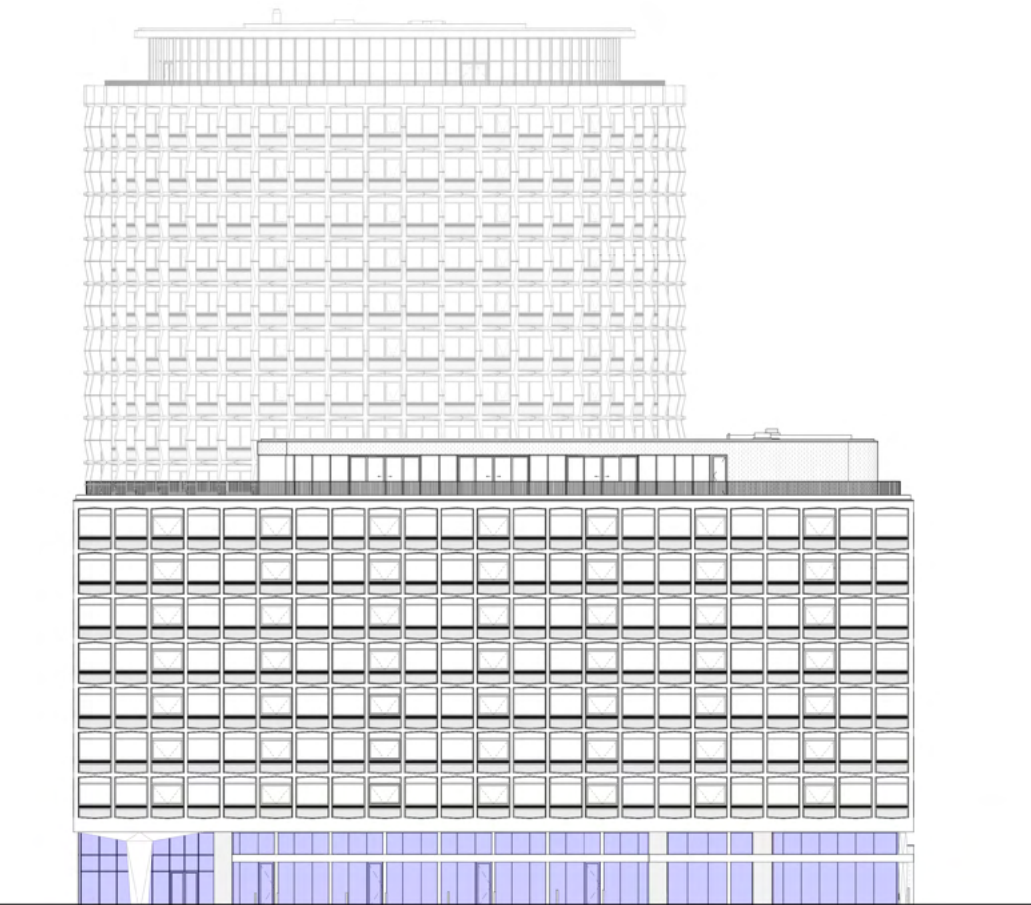


Fig. 2.2.3 Kingsway West Elevation - MAT 01 location

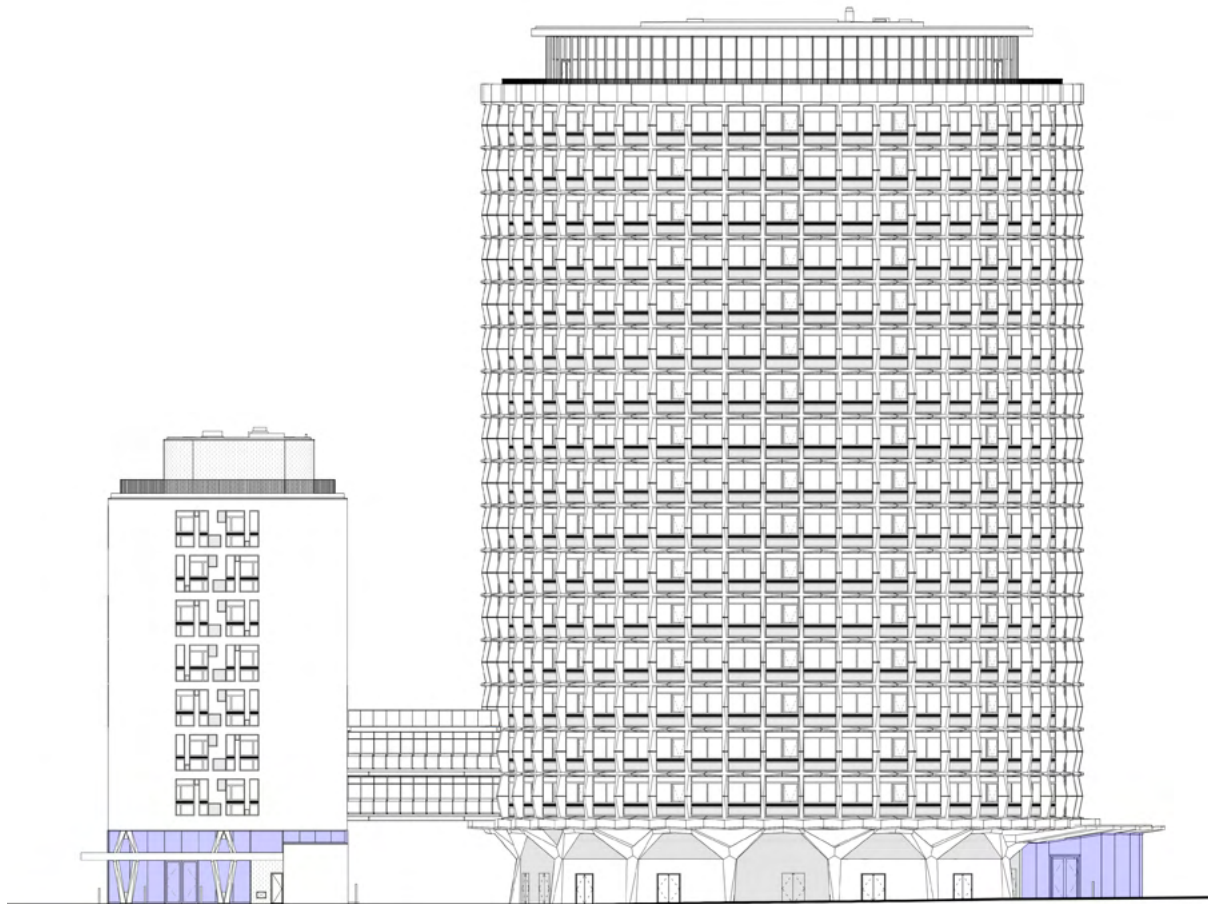


Fig. 2.2.2 North Elevation - MAT 01 location

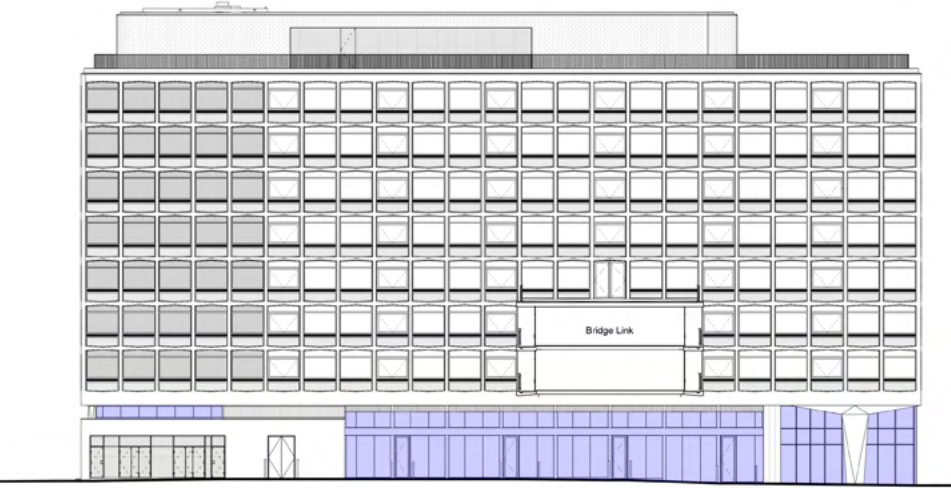


Fig. 2.2.4 Kingsway East Elevation - MAT 01 location

2.3 **MAT 02** - Single laminated clear glass with grey frit strip

Single laminated structural clear glass with grey frit strip
applies to Tower ground floor curtain walling - around all door
frames.



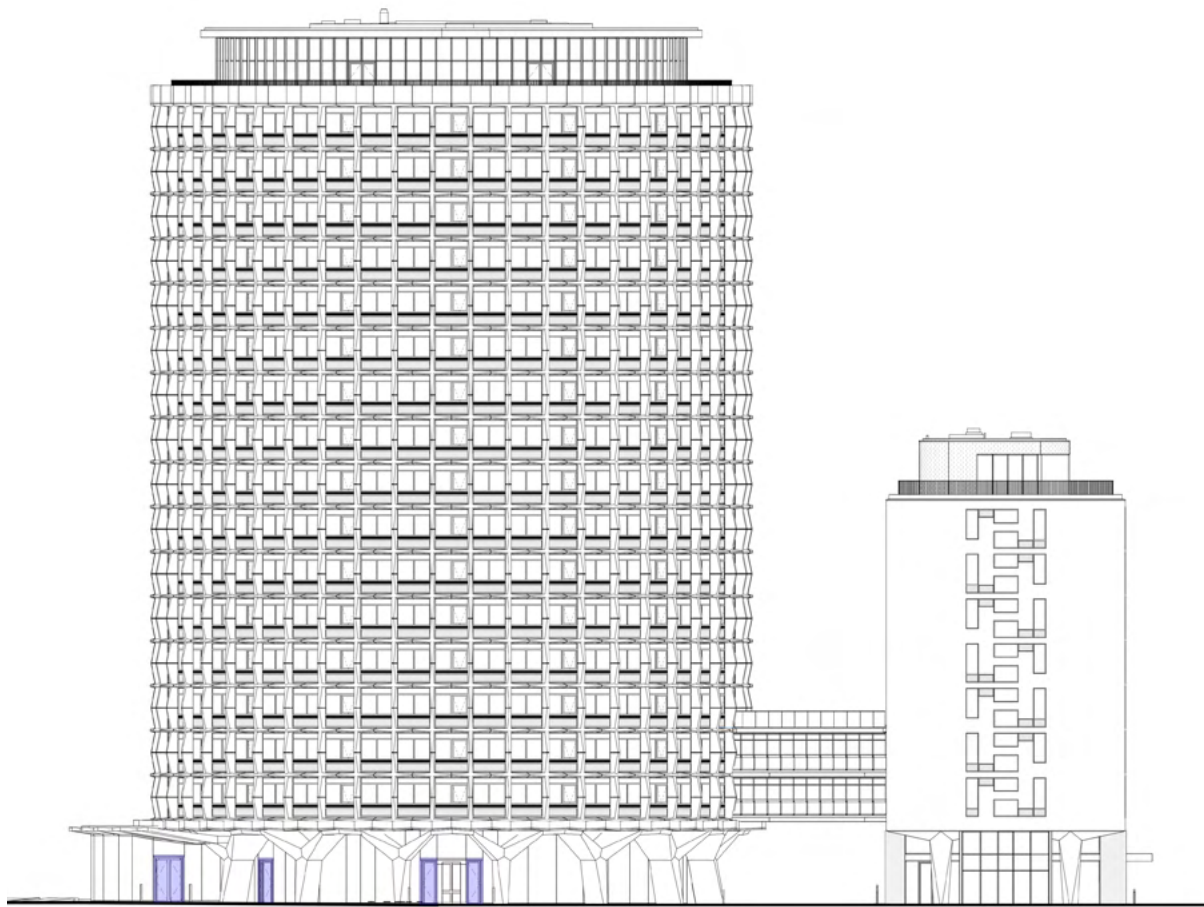


Fig. 2.3.1 South Elevation - MAT 02 location

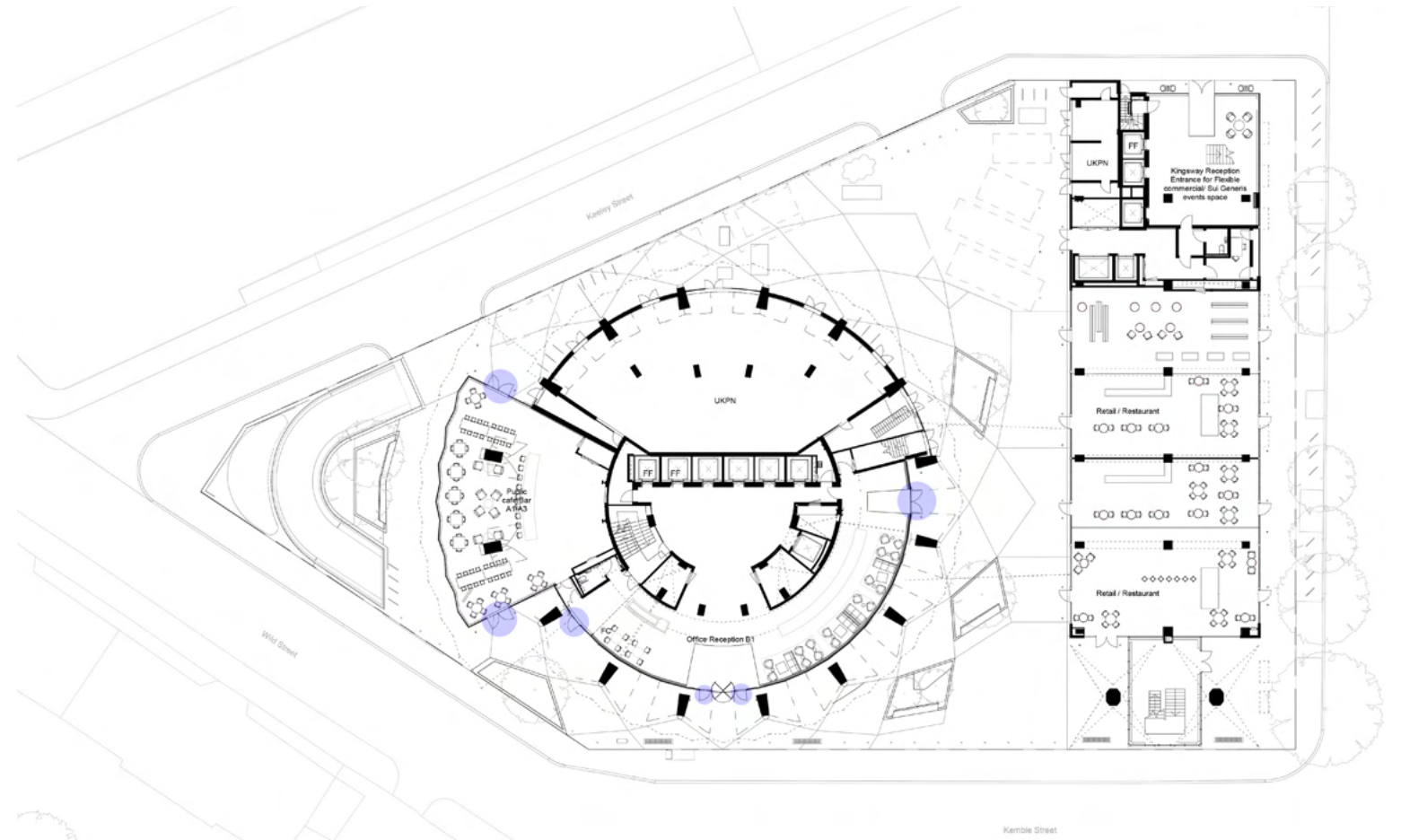


Fig. 2.3.3 Ground Floor Plan - MAT 02 location

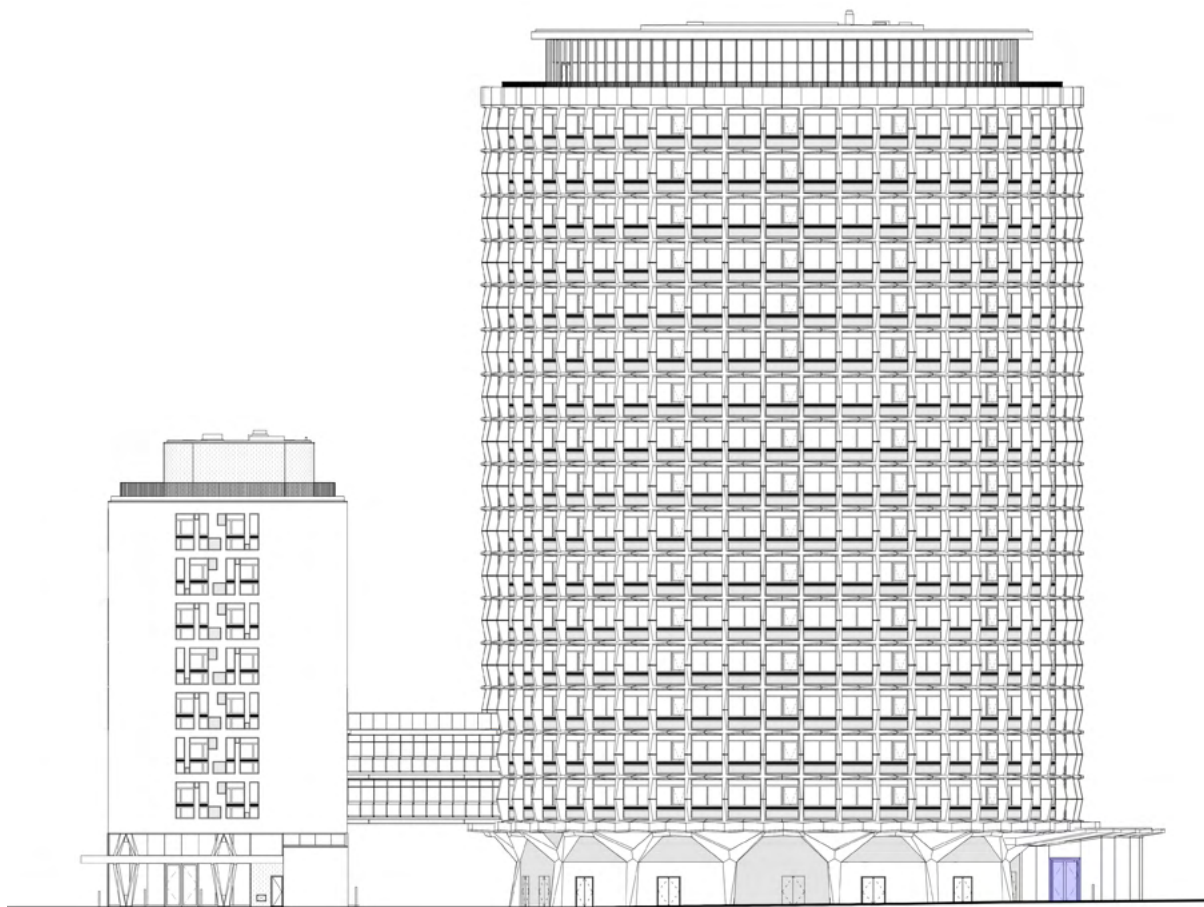


Fig. 2.3.2 North Elevation - MAT 02 location

2.4 **MAT 03** - Double glass unit clear glass

Double glazed unit applies to typical windows and extension levels for both Tower, Bridge-link and Kingsway.



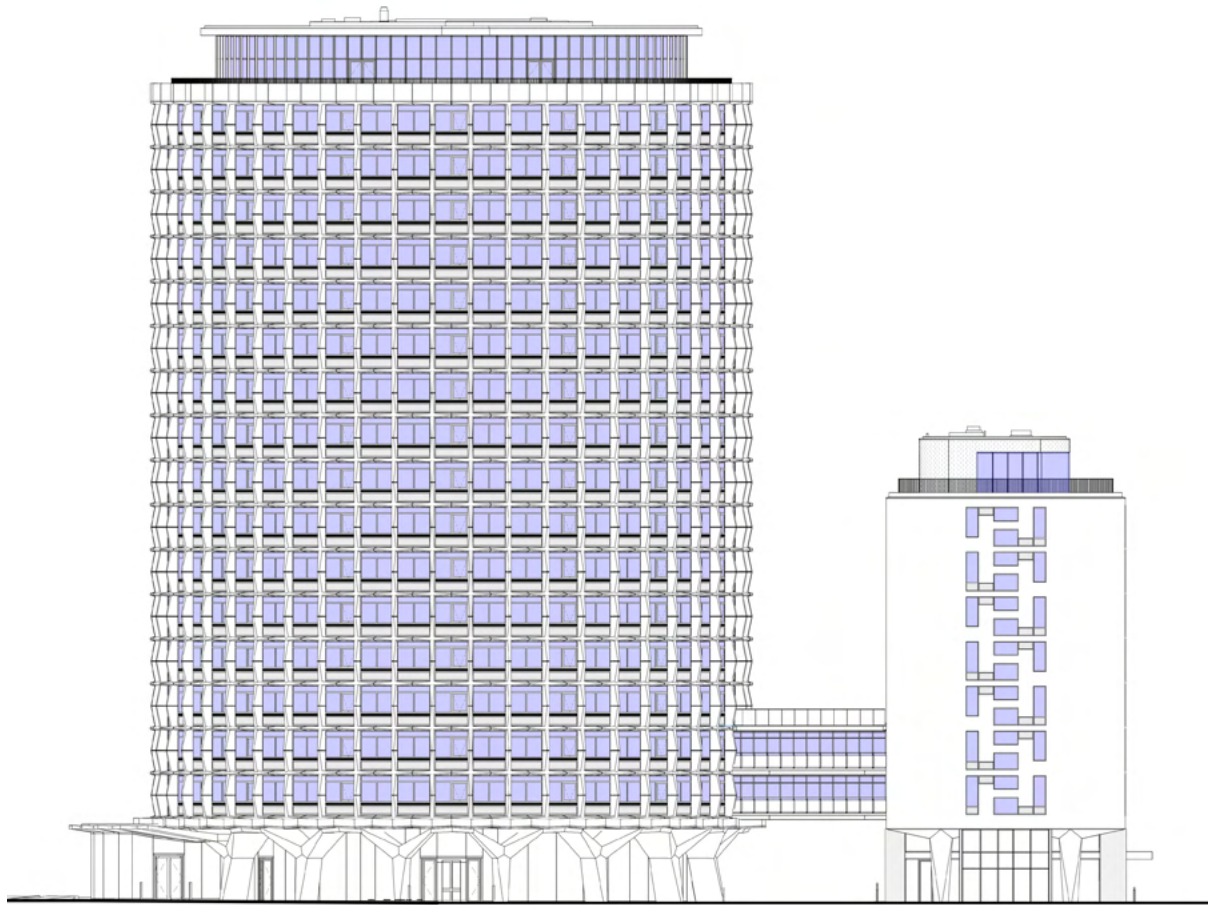


Fig. 2.4.1 South Elevation - MAT 03 location

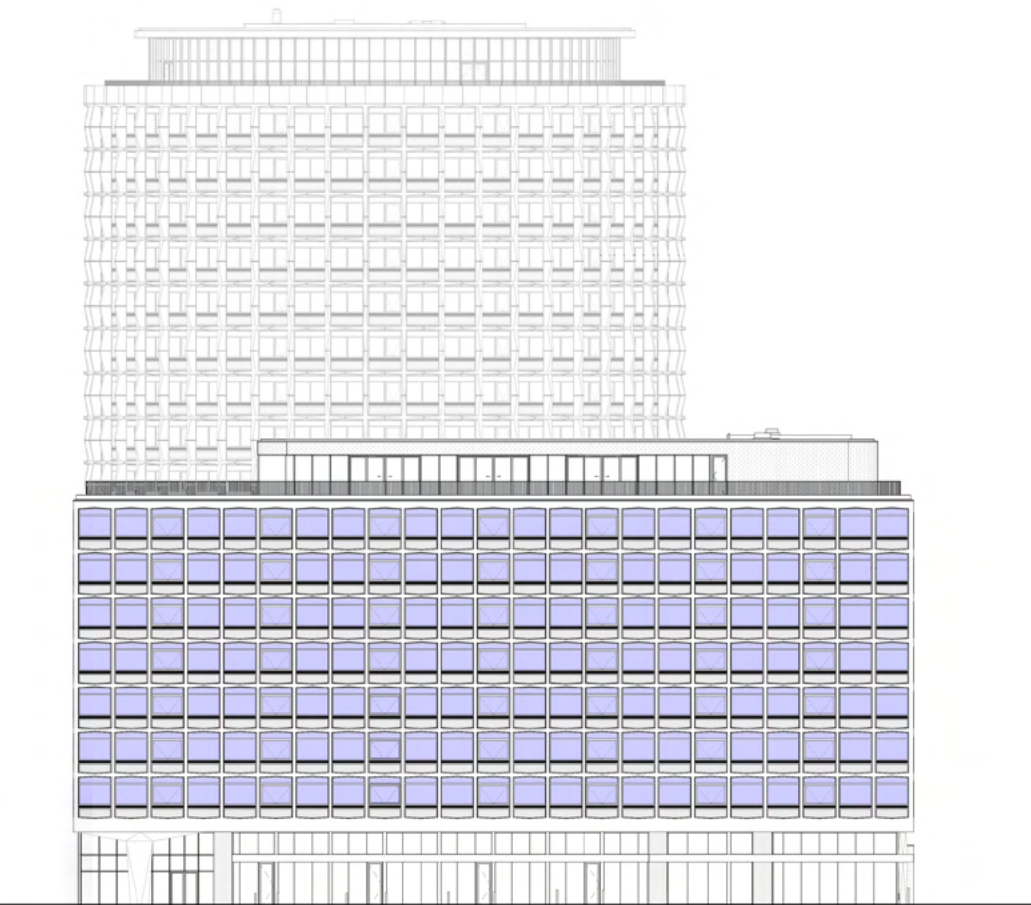


Fig. 2.4.3 Kingsway West Elevation - MAT 03 location



Fig. 2.4.2 North Elevation - MAT 03 location

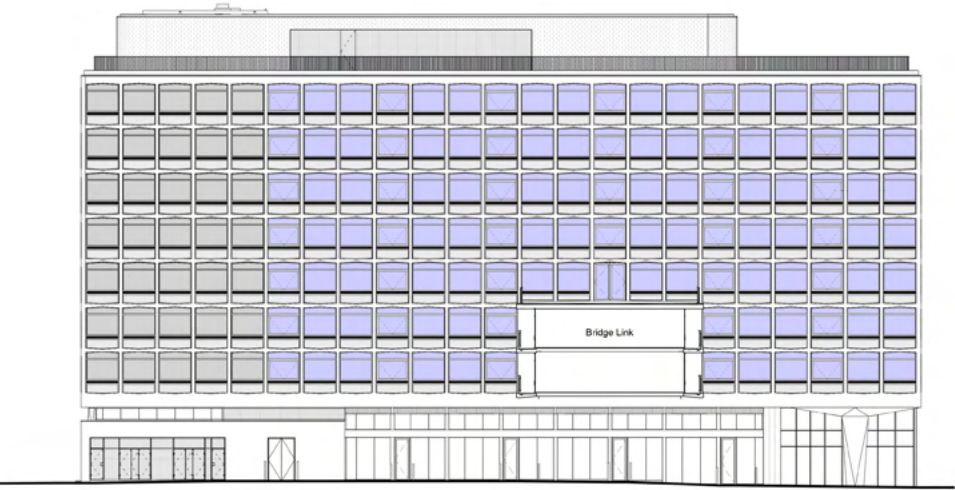


Fig. 2.4.4 Kingsway East Elevation - MAT 03 location

2.5 **MAT 04** - Sefar panel

Double glazed unit with Sefar interlayer applies to bottom panel for all typical windows, bridge-link curtain walling and Kingsway south facade. The intent is to replicate the existing opaque bottom panel while offering additional natural light to tenants.



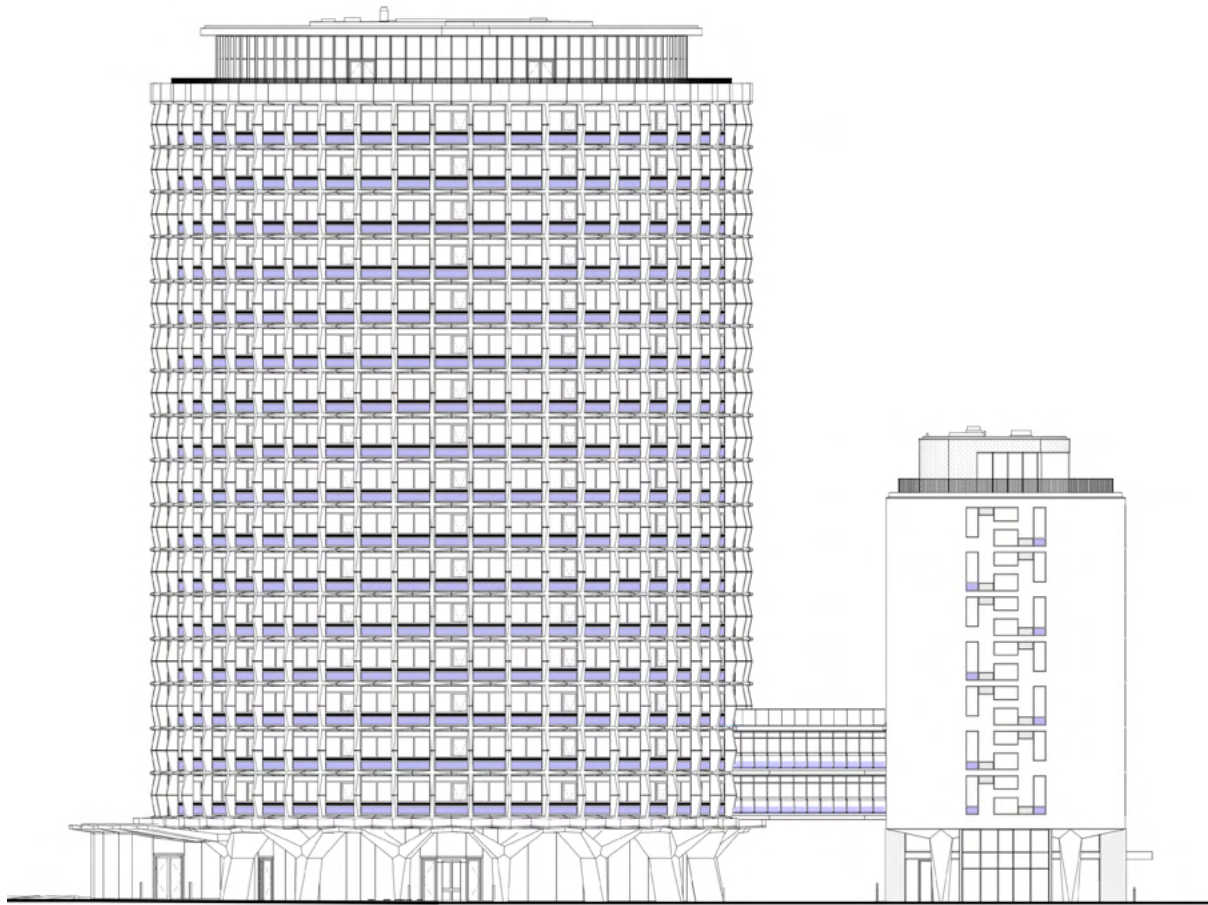


Fig. 2.5.1 South Elevation - MAT 04 location

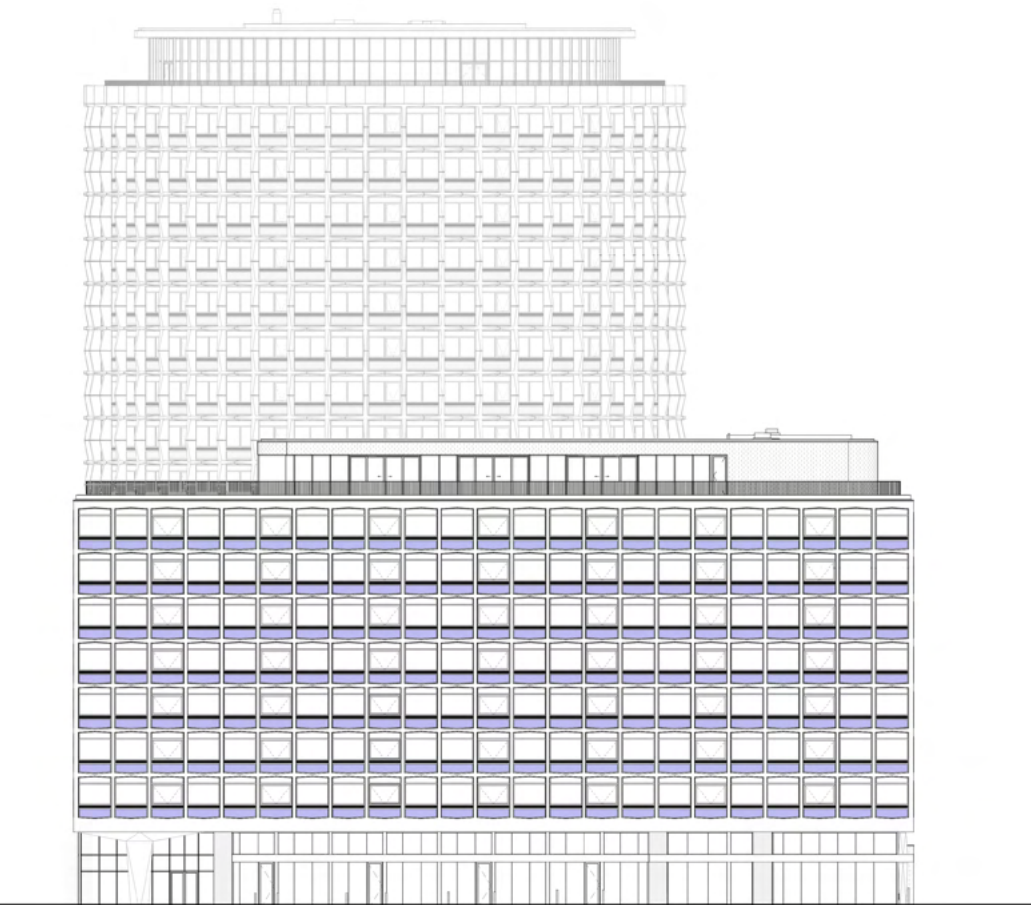


Fig. 2.5.3 Kingsway West Elevation - MAT 04 location

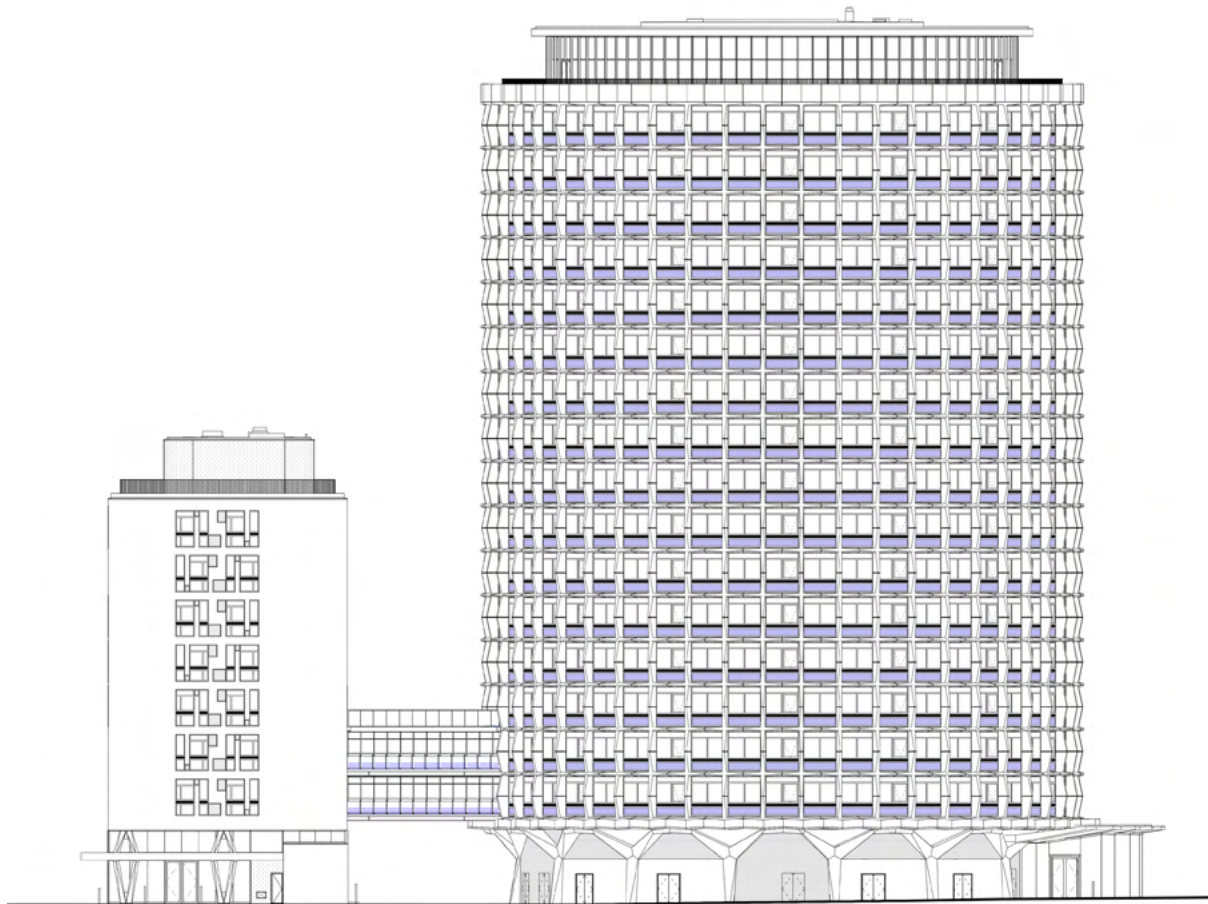


Fig. 2.5.2 North Elevation - MAT 04 location

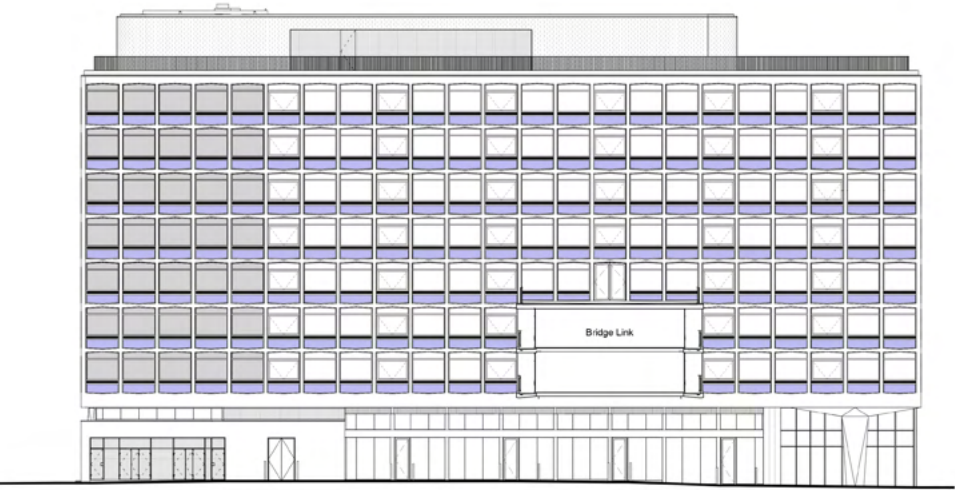


Fig. 2.5.4 Kingsway East Elevation - MAT 04 location

2.6 **MAT 05** - Sefar panel with RAL 7011 frit

Double glazed unit with Sefar interlayer + dark grey frit applies to Kingsway North and South Facade staircore windows. Very similar to MAT 04 sample but with an opaque inner face to hide the staircore walls adjoining against this glass type.

