

Ewan Campbell
Senior Planning Officer
The London Borough of Camden
5 Pancras Square
London
N1C 4AG

DU/7021
C01/ Planning Application

Dear Ewan Campbell,

This letter has been submitted to accompany Full Planning Application (Portal Application Ref: PP-13058868) to provide further information/justification as to the proposed inclusion of emergency beacon and low level wall washer light to each resident balcony.

The original wording of the relevant condition is as follows:

Condition 7 – External Fixtures/Buildings Services

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings.

It is understood that the wording of the original condition is designed in part, to avoid glare and lighting spillage that would potentially impact the surrounding environment and neighboring properties. The current design does however need to include a small wall mounted beacon/sounder and low wattage wall washer.

To confirm, the purpose of the beacon is to align with Building Regulation requirements ie. to provide a visual form of alarm should the occupant not hear the internal alarm in the event that the balcony doors are shut and/or the occupants have hearing impairment.

The second element is the requirement for a low level wall washer light to ensure adequate provision of illumination for when the occupants are accessing and existing their balconies during nighttime hours.

The following has been carefully considered as part of the proposal:

- Locating the wall washer to the flank elevation of the balcony to avoid this being directly visible within the flat elevation ie. ensuring this is not located on the primary elevation of building frontage
- Specification of a suitable product which provides a very low level of light, but still enough to enable the user to identify the threshold/change in level between the balcony and abutting room
- Operated using a switch as opposed to by a daylight sensor so as to ensure that the light is only activated when the balcony is in use by the occupant
- To avoid the requirement for the occupant to rely upon the internal lighting from the apartment to be able to navigate the balcony during nighttime hours (as this would create a greater impact in terms of lighting overspill)
- To provide additional support to those M4(2) & (3) occupants whom may be impacted by visual impairment

The following supporting documents have been included as part of this application:

- LD504-ECE-ZZ-ZZ-PL-A-2000-P01 - Existing Elevation 1 (Building A – East)
- LD504-ECE-ZZ-ZZ-PL-A-2001-P01 - Proposed Elevation 1 (Building A – East)
- LD504-ECE-ZZ-ZZ-PL-A-2002-P01 - Existing Elevation 7 (Building B – South)
- LD504-ECE-ZZ-ZZ-PL-A-2003-P01 - Proposed Elevation 7 (Building B – South)
- LD504-ECE-ZZ-ZZ-PL-A-2004-P01 - Existing Elevation 3 (Building C – West)
- LD504-ECE-ZZ-ZZ-PL-A-2005-P01 - Proposed Elevation 3 (Building C – West)
- LD504-ECE-ZZ-ZZ-PL-A-2006-P01 - Existing Elevation 2 (Building B&C – North)

ECE Architecture

- LD504-ECE-ZZ-ZZ-PL-A-2007-P01 - Proposed Elevation 2 (Building B&C – North)
- LD504-ECE-ZZ-ZZ-SK-A-0028 – Balcony Light Fitting & Alarm (Plan)
- ECE Cover Letter
- Product Data Sheet (including image)

We trust the above provides sufficient clarity as to why these elements have been proposed.

Yours sincerely

ECE Architecture

Dave Upton
Director ECE Group