9.10 Lighting Strategy Summary

Given the scale and location of the proposed development, the lighting strategy will need to be carefully considered. The following strategy has been prepared by Arup.

There are a number of existing commercial buildings surrounded by recently refurbished and regenerated public realm. The lighting to the existing refurbished exterior spaces has been developed to create a vibrant and inviting public space in the hours of darkness.

The night-time strategy for the public realm surrounding Euston Tower and the flagship Regent's Place Plaza will be aligned to wider project aims and will be designed to interface seamlessly with existing lighting, such that the entire site can be read as a cohesive campus in the hours of darkness while retaining a unique character celebrating the features of the new landscape and public realm strategy.

A detailed lighting strategy will be developed in following design stages. The lighting strategy is to be developed by specialist lighting designer or engineer, in accordance with current best practice design guidance.

Further infomation can be found on the following pages as well as in the Euston Tower - Lighting Assessment Addendum - December 2024 document prepared by Arup and submitted in support of this application.

Social Sustainability

Social sustainability is a driving factor in the development of the lighting strategy. Lighting across the site will be developed to ensure:

- The night-time environment is welcoming and accessible to all, lighting will facilitate improved access for marginalised community users.
- Lighting will be developed to promote an active and well used public realm which will create a positive perception of safety. Particular attention will be paid to ensuring good quality vertical light levels for facial recognition.
- Key routes are delineated through balanced, sensitive and appropriate use of light, to encourage clear movement and legibility across site in the hours of darkness, avoiding over-lighting, minimising the effects of stark contrast and glare.
- Lighting will be employed to differentiate key elements such as building entrances and cycle parking.
- Lighting typologies and approach will be designed to create an efficient lighting scheme, using the most appropriate approach to suit specific needs of the site. This will minimise equipment and visual clutter, along with operational carbon and ongoing energy costs.
- Equipment selection is informed by the principles of circularity; equipment will be standardised, easily replaceable with materiality selection to minimise embodied carbon. Where possible equipment will be selected to avoid use of virgin materials.
- A future reuse and recycling strategy for lighting equipment will be developed during future design stages to ensure that material value is continued in to second use.

Camden Landmark

Regent's Place is intended as a landmark for Camden and the Knowledge Quarter. As well as providing worldclass commercial and lab enabled workspace, at ground floor Euston Tower will encompass flagship entrances, restaurant, cafe, and an outdoor cinema. Lighting will reinforce the unique Regent's Place identity:

- Euston Tower's night-time appearance, will be characterised by the internal lit appearance of commercial space, framing the solidity of the façade and revealing the towers form in the hours of darkness. Double height amenity areas will feature accent to soffits, inward facing to minimise spill light.
- Lighting equipment will be selected with an appearance that bears relation to existing refurbished landscape areas to create a visually cohesive campus.
- Lighting colour temperature will be selected to align with existing equipment on site, in the colour range 2700k – 3000k warm white light sources.
- The plaza area will support lighting appropriate for day to day use and include infrastructure provision for additional temporary lighting and power for short term events and pop-ups.
- Amphitheatre style seating will feature integrated lighting at low level to seating and circulation areas reinforcing form in the hours of darkness creating an iconic recognisable design.
- Particular attention will be paid to luminaire selection and line of site around podium area and level changes.
- Where illuminated signage or way-finding is employed, it will be considered holistically with the night-time strategy, light colour and brightness will be aligned to wider lighting considerations.

Meeting the needs of Today and Tomorrow

Lighting will serve the site for many years to come and it is essential that design decisions are given careful consideration to ensure a robust and future proofed installation, that is fit for purpose while minimising any potential negative impact now and in the future.

- Site-wide lighting controls are to be employed across the site, utilising the latest in sensing and monitoring technology to adapt to different requirements and minimise energy use, this may be DALI or Bluetooth enabled.
- In operation lighting equipment will be controlled to adapt to changing conditions, for example reducing illuminance levels overnight and switching off accent illumination post curfew.
- All lighting equipment will be provided by LED light sources, supplied complete with individually addressable dimmable drivers to enable integration to current or future smart control systems delivering adaptability for future use.
- Lighting strategies will be developed to employ direct downward light, utilising precision optics, providing appropriate light levels with equipment mounted at an appropriate height to create a comfortable lit environment. This will minimise unnecessary upward light and glare.
- Where possible the lighting strategy will be developed to minimise impact on biodiversity.

  Note: the ground plane cannot support conditions of intrinsic darkness typically required to support species such as bats and insects, this is a consequence of the central London location, light spill due to Euston tower and other glazed commercial buildings. It is recommended that new biodiversity features requiring intrinsic darkness are located at high level, i.e. roof level.

Tower Lighting

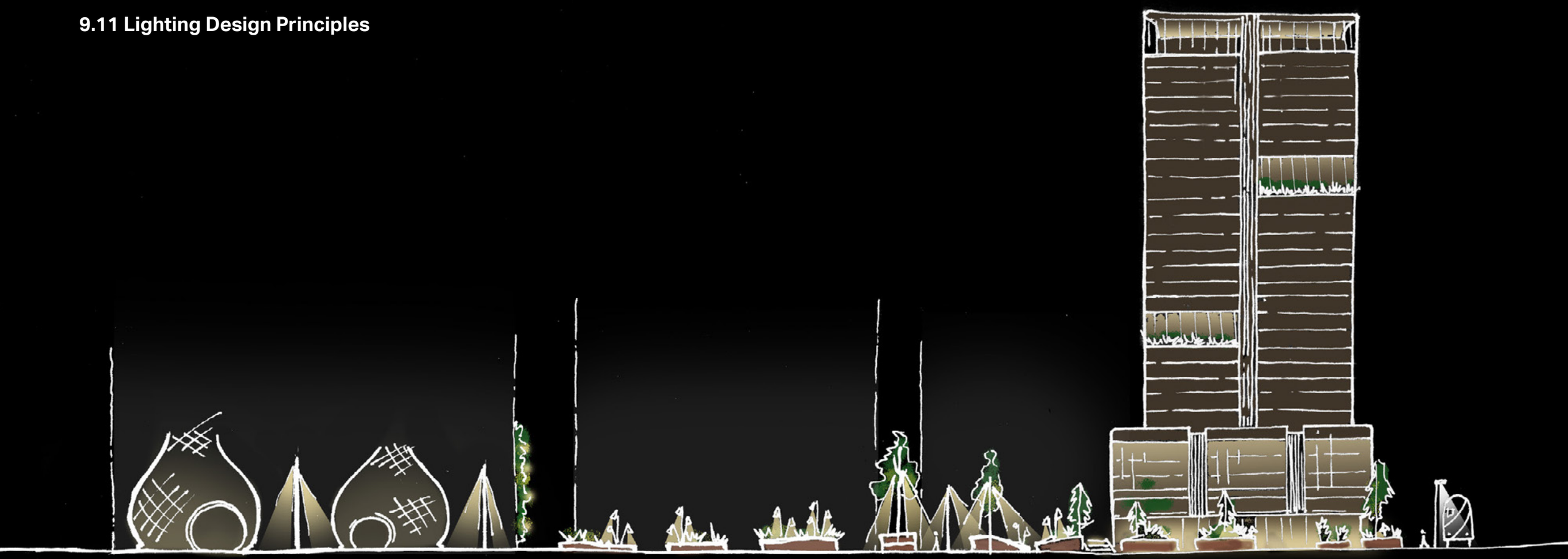
The lighting design for the tower will be influential on the overall architectural expression after dark and this is therefore an important visual element that will be integrated into the architecture in the next stages of the project.

The following design criteria will be important in the design development:

- Highlighting four tower quadrants separately
- Adding emphasis to double-height amenity spaces
- Careful placement of luminaires to minimise light pollution

Illustrative View - External lighting concept for proposal

9.11 Lighting Design Principles



20 TRITON STREET

1 TRITON SQUARE

EUSTON TOWER

EXISTING SITE CHARACTER

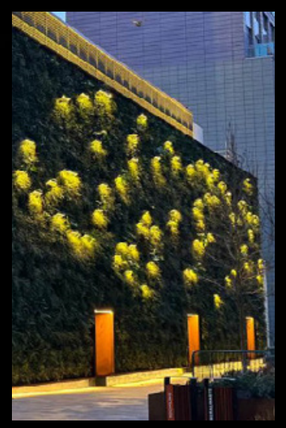
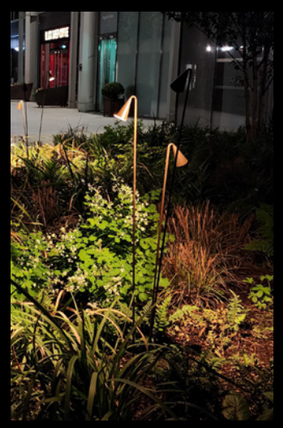
RELAXED COMMUNITY

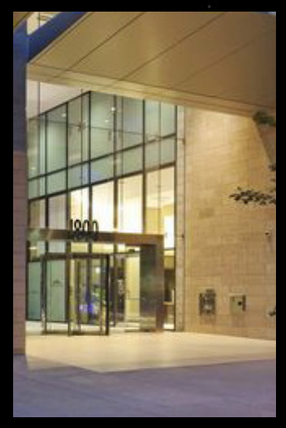
ROBUST PUBLIC FACING

EXISTING SITE

NEW DEVELOPMENT




Wayfinding & Legibility

Light distribution will reinforce wayfinding and legibility across Regent's Place. Different routes and character areas will be defined by light distribution and variation of light levels.

Primary routes will be distinctly brighter than secondary routes intended for pedestrians and meandering. The key route intended for shared use with cyclists will feature column mounted lighting.

Secondary and Meandering routes will be characterised by lower illuminance levels, lighting equipment will be low level, and integrated to seating or other street furniture. In seating areas, lighting will create a focus inviting visitors to dwell and activate the space.

Building entrances will be accentuated by dedicated focus lighting to make them clearly identifiable.

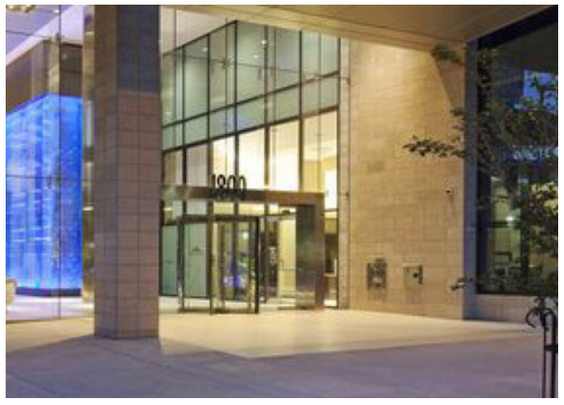
Lighting to the UKPN access stair shall be contained within the stair footprint and provide minimal necessary illumination during use hours with minimal spill outward to the planting.

Diagram - Overall site route map

Photograph - Cycle routes lighting reference

Photograph - Pedestrian routes lighting reference

Photograph - Meandering and Leisure routes lighting ref.



Photograph - Main entrances lighting reference

9.12 Lighting Design Strategy

Overall Site Characteristics

Main design characteristics throughout the site include:

A Moonlighting from trees creates visual interest and casts a dappled light effect on planting below

B Pools of light at entrances aids wayfinding into the building and feels welcoming

C Accent illumination beneath stair seating encourages dwell

D Illumination beneath bench seating serves low level path illumination and encourages dwell

E Downward accent lighting to planters minimises upward sky glow and creates pockets of warm glow within the planting

F Column lighting to the shared pedestrian and cycle path increases vertical illumination, enhancing perception of safety and aiding wayfinding

G Low level lighting to wetland paths creates reflections on the surface of the water

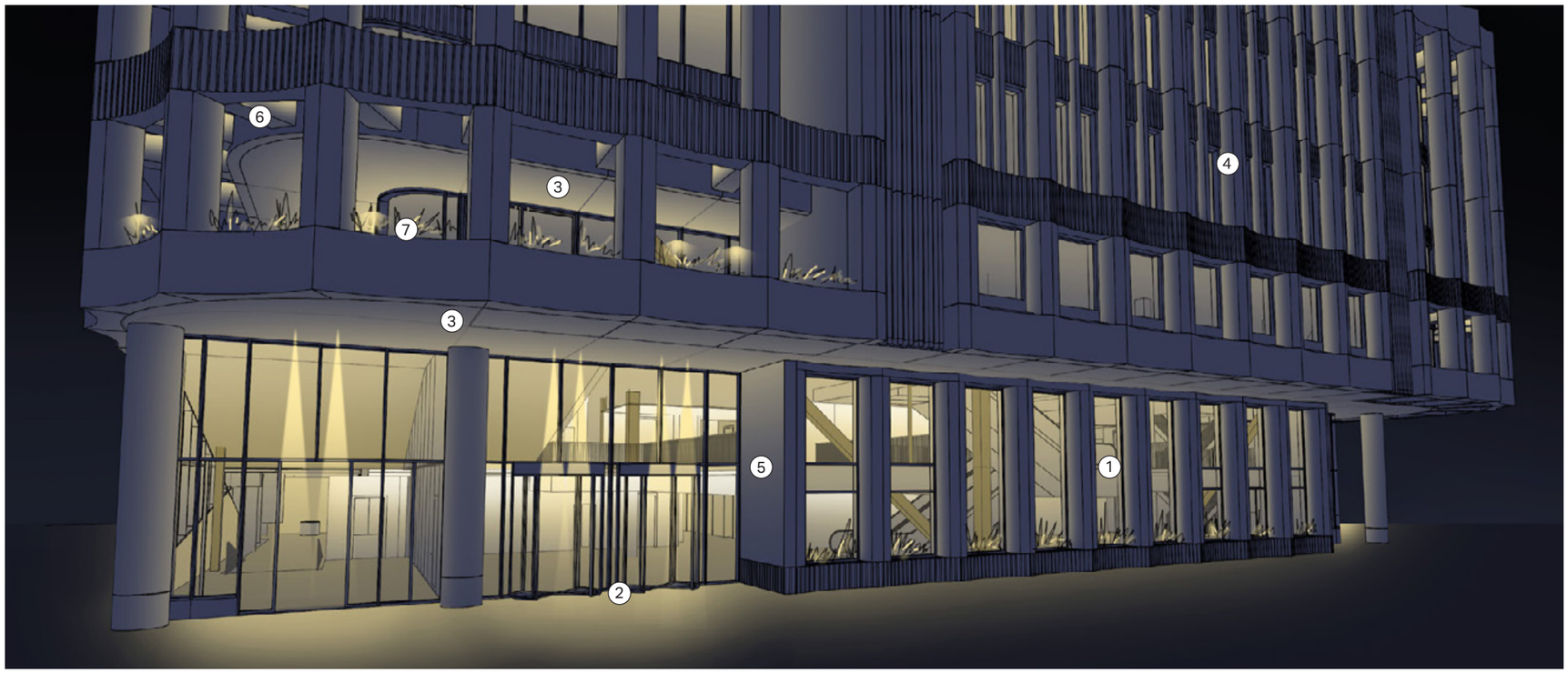
H Multi-spots to columns can be used for events or performances to create increased lighting to central area or decorative projection.

Diagram - Indicative site wide lighting strategy

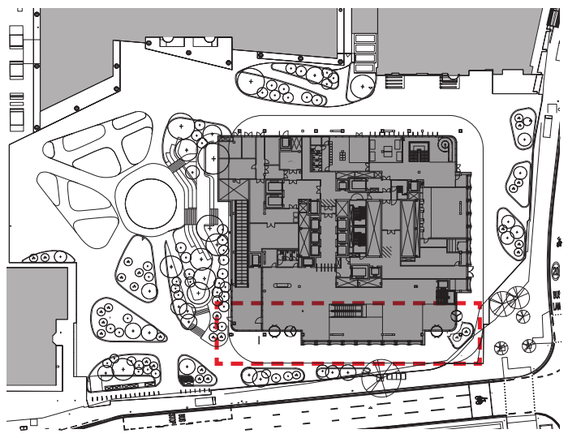
Entrances - Euston Road

Lighting Layers

1. Light glow from the Podium facade casts incidental lighting on surrounding planting and providing comfortable ambient light. As the facade is visually permeable, the inner workings of the building appear welcoming, attractive and accessible.
2. Entrances to the building are marked by pools of light at the threshold, increasing wayfinding into the building.
3. Dedicated lighting to the exterior canopies on the Ground Floor and Level 01 lifts the perceived brightness of the space while creating a consistent lit surface treatment around the building.
4. Interior illumination on the upper levels of the building lightly accent the adjacent exterior structure, defining the building's night-time appearance by enhancing the rhythm of the facade.
5. Walls adjacent to entrances will be lit externally to emphasise signage
6. Fins will be accentuated to continue the lit surface at the upper level. Accentuating these elements raises perceived visual brightness of the area and showcases another element of the facade's rhythm.
7. Downward accent light to landscape elements create playful pockets of light. This treatment continues the precedent approach from Regent's Place, creating visual cohesion across the wider site.



Illustrative View - Euston Road | Lighting Study Perspective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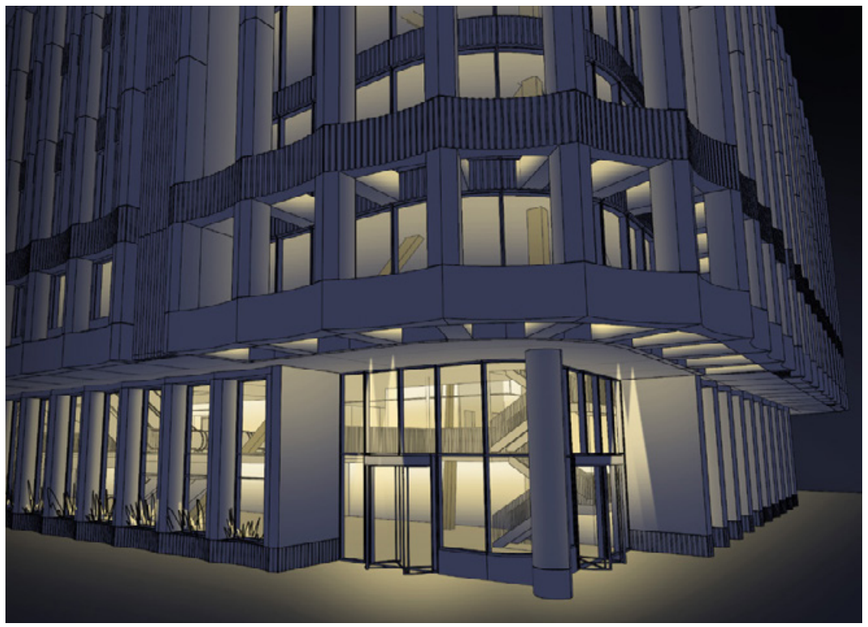

Illustrative View - Euston Road | Lighting Study Perspective

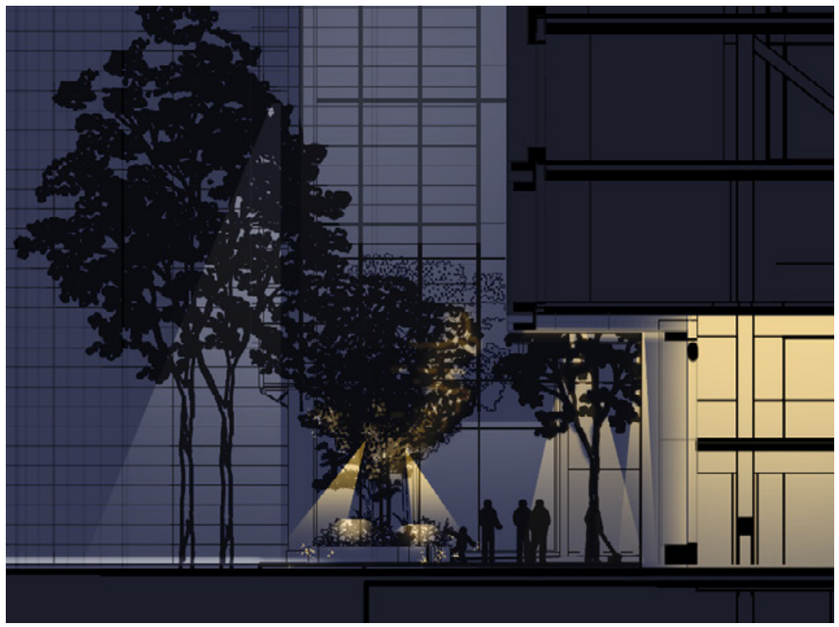
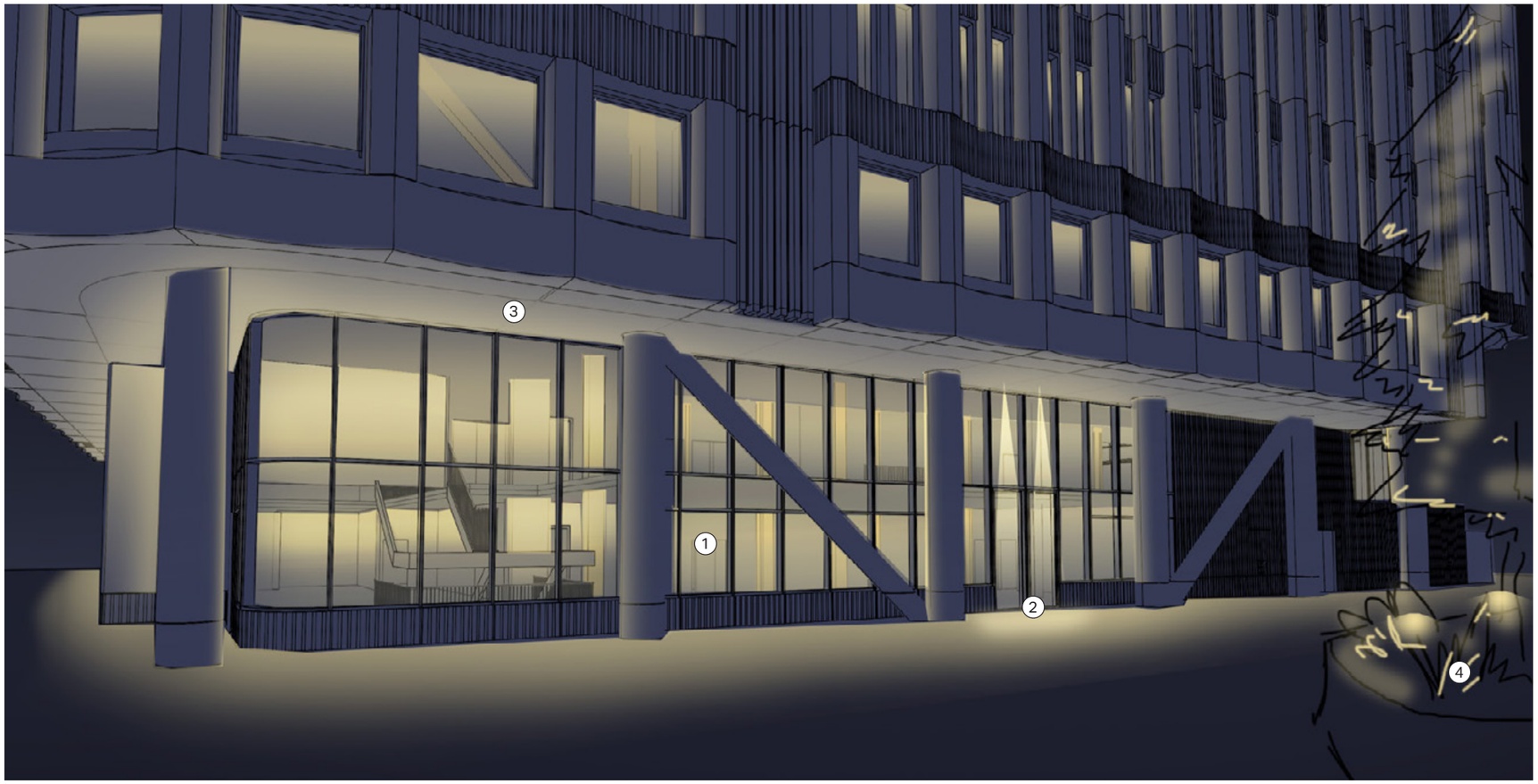


Diagram - Euston Road | Lighting Study Section

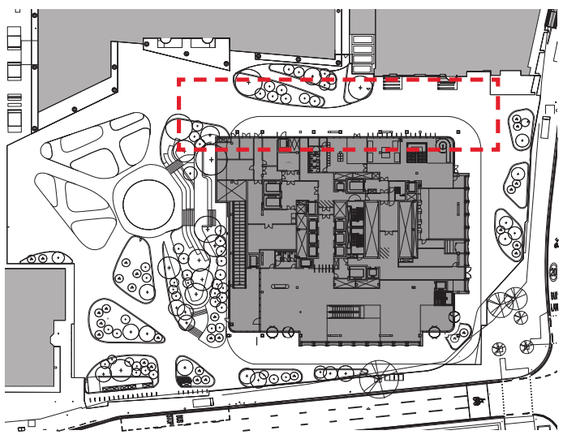
Brock Street

Lighting Layers

1. Light glow from the Podium facade casts incidental lighting on surrounding planting and providing comfortable ambient light. As the facade is visually permeable, the inner workings of the building appear welcoming, attractive and accessible.
2. Entrances to the building are marked by pools of light at the threshold, enhancing wayfinding into the building.
3. Dedicated lighting to the exterior canopy lifts the perceived brightness of the space while creating a consistent lit surface treatment around the building.
4. Downward accent light to landscape elements create playful pockets of light. This treatment continues the precedent approach from Regent's Place, creating visual cohesion across the wider site.



Illustrative View - Brock Street | Lighting Study Perspective



Key Plan

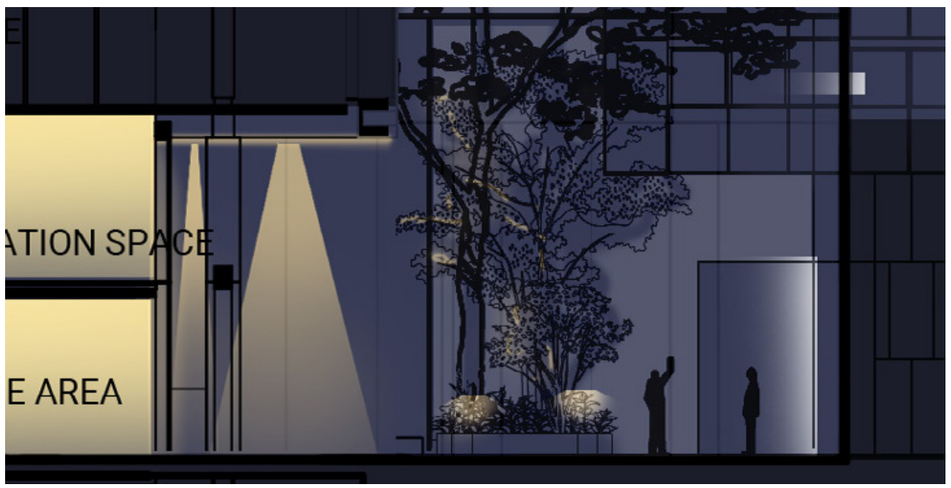
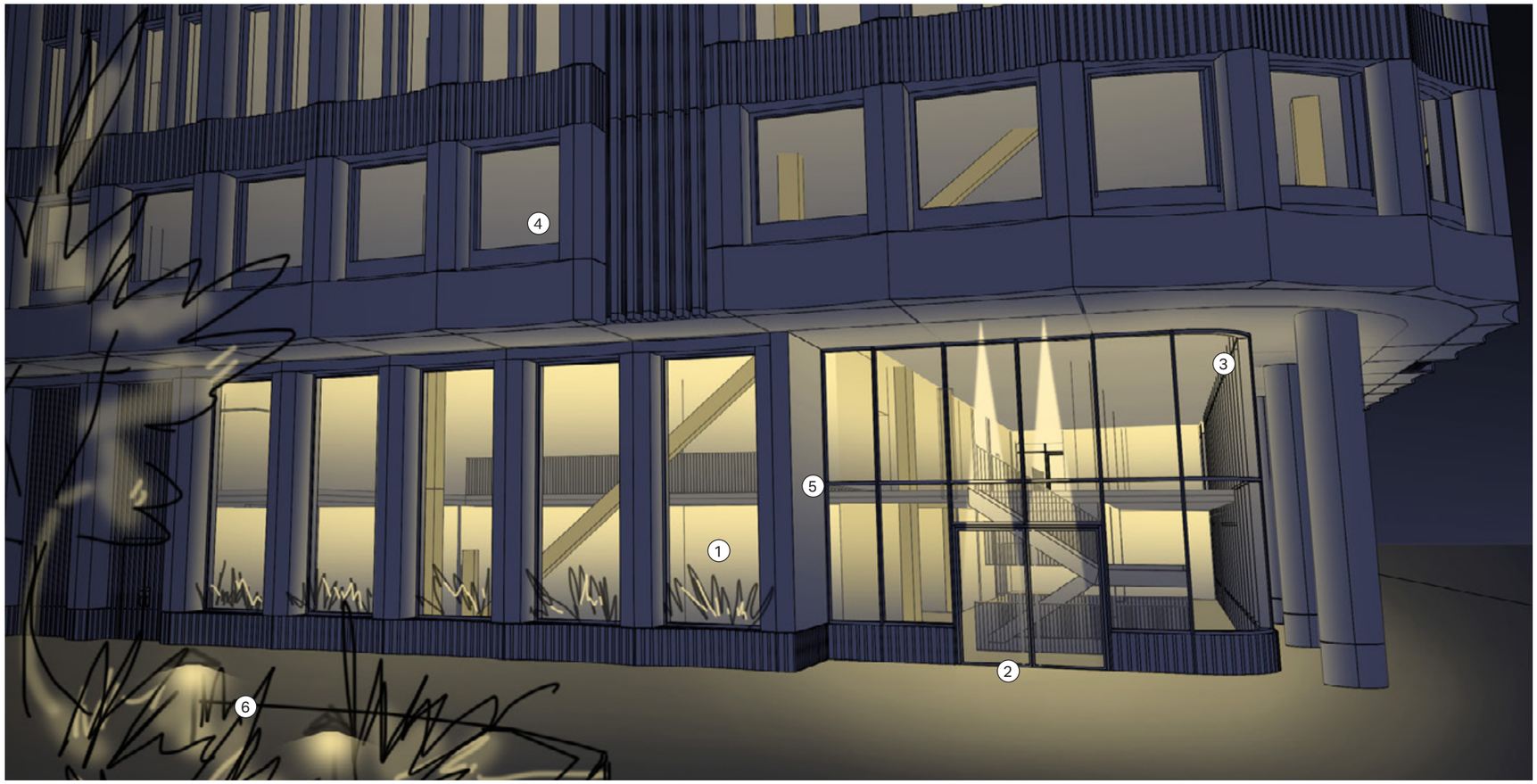


Diagram - Brock Street | Lighting Study Section

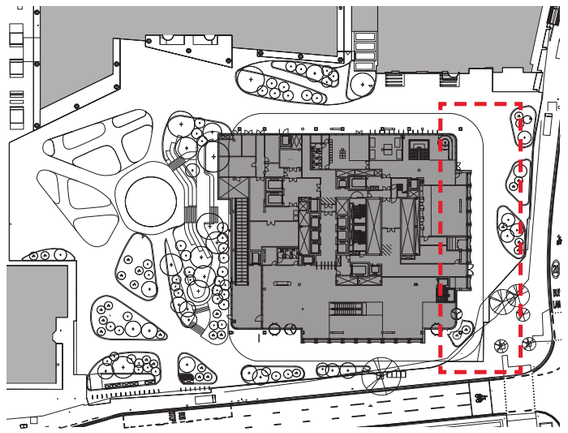
Hampstead Road

Lighting Layers

1. Light glow from the podium facade casts incidental lighting on surrounding planting and providing comfortable ambient light. As the facade is visually permeable, the inner workings of the building appear welcoming, attractive and accessible.
2. Entrances to the building are marked by pools of light at the threshold, increasing wayfinding into the building.
3. Dedicated lighting to the canopy lifts the perceived brightness of the space while creating a consistent lit surface treatment around the building.
4. Interior illumination on the upper levels of the building lightly accent the adjacent exterior structure, defining the building's evening appearance by enhancing the rhythm of the facade.
5. Walls adjacent to entrances will be lit externally to emphasise signage or community message boards
6. Downward accent light to landscape elements create playful pockets of light. This treatment continues the precedent approach from Regent's Place, creating visual cohesion across the wider site. The physical appearance of low level luminaires located in planting along Hampstead Road will share visual characteristics with similar equipment on site and will be physically robust to suit the high traffic, public thoroughfare.



Illustrative View - Hampstead Road | Lighting Study Perspective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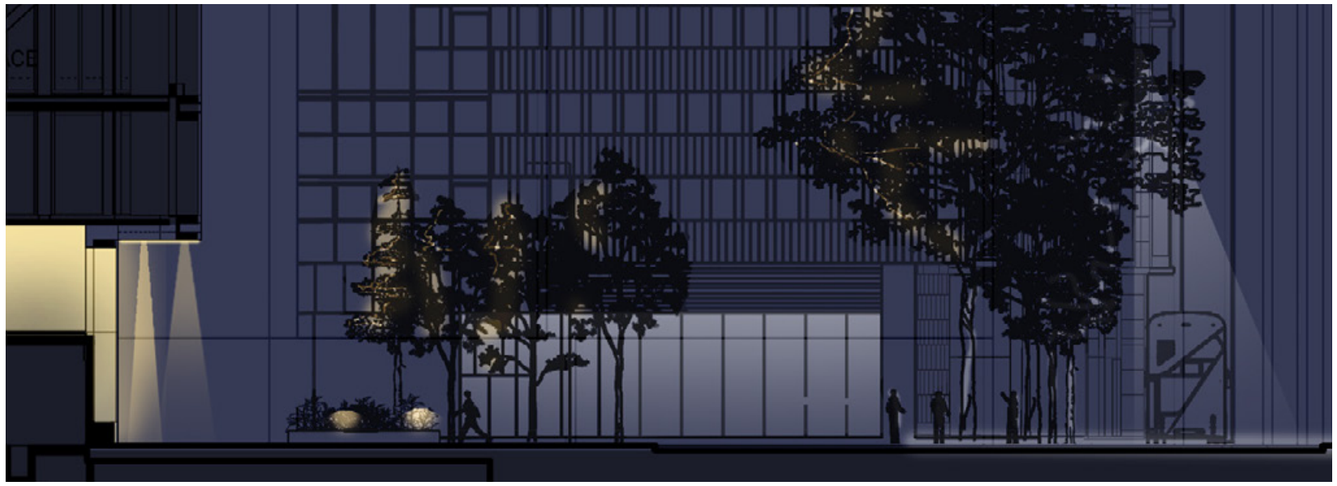


Diagram - Hampstead Road | Lighting Study Section

Planting Areas

The planting areas adjacent to Euston Road will feature a consistent design language carried across from other areas recently redeveloped in the wider site. Where possible and appropriate, lighting equipment to Euston Tower landscape areas will use the same family of fixtures as used across the wider site, to ensure visual continuity throughout.

Lighting Layers:

1. Downward accent light to landscape elements creates playful pockets of light. This treatment continues the precedent approach from Regent's Place, creating visual cohesion across the wider site.
2. Moonlighting from trees creates visual interest and casts a dappled light effect on planting below, this features is also used adjacent to 1 Triton.
3. Column-mounted lighting illuminates the proposed bike path and main thoroughfare of the site. Columns will maintain a pedestrian scale, lending a comfortable atmosphere, yet still providing essential vertical illumination for safe wayfinding through the site for both cyclists and pedestrians.
4. Individual, soft, point sources below the benches (not pictured) create a welcome seating environment, and harken to the soft pockets of accent light in the landscaping.

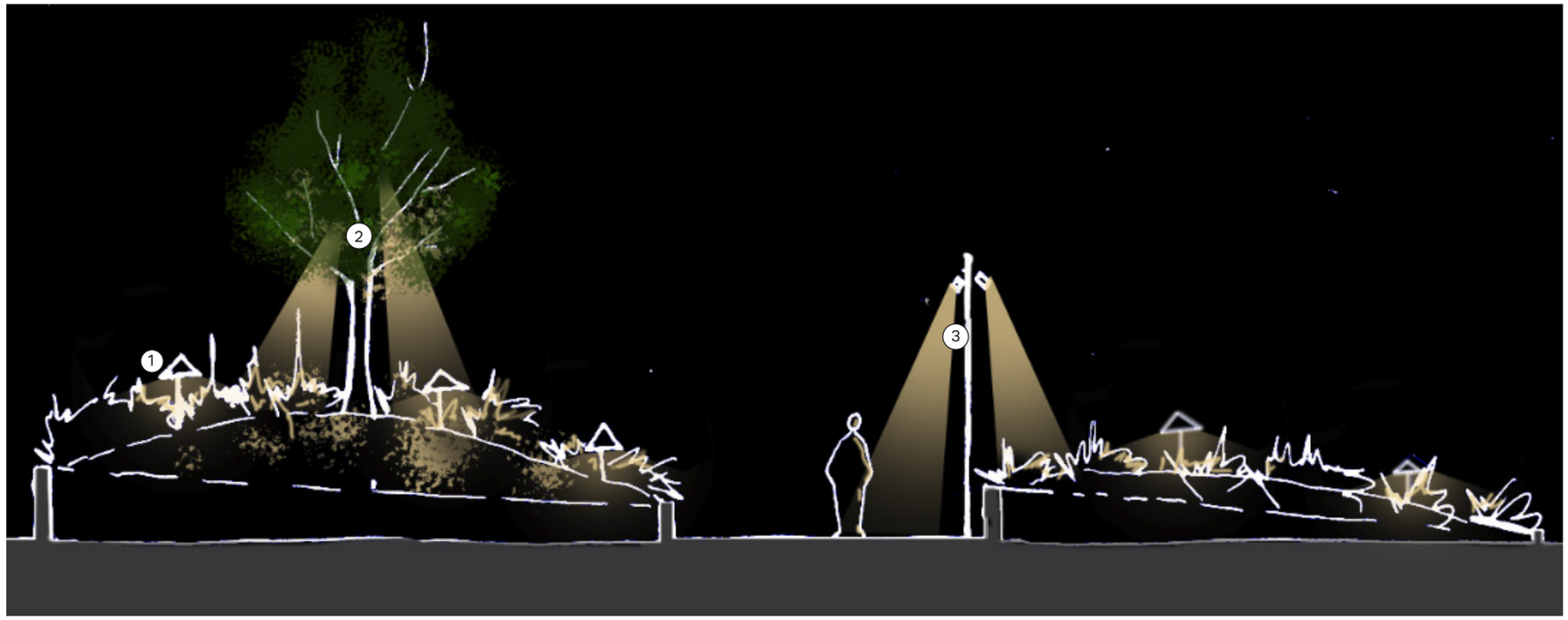
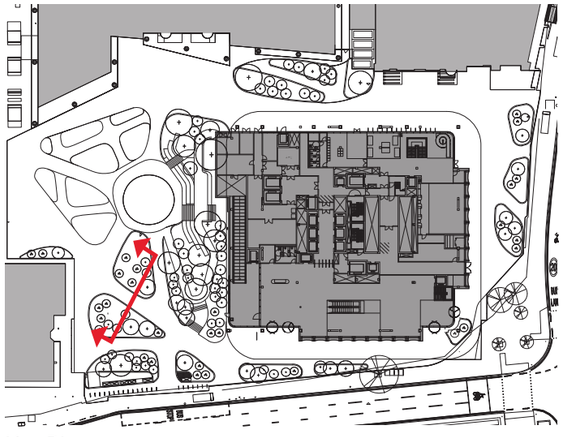


Diagram - Shared Cycle route | Lighting Study Section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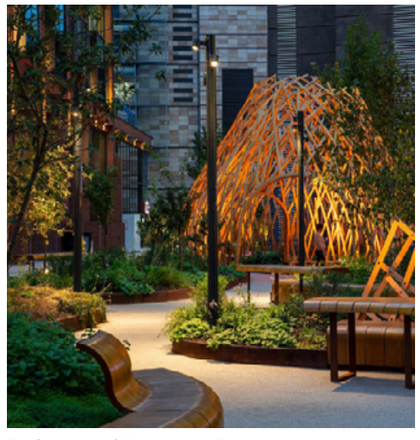
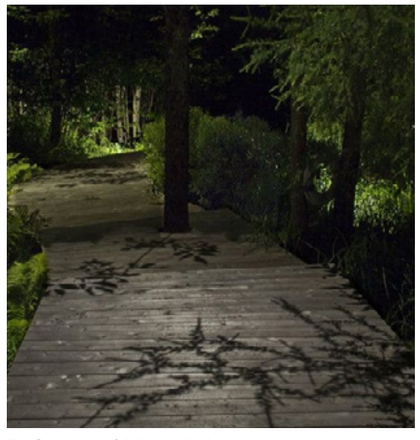

Reference | Regent's Place


Reference | Moon lighting


Reference | Bench lighting


Reference | Downward accent light

Wetlands

The Northern wetland area is expected to maintain water at all times while the Southern wetland area is expected to flood occasionally, water draining away within 24 hours. Direct light to these areas is intentionally avoided, to encourage reflections on the water's surface.

Lighting Layers

1. Low level path lighting lends a subtle effect to the areas, allowing a small amount of incidental light to be cast on nearby planting.
2. Nearby lighting and surrounding building lighting will reflect in the water.
3. Downlight accent at the habitat tree draws vertical visual interest and will reflect back into the pool below.

Diagram - Wetland Areas | Plan

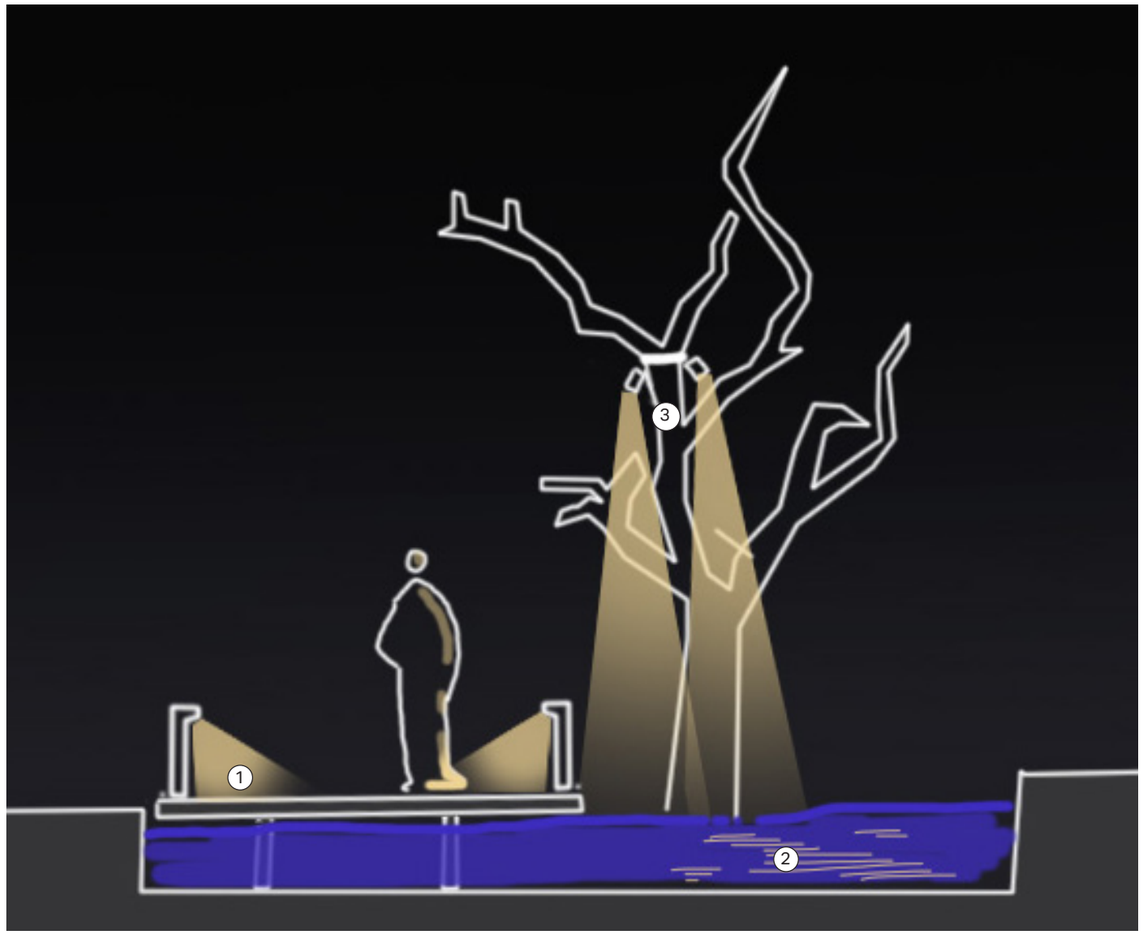
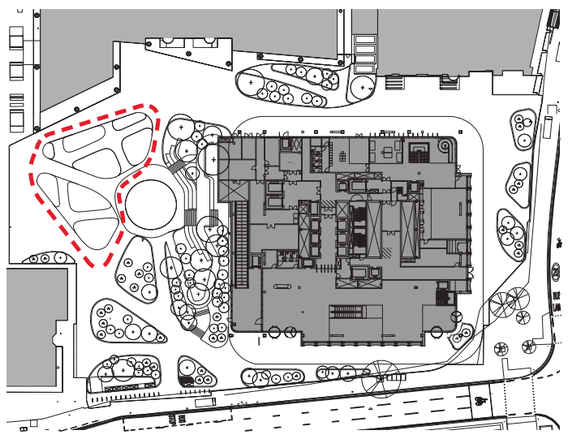


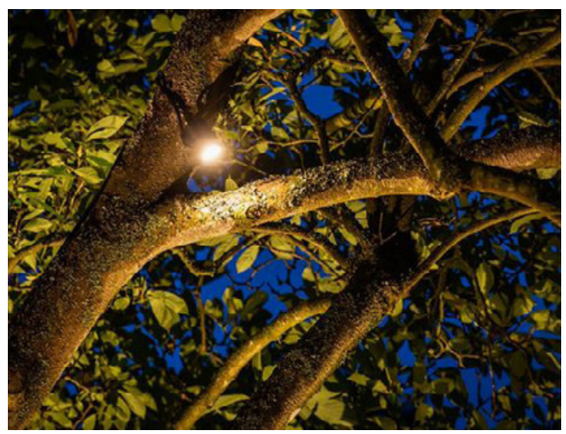
Diagram - Wetland | Lighting Study Section



Key Plan

Reference | Lighting reflected in water

Reference | Low level path light

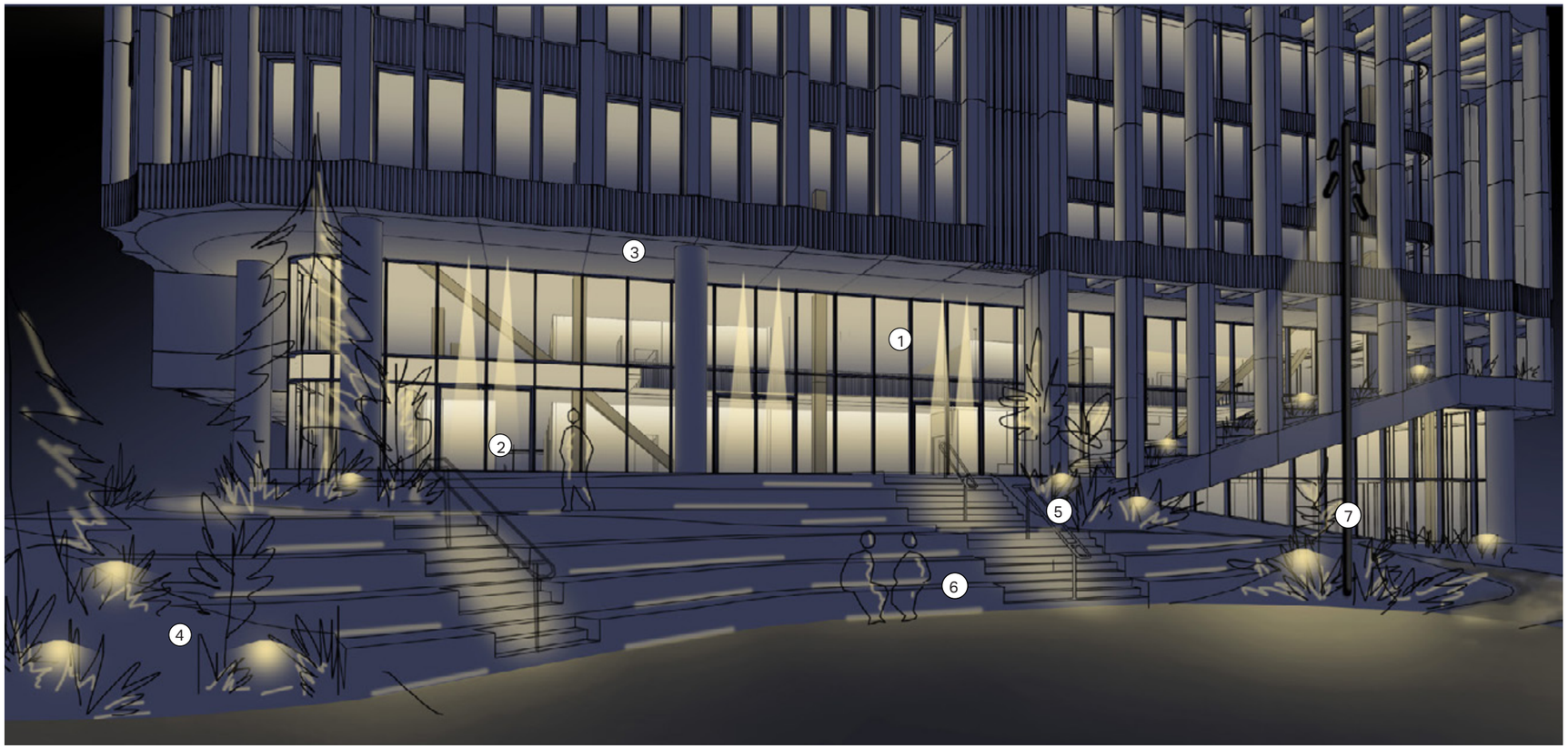


Reference | Moonlighting

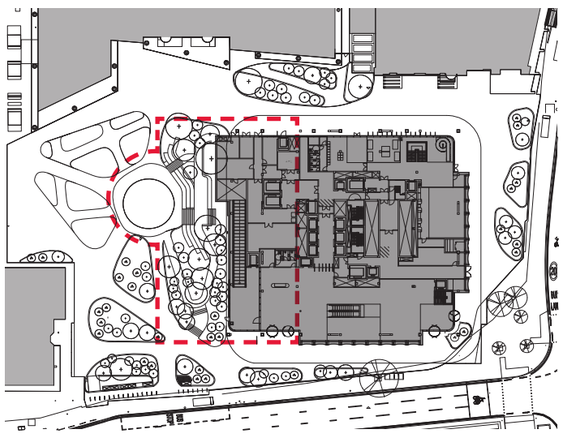
Podium and Central Site

Lighting Layers:

1. Light glow from the Podium facade casts incidental lighting on surrounding planting and providing comfortable ambient light. As the facade is visually permeable, the inner workings of the building appear welcoming, attractive and accessible.
2. Entrances to the building are marked by pools of light at the threshold, enhancing wayfinding into the building.
3. Dedicated lighting to the canopy lifts the perceived brightness of the space while creating a consistent lit surface treatment around the building
4. Downward accent light to landscape elements creates playful pockets of light. This treatment continues the precedent approach from Regent's Place, creating visual cohesion across the wider site.
5. Lighting integrated to the handrail provides direct illumination to stairs
6. The seating area will feature integrated bench lighting, in intermittent locations, inviting people to dwell.
7. Dedicated column lighting (8m) to the central area provides illumination for flexible programming and creates the opportunity for additional lighting that can help create community activation
8. There is to be a provision of a power supply to the Regent's Place Plaza for flexible programming such as markets and outdoor cinema.



Illustrative View - Podium Seating | Lighting Study Perspective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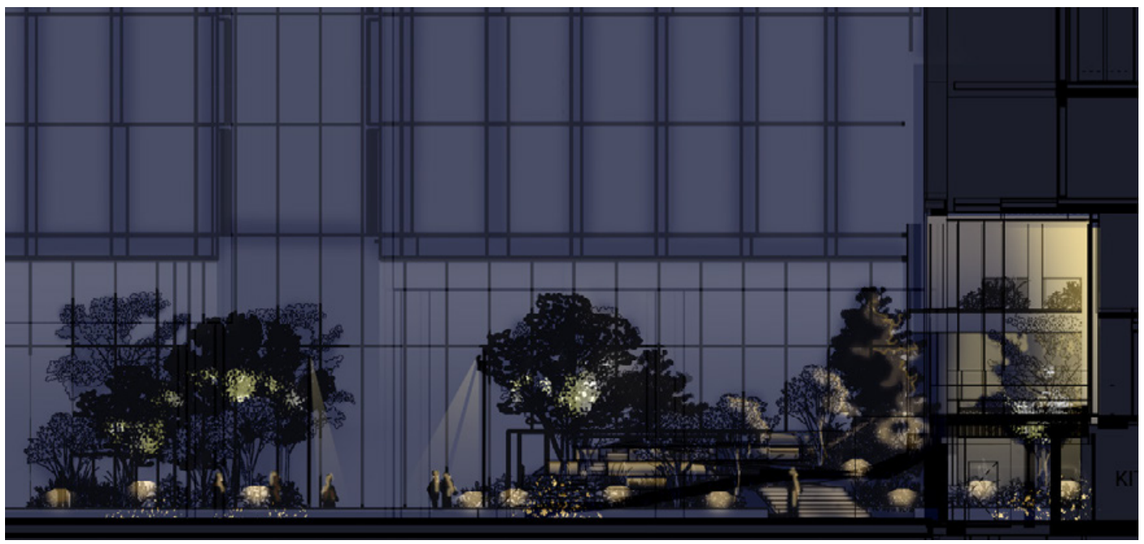


Diagram - Regent's Place Plaza and Podium | Lighting Study Section

Tower Characteristics

Euston Tower's night time appearance will be characterised by it's interior lighting, terrace lighting and landscape strategy.

The form of the building will be revealed by the interior lighting shining on to the window reveals, creating a sense of form and rhythm that varies upon viewing angle. In contrast, uplighting to terrace soffits, will be continuous delineating their form.

Soffit lighting is also employed at the podium level creating a welcoming entrance and grounding the tower from a distance in the hours of darkness.

It is expected that in the hours of darkness, outside of operating hours, lighting equipment to commercial spaces will be programmed to switch off when offices are unoccupied. As such internal lighting will create an occasional, unpredictable pattern in the lit effect. Internal light levels in the podium may reduce outside of normal working hours reflecting the reduced occupancy of the spaces and save energy.

The top floor with a feature crown surface will be uplit from the interior and capable of being controlled independent of occupancy as a feature of the tower's character. This layer of illumination will be subject to curfew with manual override for special events

Warm white light is recommended throughout to harmonise with the natural warmth of the facade material.

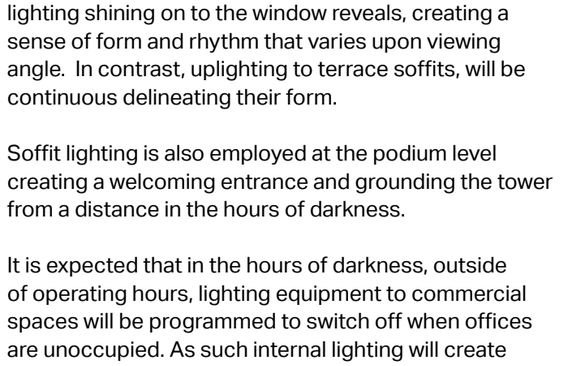
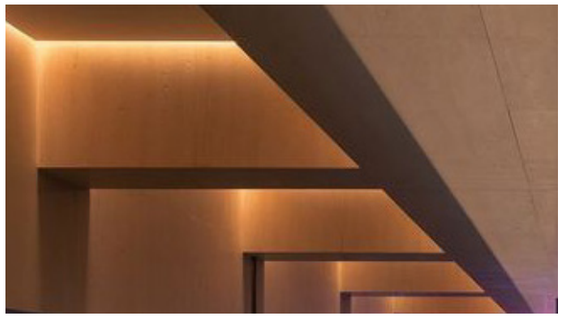
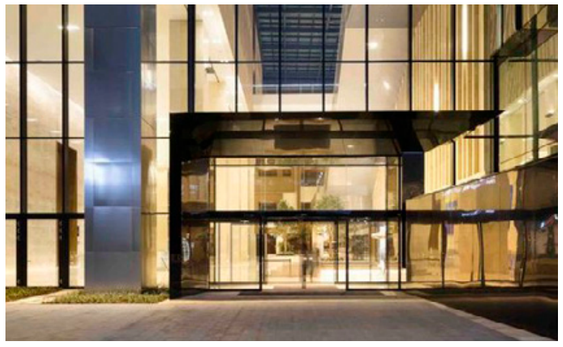


Diagram - Terrace | Lighting Study Section





References | Soffit lighting, spill of light, lit interior

Illustrative View - Euston Tower | Lighting Study Perspective