

# SPACE HOUSE

## Planning Condition 18PP Discharge Report

November 2022



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# 1. INTRODUCTION

Laura Dorbeck

16<sup>th</sup> September, 2022

Dear Laura,

**RE: Spacehouse – Planning Condition 18PP – Landscape Details**

This report has been produced by Gustafson Porter + Bowman on behalf of BAM to provide support information for the discharge of condition 18 pursuant to planning permission ref: 2021/1058/P, dated the 8 September 2022 at Space House..

**Condition 18 Requirement:**

*Prior to commencement of the relevant works, full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

This report describes the proposal for the details of the landscape design for the external realm. We believe the proposals meet the requirements to discharge condition 18PP.

Yours Sincerely,



Donncha O Shea  
Partner

## 1. INTRODUCTION

The following report describes the public realm strategy and the landscape design response for the future development at Space House. The information contained was presented and reviewed with relevant members of LBC planning on 18th October 2022. Where requested, additional information has now been included.

The landscape design will enhance the tower, the Kingsway block and surrounding area into a contemporary publicly accessible square supporting shops, cafes and outdoor seating terraces. The public realm will be enjoyed both by people working in the office space and the general public.

The design includes bespoke raised planters and benches, housing semi mature trees and soft landscaping. Together with a striking contemporary paving pattern, we seek to create a unique sense of place, appropriate to the iconic architecture of the development.

The new public space will offer respite from the activity of Kingsway and become a place to be discovered and enjoyed by visitors and surrounding institutions. The contemporary landscape design will create a new positive environment for the setting of the Grade II listed building and allow the public to directly engage with it.

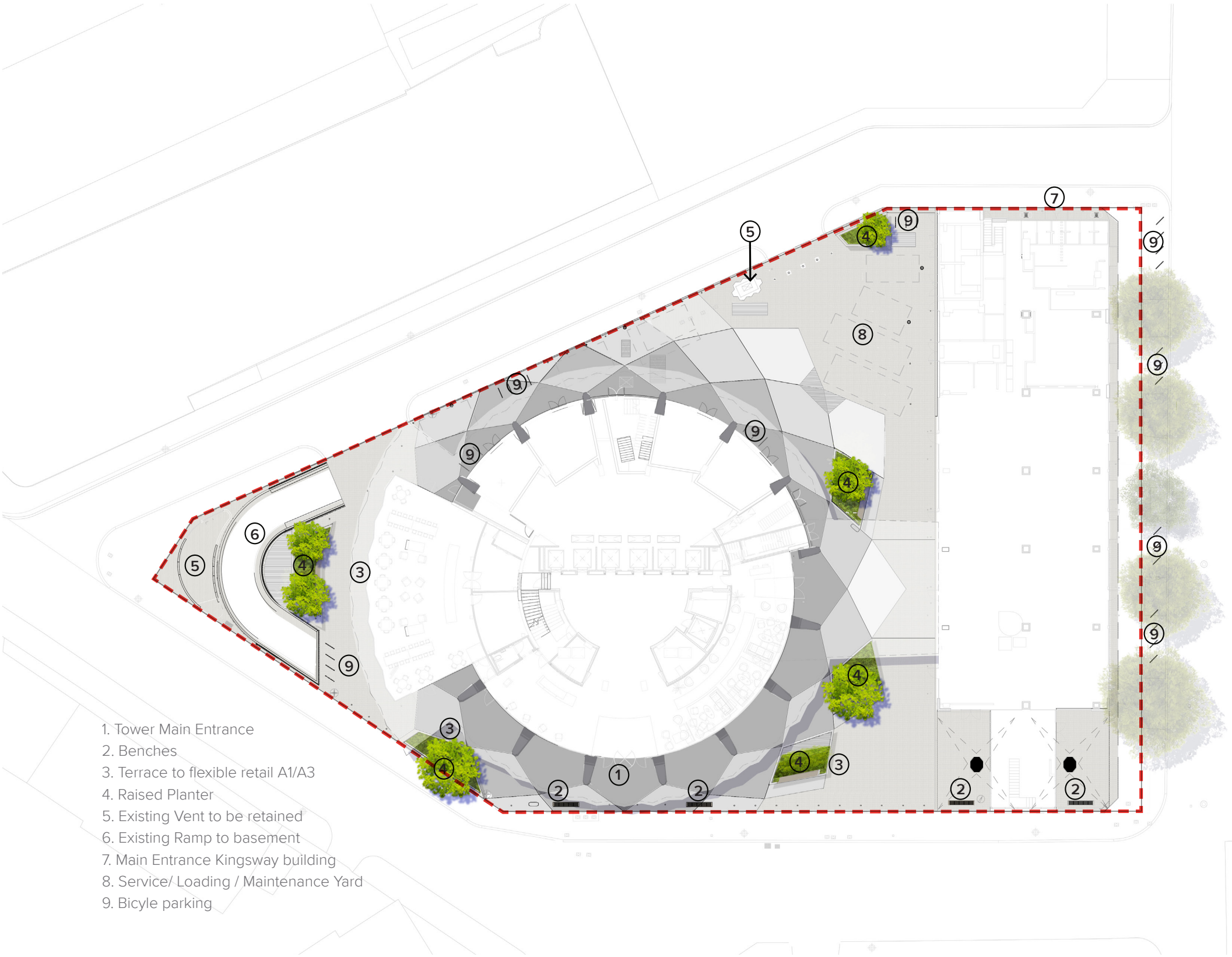
New seating will provide a place for visitors and local people to stop and linger. It is proposed that new events and outdoor dining will provide further dimensions to the enjoyment of the public realm. The design will deliver a scheme which provides safe access for all, enhances the quality of public space in Holborn, improves connectivity to adjoining areas such as Covent Garden, and contributes to the architectural and social history of Space House.

## 2.1 LANDSCAPE PROPOSALS - HARD LANDSCAPE

### CONSENTED PLANNING PROPOSAL

The approved planning scheme’s design had established the parameters and strategies to service the building through the public realm, and integrate all necessary infrastructure while still achieving the striking public realm design. Through the detailed design stage, each of these strategies has been developed further to ensure full coordination across the landscape proposals.

The landscape design manages and mediates the high pressure demands of a small site above basement. Ventilation, security, vehicle movements and structural constraints have all been developed to a construction level of detail together with wider design team.





## 2.1 LANDSCAPE PROPOSALS - HARD LANDSCAPE

### LANDSCAPE UPDATE

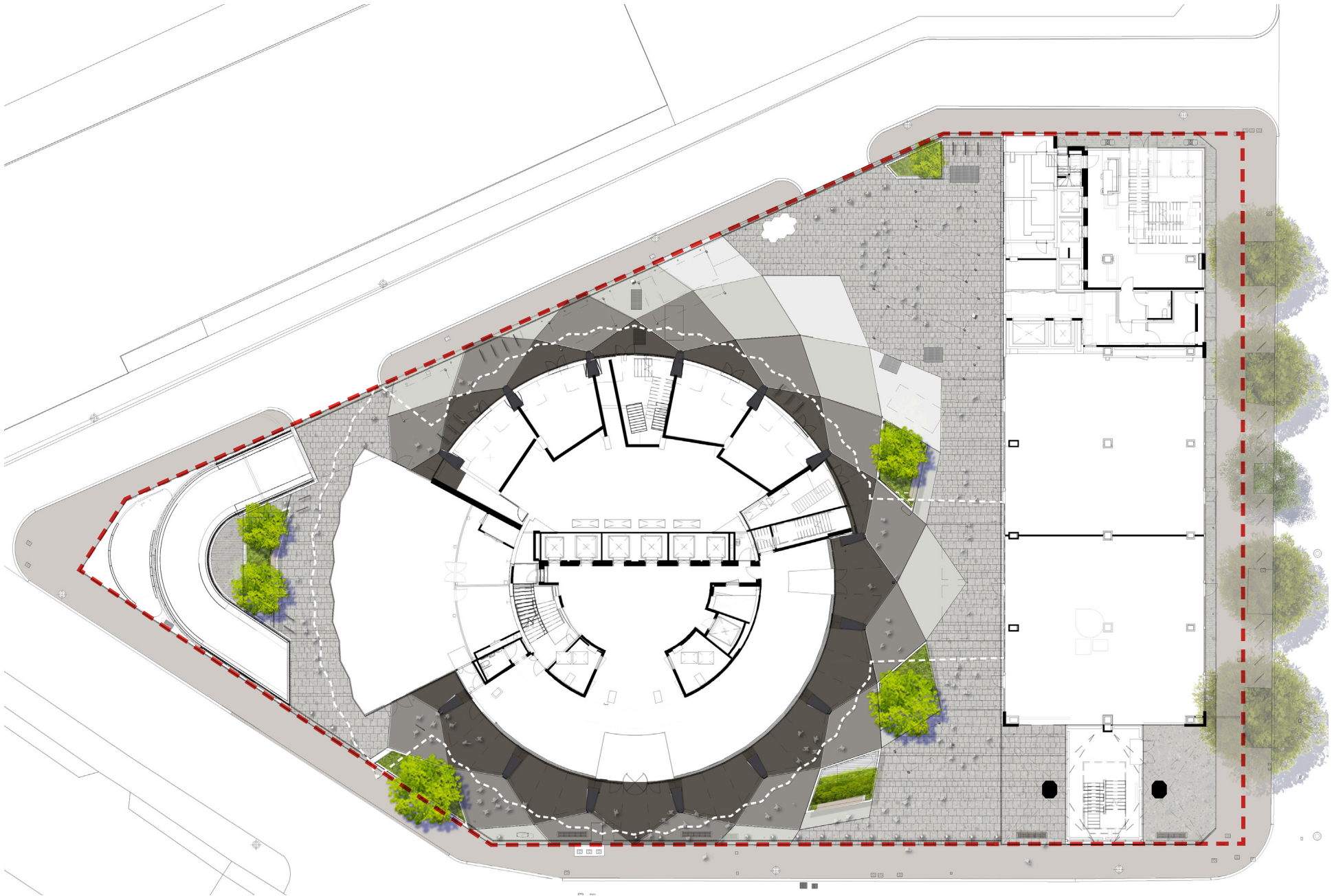
Since the approval of application ref. 2021/1058/P on 30 September 2021, the development of the detailed design has informed the final landscape layouts together with the detailed soft and hard landscape plans.

The design intent of a radiating concrete paving pattern has been developed with selection of colours, and adjacent paving material finalised.

The raised planters have further refined with ventilation grilles integrated into adjacent paving while maintaining performance of the ventilation. Soft landscape planting selection has been informed through detailed environmental analysis and creates a softer edge to the hard materiality of the buildings.

Vehicle movement, parking and control measures have all been fully integrated into the project to create a positive environment for pedestrians and occasional small events.

The following pages describe each landscape package in more detail.



# 2.1 LANDSCAPE PROPOSALS - HARD LANDSCAPE

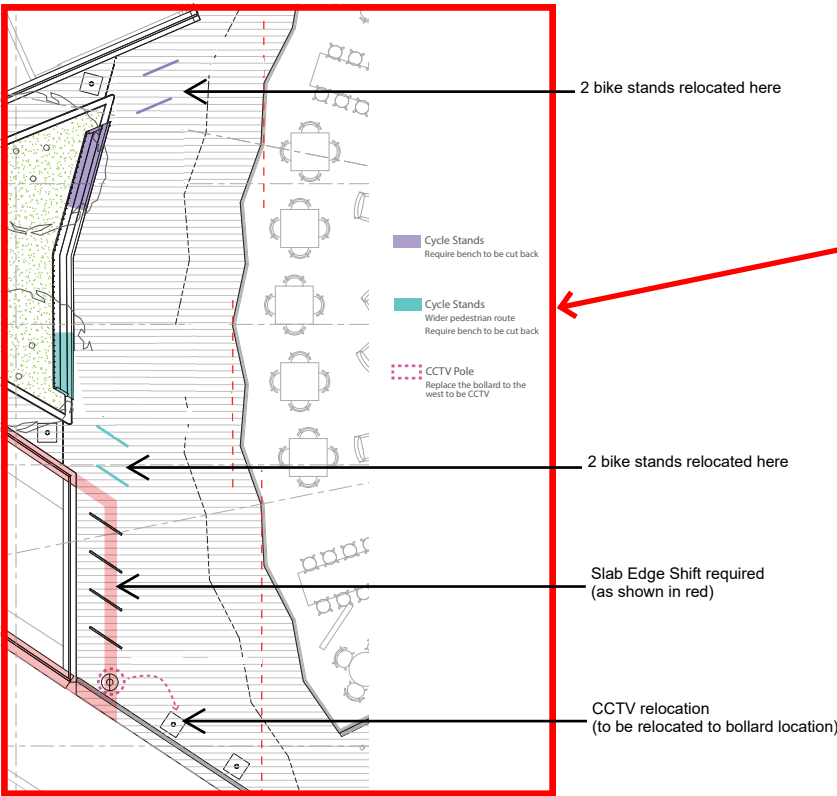
## VEHICULAR RAMP AMENDMENT

Site conditions have revealed that the slab edge along the ramp provided a head height of 1.9m. To rectify this, the line of the slab needs to shift to the east to allow for sufficient head height down the ramp (2.1m). This will result in 4 bike stands and a single CCTV pole to be relocated.

The following outline the updates:

- The ramp slab edge shift eastward approximately 1m to allow for sufficient head height down the ramp.
- The previous 4 bike stands above the ramp will be relocated to either side of the planter with 2 no. bike stands on either side of the planter.
- The single CCTV pole will be relocated and will replace a previously shown bollard

The change has been reviewed by the planning officer who advised it was acceptable in principle and could be submitted under condition 18.



**Revised layout**

