



Space House

Planning Condition Discharge Report

Conditions 3LBC e)

For Seaforth Land

August 2022

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
A	04/04/22	Planning Condition Discharge	MPa	CW
B	15/08/22	Planning Condition Discharge	MPa	CW

Contents

1.0 Introduction

1.1 Purpose of the Report

2.0 Planning Condition 3LBC e)

2.1 Facing Materials List

2.2 MAT 11 - Double glass unit translucent glass sample

2.3 MAT 12 - Black aluminium PPC finish sample

2.4 MAT 13 - Granite tile sample to match existing

2.5 Outstanding Facing Materials Sample List

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: 2022/2134/L, dated 28 June 2022 in relation to the approved development at Space House (refs: 2021/1058/P and 2022/2134/L).

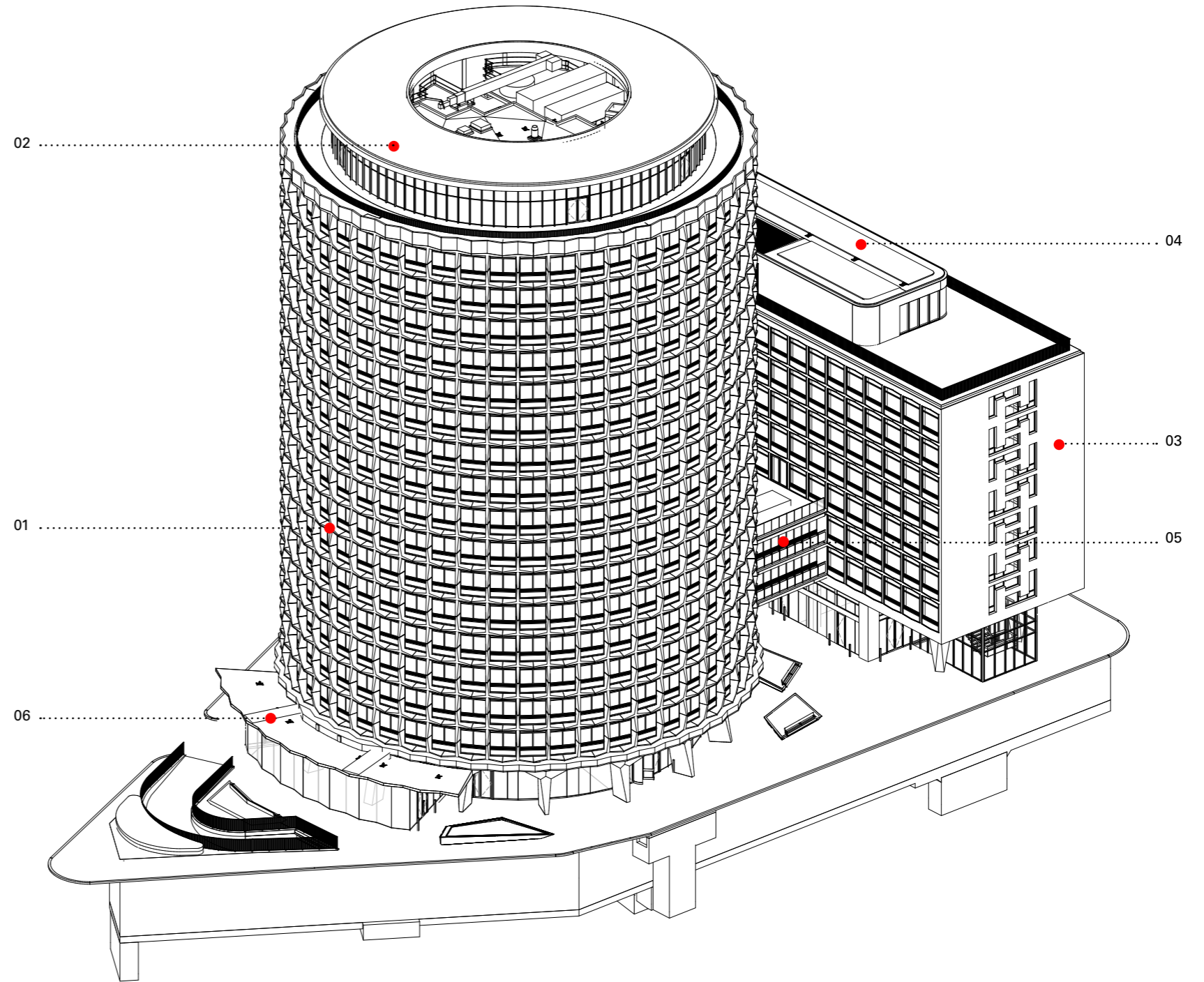


Fig. 1.0.1 Space House Axonometric

- 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 22.06.2022. 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
Kingsway toilets windows units	Double glass unit translucent glass sample
Kingsway canopy aluminium	Black aluminium PPC finish sample
Kingsway bridge-link façade stone	Granite tile sample to match existing

Fig. 2.1.1 Facing materials list presented to Camden on 22.06.2022

2.2 **MAT 11** - Double glass unit translucent glass sample

Double glazed unit applies to typical toilet area windows in Kingsway west elevation.

Refer to Fig. 2.2.1 for location and Fig. 2.3.2 for proposed sample.



Fig. 2.2.1 Kingsway East Elevation - MAT 11 location



Fig. 2.2.2 Proposed double glass translucent glass sample

2.3 **MAT 12** - Black aluminium PPC finish sample

Kingsway north reception canopy top and bottom finish to match the existing. The finish will be matt and the colour will be RAL 9004.

Refer to Fig. 2.3.1 for proposed sample and Fig. 2.3.2 & Fig. 2.3.3 for location.



Fig. 2.3.1 Proposed black aluminium PPC sample



Fig. 2.3.2 North Elevation - MAT 12 location

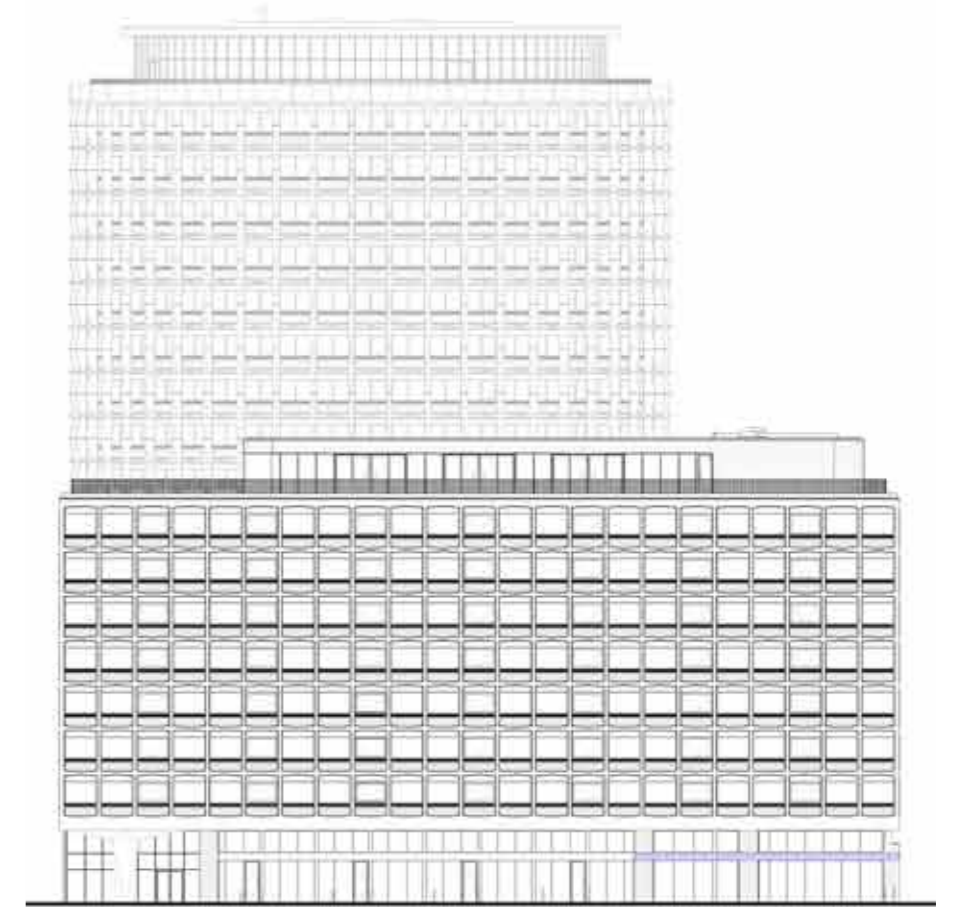


Fig. 2.3.3 Kingsway West Elevation - MAT 12 location

2.4 **MAT 13** - Granite tile sample to match existing

Replica of granite stone tile sample to match the existing ones on Kingsway building facade between level 1 and 7.

Refer to Fig. 2.4.1 for proposed sample and Fig. 2.4.2, Fig. 2.4.3, Fig. 2.4.4 & Fig 2.4.5 for location.



Fig. 2.4.1 Proposed granite tile sample

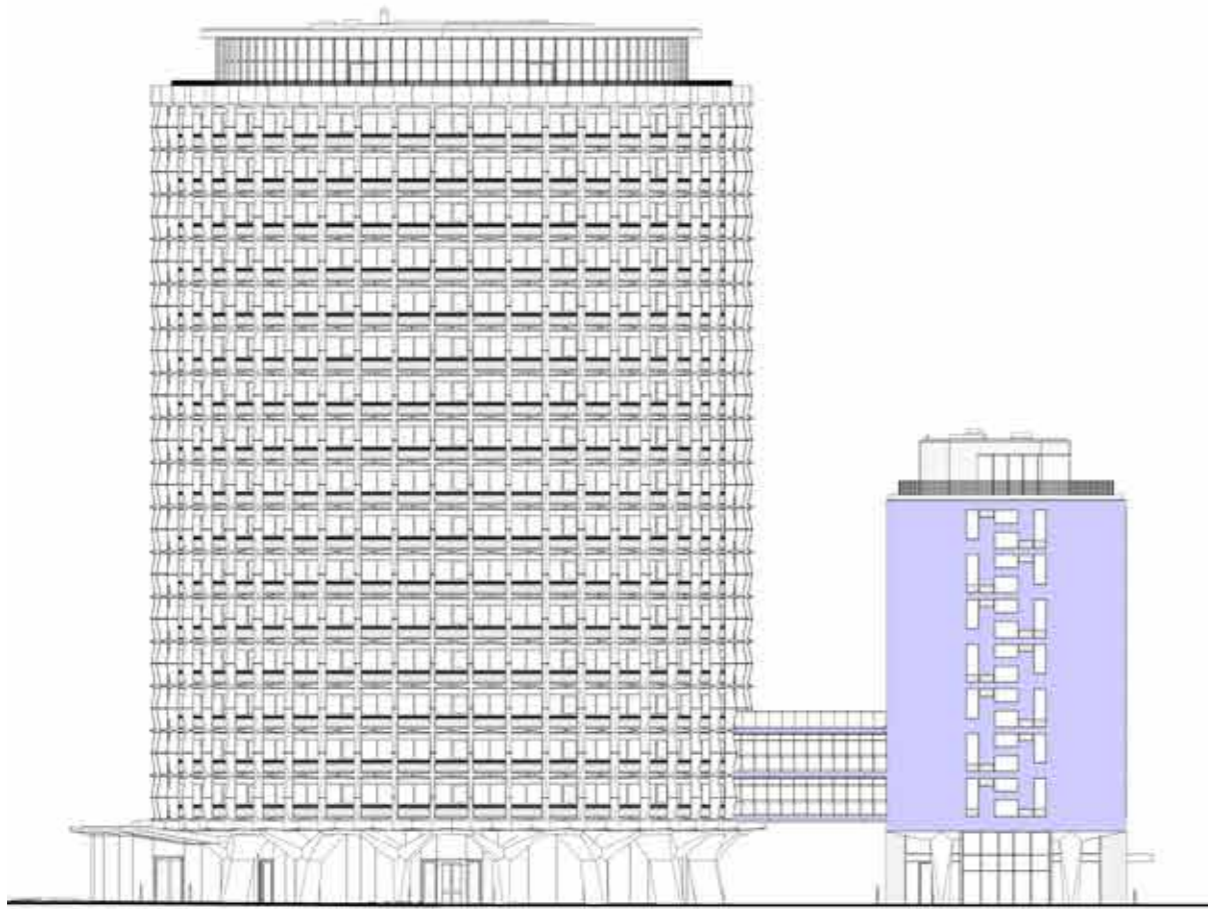


Fig. 2.4.2 South Elevation - MAT 13 location

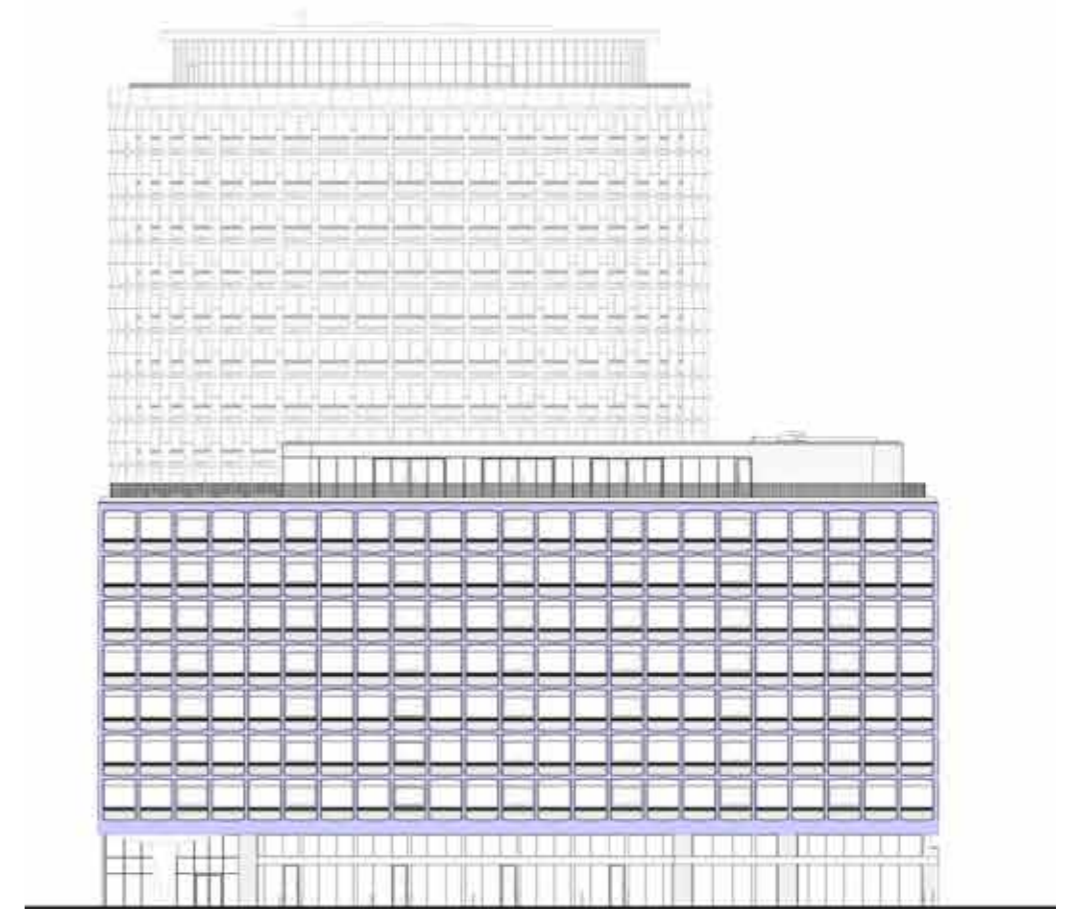


Fig. 2.4.4 Kingsway West Elevation - MAT 13 location

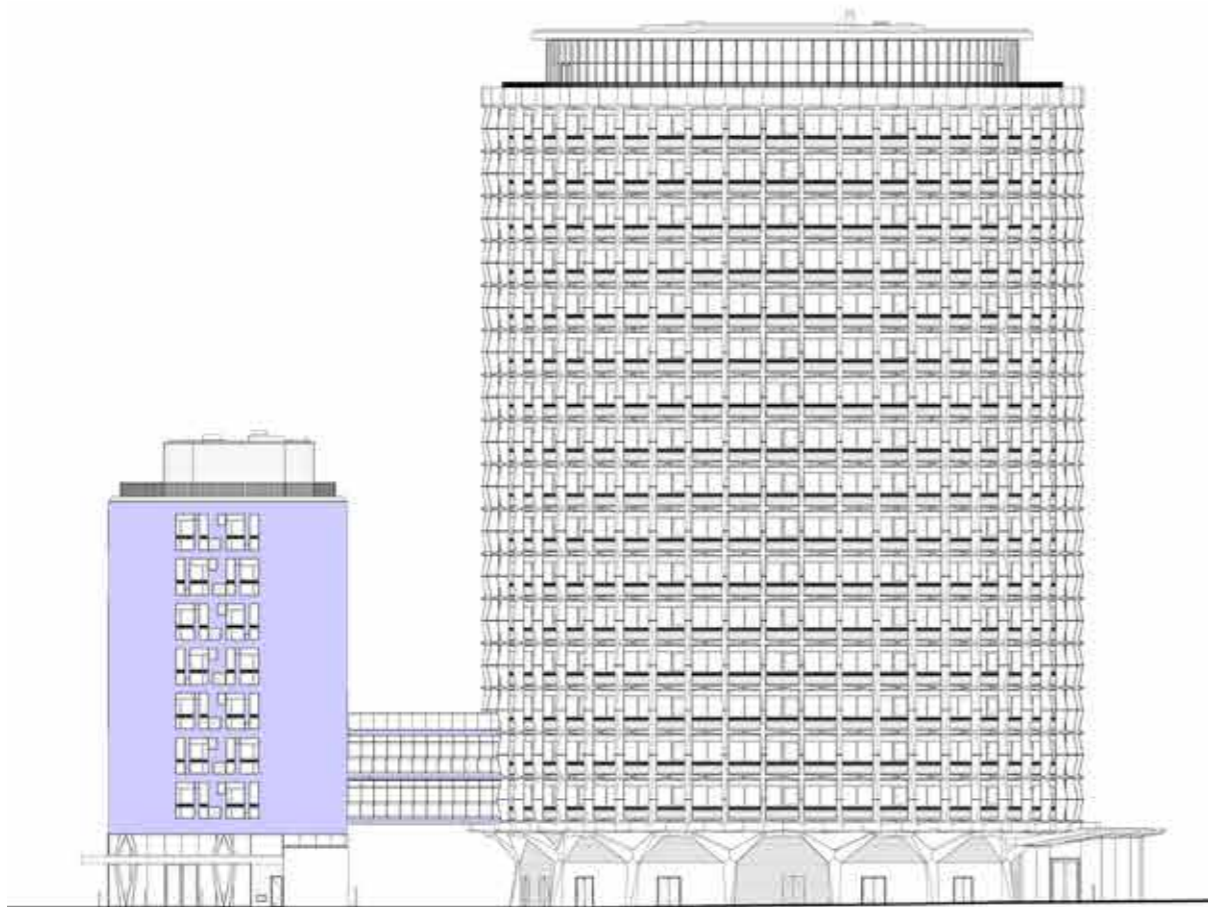


Fig. 2.4.3 North Elevation - MAT 13 location



Fig. 2.4.5 Kingsway East Elevation - MAT 13 location

2.5 Outstanding Facing Materials Details - Images

Location	Material	Comments
Tower and Kingsway ground floor curtain walls and doors	Clear glass with manifestation	Camden confirmed that a photo would suffice during site visit 21.02.2022
Tower and Kingsway extension curtain walls and doors	Clear glass with manifestation	Camden confirmed that a photo would suffice during site visit 21.02.2022

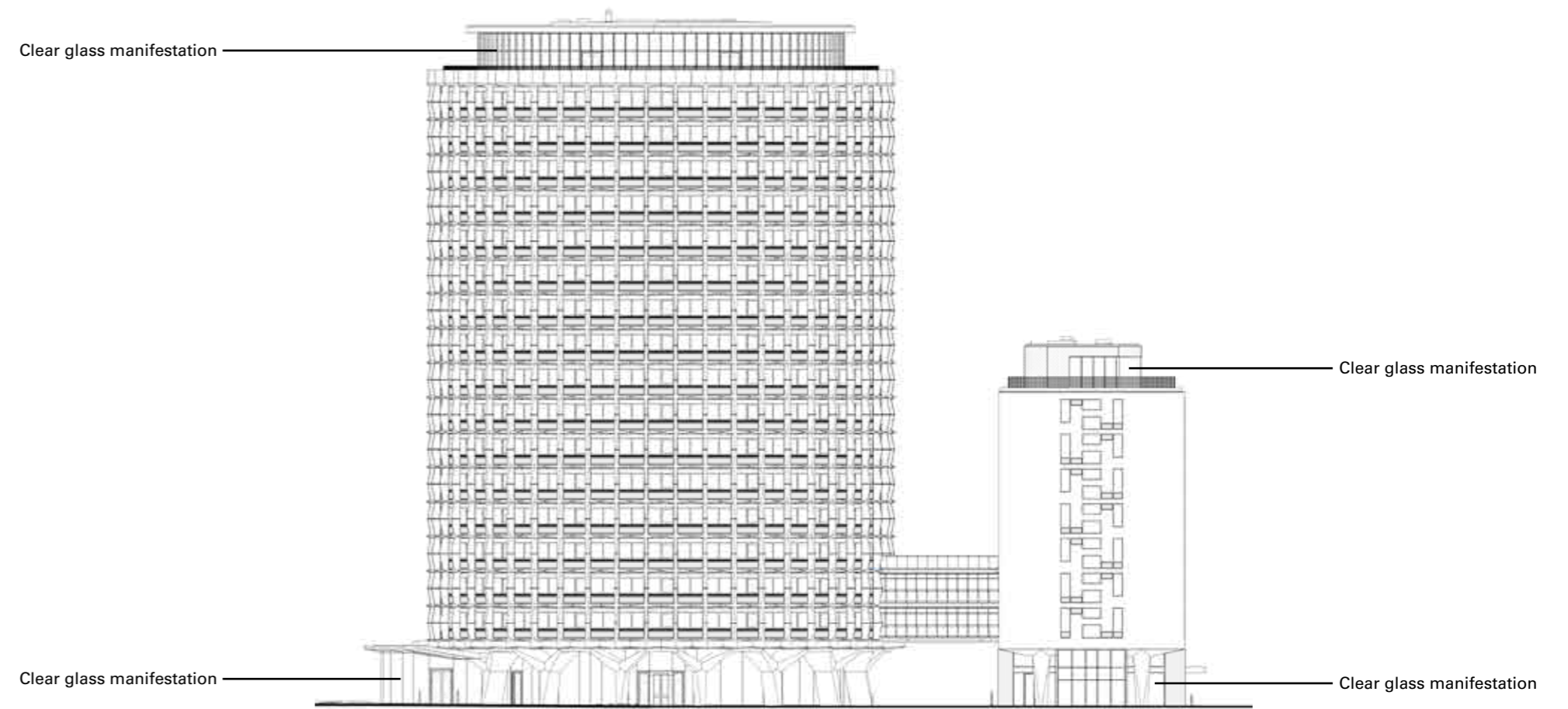


Fig. 2.6.1 South Elevation - Non-required material samples locations

2.6 Outstanding Facing Materials Sample List

The table below sets out the outstanding facing materials proposed at the site. Approval for these materials will be sought under a separate approval of details application to partially discharge condition 3e of the listed building consent. A site visit will also be offered to officers to view the relevant samples in due course.

Location	Material
Kingsway ground floor facade piers	GRC sample to match existing concrete piers
Kingsway level 08 extension / Kingsway ground floor north elevation / Mosaic repair works	Rectangular mosaic sample to match existing
Mosaic repair works	Square mosaic sample to match existing
Bridge-Link balconies balustrade	Stainless steel frame with clear glass infills sample

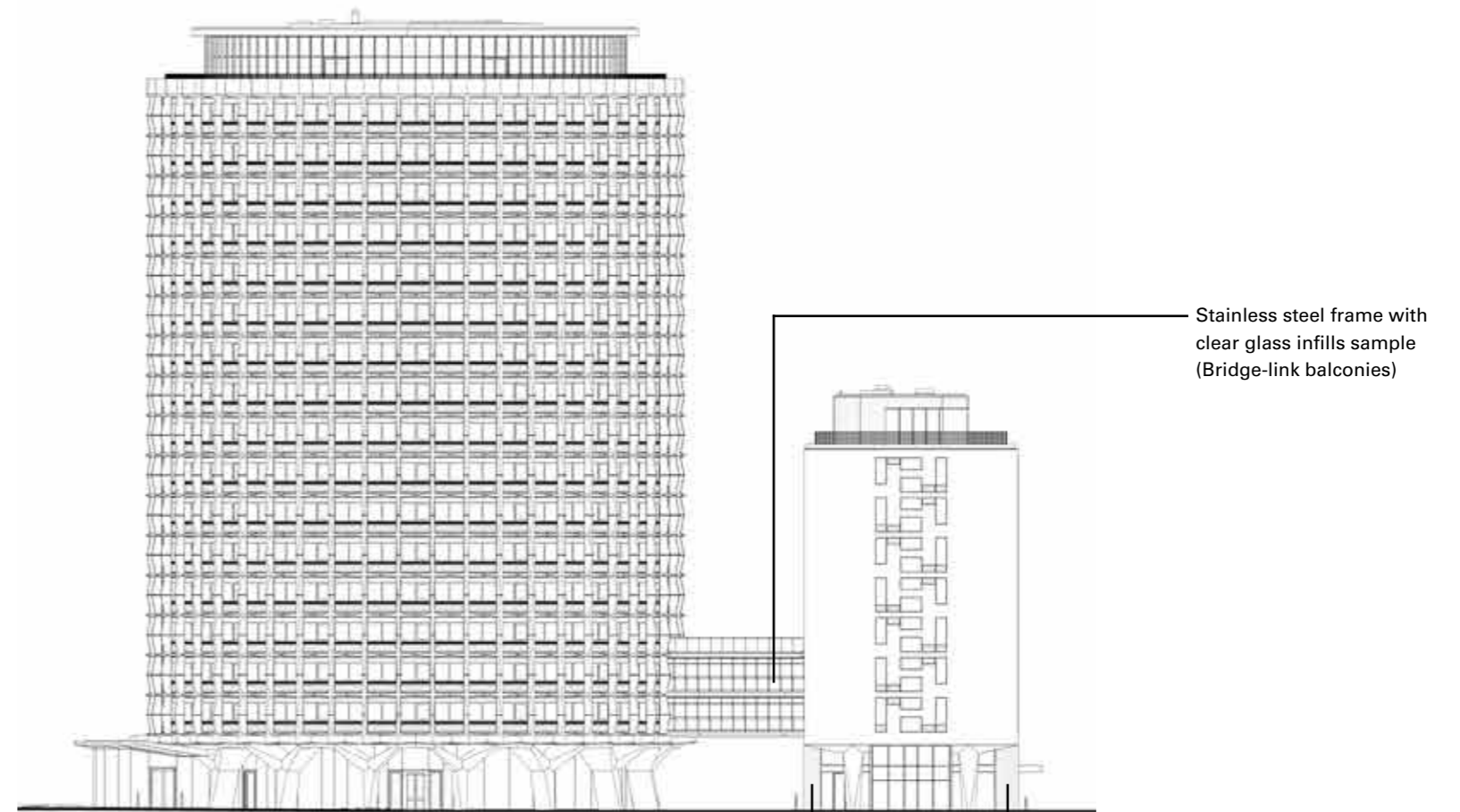


Fig. 2.7.1 South Elevation - Outstanding material samples locations

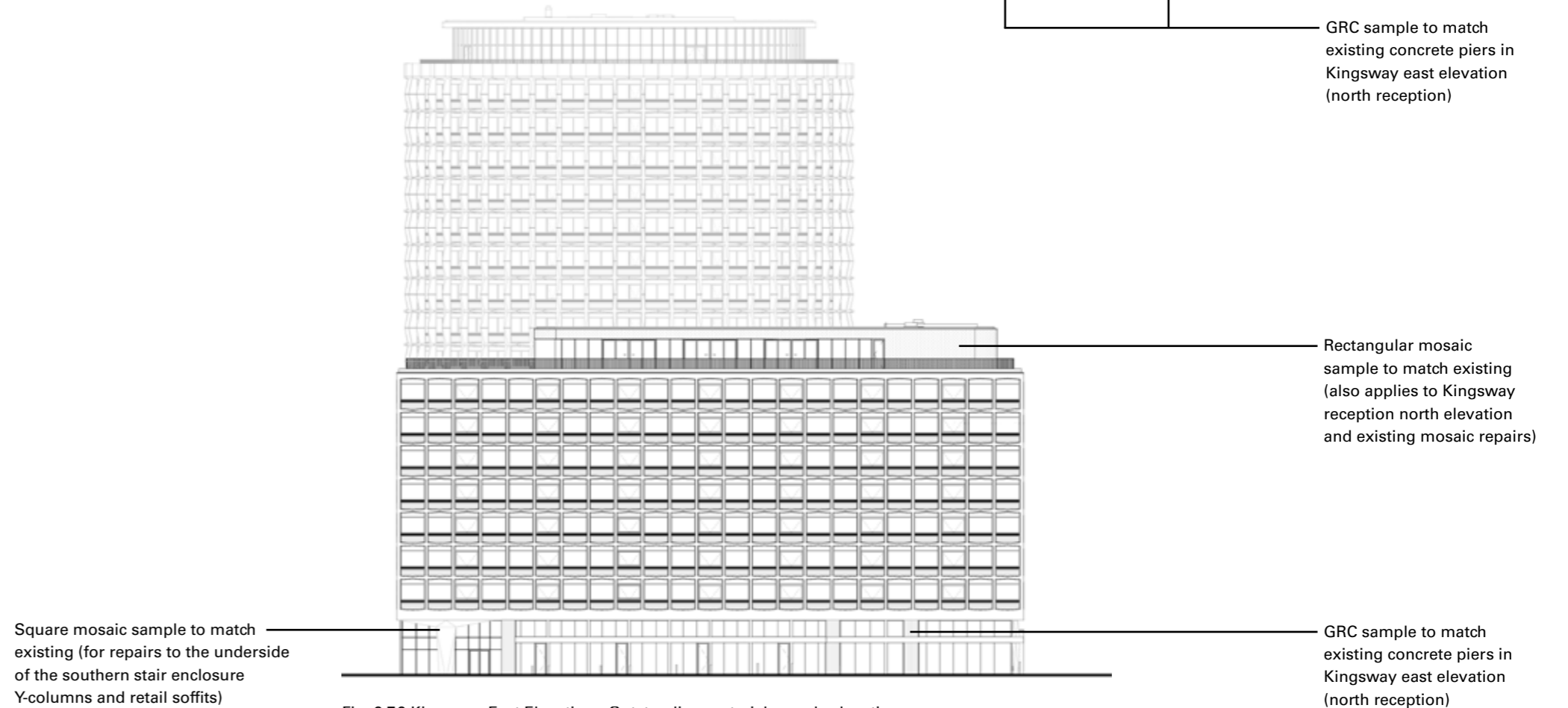


Fig. 2.7.2 Kingsway East Elevation - Outstanding material samples locations

SQUIRE & PARTNERS

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