



## Space House

Planning Condition Discharge Report

Conditions 3LBC f)

For Seaforth Land

#### Document History

Rev	Date	Purpose of Issue	Author	Reviewer
A	26/05/22	Planning Condition Discharge	MPa	CW
B	24/06/22	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 discharge of Condition 3LBC f) 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).

This report will cover the cleaning method to the overall concrete facade and the asbestos tape residue removal method.

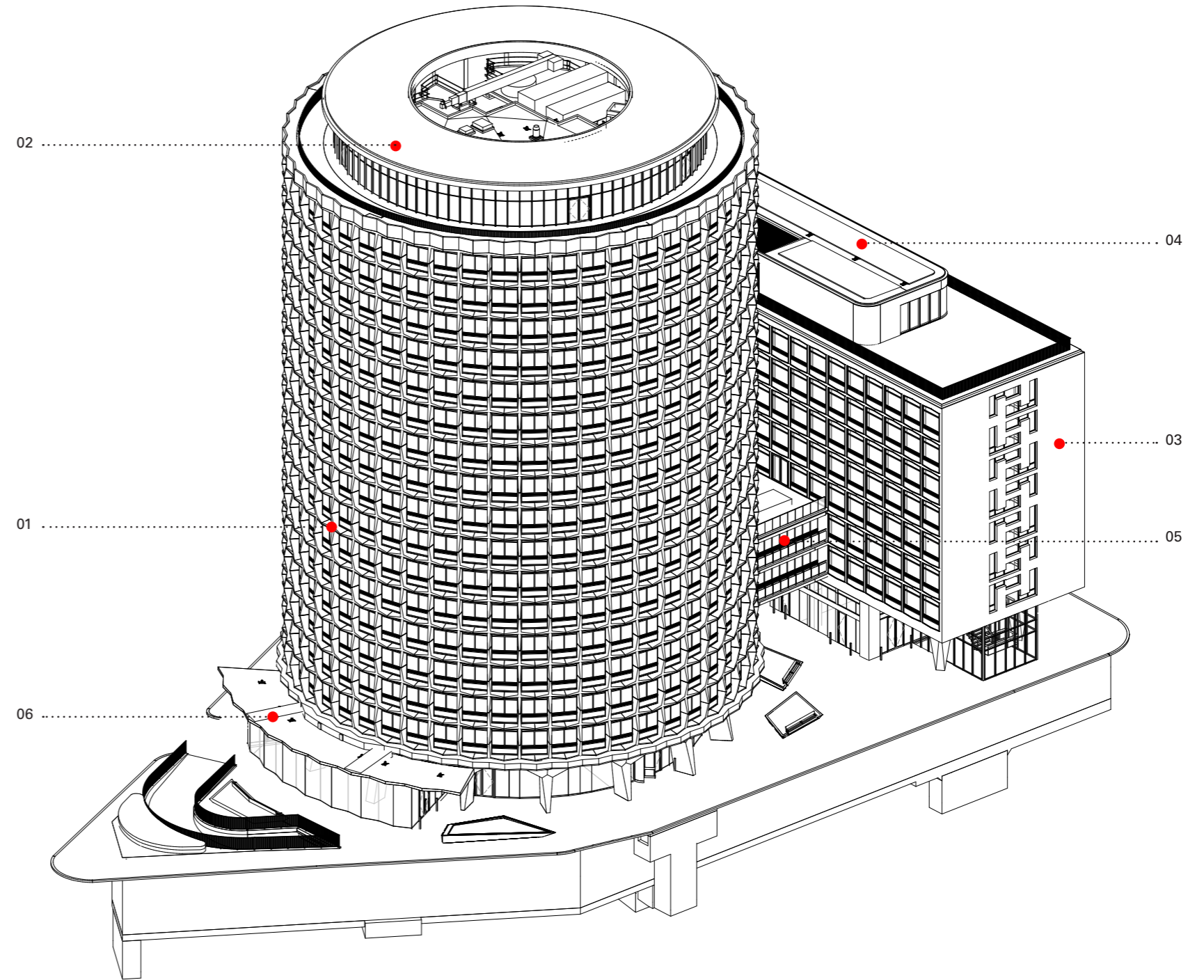


Fig. 1.0.1 Space House Axonometric

- 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 f)

“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:

(f) Details and method statement for cleaning of concrete facades.

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 Details and method statement for cleaning of concrete facades

The specialist contractor completed a set of cleaning samples to the existing precast facing of the tower at 14th floor level. The approach was a replication of the base methods used to conserve and repair the facades to Center Point completed in 2018.

Whilst completing the initial survey prior to completing the sample clean it is evident that the surface erosion to the upper levels is greater than the lower levels and the orientation of the surface and water drain off from the cill spandrel above influences the extent of surface discolouring that occurs.

### Superheated water cleaning methodology (refer to Fig. 2.1.1)

- Operatives located the machine and cables on the scaffold adjacent to the work area.
- Temperature was set at 140 Centigrade and pressure was kept to a ‘safe’ level to prevent any abrasion or other disruptions to the substrate.
- Nozzle distance to the surface was set at 400mm – 500mm
- Operating temperature, nozzle pressure and distances to the substrate were controlled and monitored by the cleaning operative throughout the works. Minor alterations were made at the cleaner’s discretion to ensure no damage or abrasion occurred.

Fig. 2.1.2 demonstrates close up the eroded texture of the concrete surface and the before and after appearance of the cleaned surface.

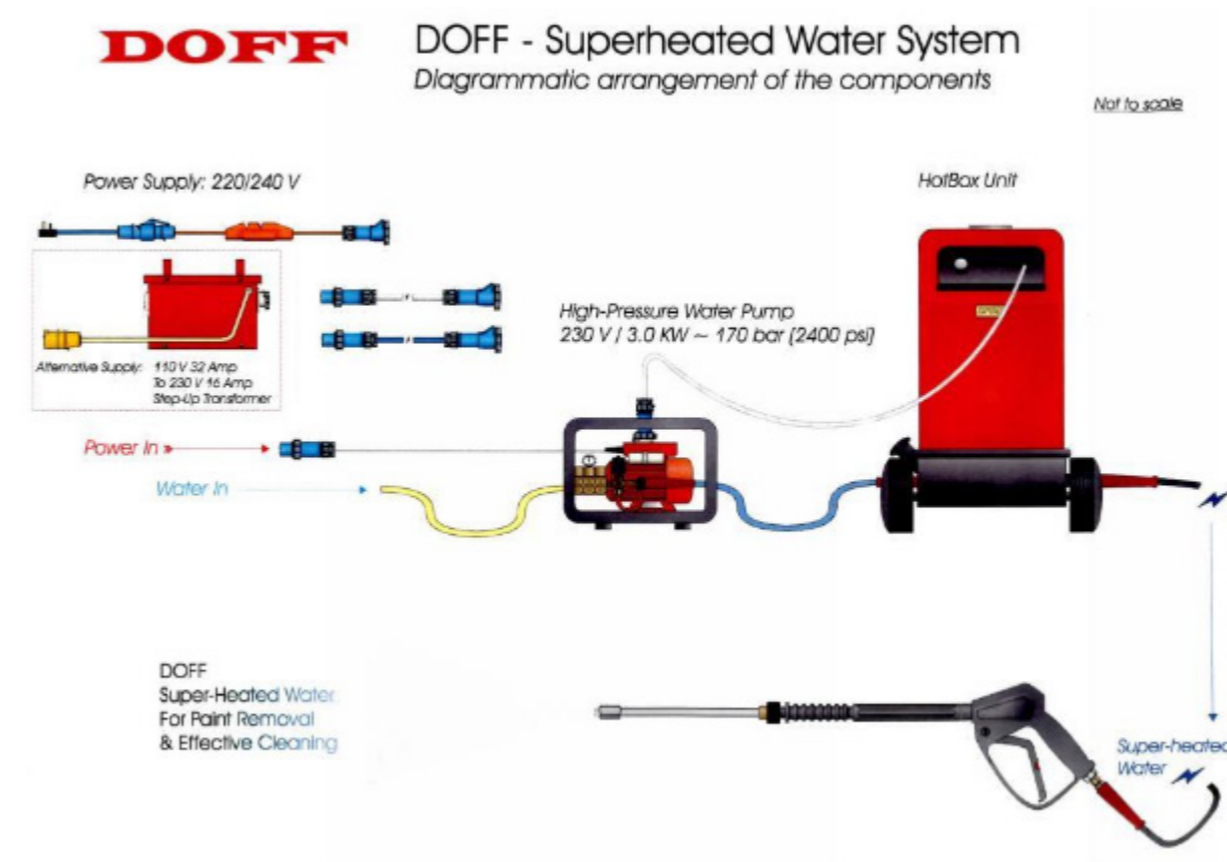


Fig. 2.1.1 Superheated water cleaning equipment



Fig. 2.1.2 Concrete surface before and after cleaning

Fig. 2.1.3 shows the cleaned front face of the column 'A', the still dirty face of the spandrel cill 'B'.

Fig. 2.1.4 and 2.1.5 show the West and East cleaned column faces in comparison to the uncleaned adjacent columns.

These samples were presented to Camden on the 17th Dec 2021. Camden planning and design officers indicated during the visit that the samples provided were acceptable and could be sought via planning condition 3LBC f) application.

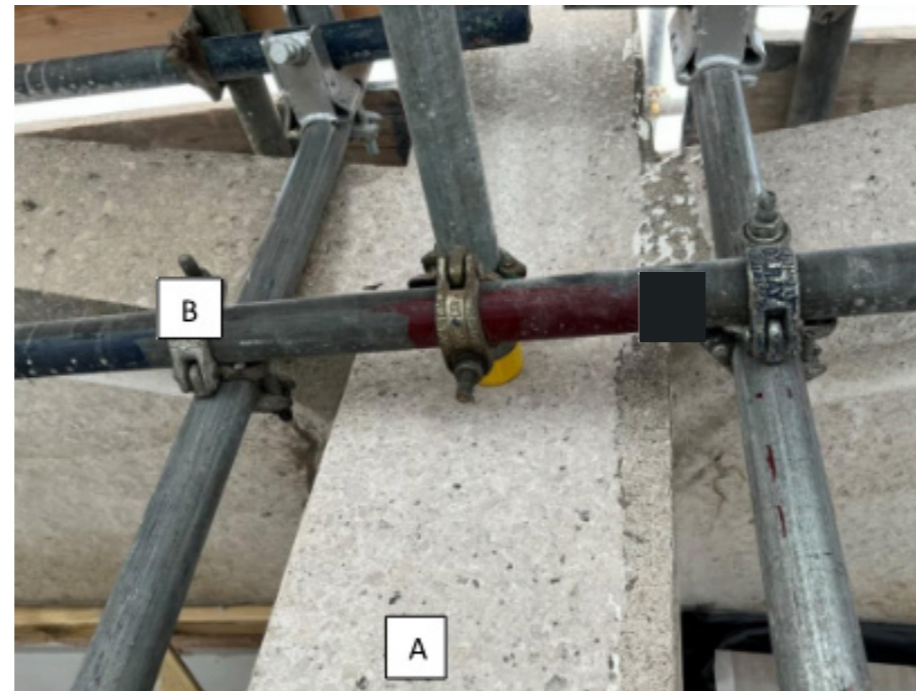


Fig. 2.1.3 Cleaned front face

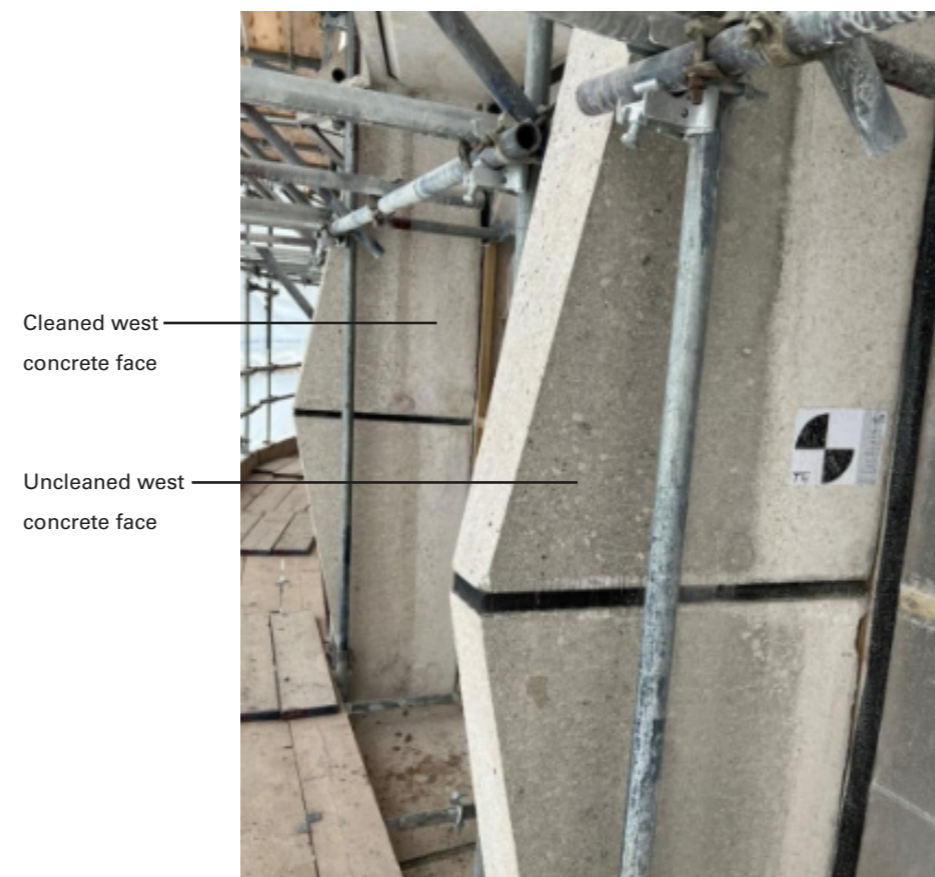


Fig. 2.1.4 West concrete faces (cleaned and uncleaned)



Fig. 2.1.5 East concrete faces (cleaned and uncleaned)

**Solvent cleaning methodology for adhesive residue**

Fig. 2.1.6 shows adhesive residue uncovered after the facade superheated water cleaning sample was undertaken. This residue can be cleaned by using Tensid 510 stripper paste (solvent cleaner).

An application of Tensid 510 stripper paste was applied to the sample area of concrete that was affected by spray contact adhesive. The 510 stripper paste was then washed off using a high pressure steam clean - see results in Fig. 2.1.7. Following a drying out period of approximately 1 hour, evidence of the adhesive still remained. Once the concrete had fully dried, a second application was carried out following the same process. A further period of 1 hour was left for the concrete to dry off before the area was inspected again - results can be seen in Fig. 2.1.8.

Reccommendation is to apply Tensid 510 stripper paste to concrete and if after the first application there's still some residue left then a 2nd application should be carried out in the relevant areas.



Fig. 2.1.6 Example of adhesive residue from asbestos removal

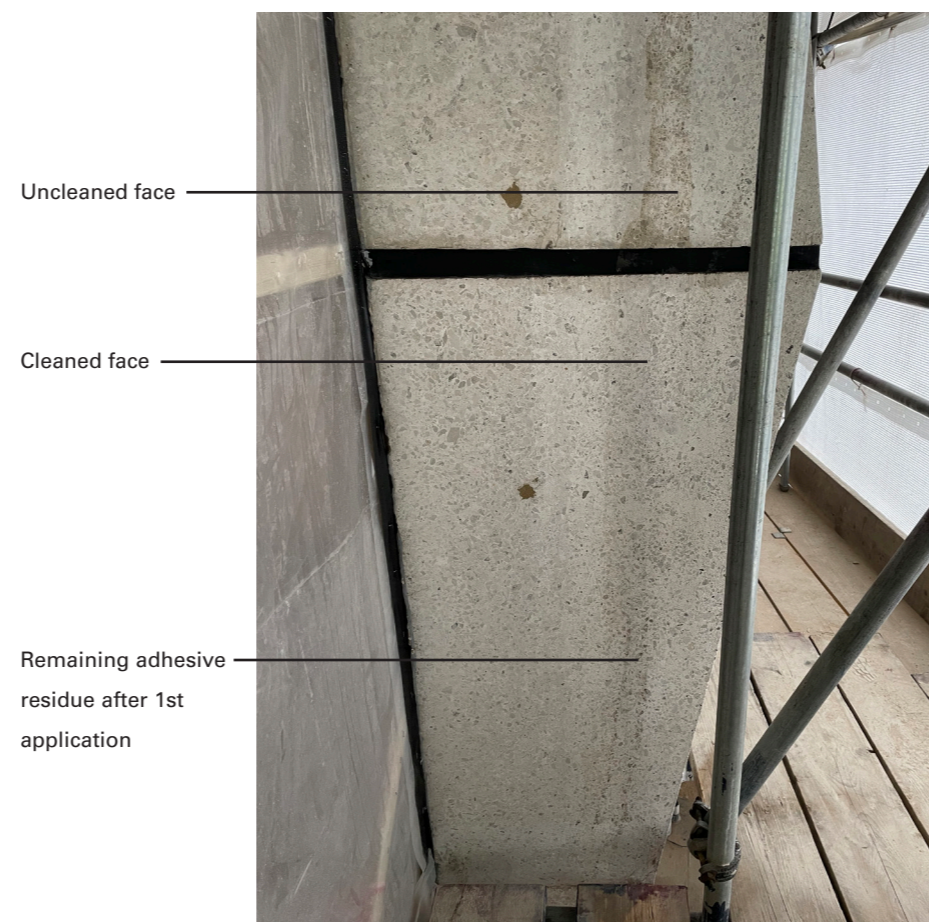


Fig. 2.1.7 Results from first application of Tensid 510 stripper paste



Fig. 2.1.8 Results from second application of Tensid 510 stripper paste

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