


ROOF PLAN KEY

	: TIMBER DECKING		: ROOF TOP PLANT
	: RAISED PLANTER		: ROOF COVERING / EDGE TRIM
	: CANDY (BY OTHERS)		: PAVED ROOF ACCESS WALKWAY
	: TIMBER CLAD WATER STORAGE / GARDEN TOOL BOX		: MAIN SAFE SYSTEM
	: GRAVEL ROOF COVERING / MARGINS		: 100mm HIGH ACOUSTIC SCREEN
	: GREEN / BROWN ROOF		: RAIN WATER OUTLET
	: PHOTO VOLTAICS		: VENT PIPE
			: COMPOSITE ALUMINIUM FACED STANDING SEAM ROOF
			: PROPOSED NEW ROOF TOP PLANT

NOTE: All materials to be strictly installed in accordance with manufacturer's recommendations.



Assessment against Planning Policy

4.1 Assessment against Planning Policy

4.0

Assessment Against Planning Policy

The applicant considers that the proposals are in keeping with relevant national and local planning policy, as stated below.

Planning Policy

The National Planning Policy Framework (NPPF) (2012)

The purpose of the NPPF is to promote sustainable development.

Paragraph 17 of the NPPF sets the core principles of the planning system in England, including that (development should):

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

Additionally, the NPPF sets out the aspirations to help achieve economic growth; local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Chapter 2 of the NPPF states that planning policies should, inter alia, promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.

The proposals install plant that is required for the operation of a retail unit within Building J. This will add to the retail offer in the area, promoting vibrancy, vitality and choice. The roofscape incorporates renewables in the form of PV, and a brown roof, which is in keeping with the sustainability strategy for the wider site.

The London Plan

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.15 states that (inter alia):

Development proposals should seek to reduce manage noise by: a avoiding significant adverse noise impacts on health and quality of life as a result of new development; minimising the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals, mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.

The proposed plant and subsequent relocation of pv and brown roof and the update of the man safe system has all contributed

Local Planning Policy

The current statutory Local Development Framework for the London Borough of Camden includes the following documents:

- Camden Core Strategy 2010-2025 (November 2010)
- Camden Development Policies 2010-2025 (November 2010)

We consider that the proposals to Building J, within one of the London Borough of Camden's Growth Areas, King's Cross, is in accordance with planning policies both within the Camden Core Strategy 2010-2025 (2010), and Camden Development Policies 2010-2025 (2010).

4.1

Assessment Against Planning Policy

Camden Core Strategy 2010-2025 (2010)

Policy CS5 – Managing the Impact of growth and development

Policy CS5 states (inter alia) that:

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;*
- c) providing sustainable buildings and spaces of the highest quality; and*
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities. The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:*
- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;*
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and*
- g) requiring mitigation measures where necessary.*

The proposed plant supports the use of Unit 1 within Building J, which allows the functioning of the unit as a restaurant. This will contribute significantly to promoting the surrounding area by providing an amenity for the local community and visitors alike, and contribute to the mix of restaurants on offer in the local area.

Policy CS7 – Managing the Impact of growth and development

Policy CS7 states (inter alia) that:

The Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors by:

- e) seeking to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located;*
- f) providing for, and maintaining, a range of shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice.*
- h) making sure that food, drink and entertainment uses do not have a harmful impact on residents and the local area, and focusing such uses in Camden's Central London*

The proposed installation of plant is to support the use of Unit 1 of Building J as a restaurant, The Greek Larder, of which the King's Cross premises is the first, as a Greek restaurant, adding to the variety, vibrancy and choice of restaurants and retail outlets in the borough

Policy CS13 – Tackling climate change through promoting higher environmental standards

Policy CS13 states (inter alia) that:

The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by:

- b) promoting the efficient use of land and buildings;*
- c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:*
 - ensuring developments use less energy,*
 - making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road*

decentralised energy networks;

- generating renewable energy on-site; and

d) ensuring buildings and spaces are designed to minimise the effects of, climate change.

Building J incorporates a highly sustainable design, in terms of energy efficiency and the inclusion of renewable energy. An Environmental Sustainability Plan (ESP) which was submitted with Reserved Matters submission for Building J (reference 2010/6688/P), sets out this approach, in compliance with the Outline Planning Permission and the associated s106 Agreement for the King's Cross Development site. Building J is connected to the low-carbon KXC district energy system, and includes solar photovoltaic panels which contribute towards the site wide strategy for renewable energy generation. This planning application proposes to reconfigure the PV array on the roof of Core 4, and upholds the output of 50,000KWh, as approved under the Reserved Matters application.

Policy CS15 – Protecting and improving our parks and open spaces and encouraging bio diversity

Policy CS15 states (inter alia) that:

The Council will protect and improve sites of nature conservation and biodiversity, in particular habitats and biodiversity identified in the Camden and London Biodiversity Plans in the borough by:

- e) protecting other green areas with nature conservation value, including gardens, where possible; and*
- g) expecting the provision of new or enhanced habitat, where possible, including through biodiverse green or brown roofs and green walls*

The proposal include a brown roof on all four cores of the building, encouraging bio diversity, and in keeping with the sustainable approach to development within King's Cross Central.

Paragraph 5.7 of the Core Strategy states Camden's focus on protecting amenity.

Protecting amenity is, therefore, a key part of successfully managing growth in Camden. We will expect development to avoid harmful

effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.

The proposed plant includes appropriate attenuation to protect the amenity of the existing and future occupiers, and nearby properties. The accompanying noise report demonstrates compliance with the LB Camden's noise guidelines, as well as with the Outline Planning Permission for the King's Cross Development site (ref 2004/2307/P), in which this application site falls.

Camden Development Policies 2010-2025 (2010)

Policy DP22 – Promoting Sustainable Design and Construction

Policy DP22 states that, inter alia:

The Council will require development to incorporate sustainable design and construction measures. Schemes must (inter alia):

b) incorporate green or brown roofs and green walls wherever suitable.

The Council will promote and measure sustainable design and construction by:

c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.;

A highly sustainable design and approach is incorporated throughout the King's Cross Central development, including Building J. A brown roof, measuring 846m² GEA is incorporated on the roof of the building. This is shown on the drawings submitted for approval with this planning application. The brown roof aids in sustainability by retaining rainfall and slowing its movement, providing additional insulation for the building, reducing the heating up of building and the wider city, and providing a valuable habitat to promote biodiversity.

An Environmental Sustainability Report was submitted alongside the Reserved Matters submission for Building J (reference 2010/6688/P). This demonstrated that a Code for Sustainable Homes pre-assessment has been carried out, which meets the Code for

Sustainable Homes level 4.

The supporting text of Policy 22 states that the Council will discourage the use of excessive plant equipment. Building J seeks to uphold this approach, and has installed capacity to building demand, to avoid the use of excessive plant equipment. The additional plant that is applied for under this planning application is required for the operation of the tenant of unit 1A of the building, to support the operational needs of the unit.

Policy 28 – Noise and Vibration

Policy DP28 states that, inter alia:

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

a) development likely to generate noise pollution; or

b) development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden's Noise and Vibration

Thresholds will not be permitted. The Council will only grant

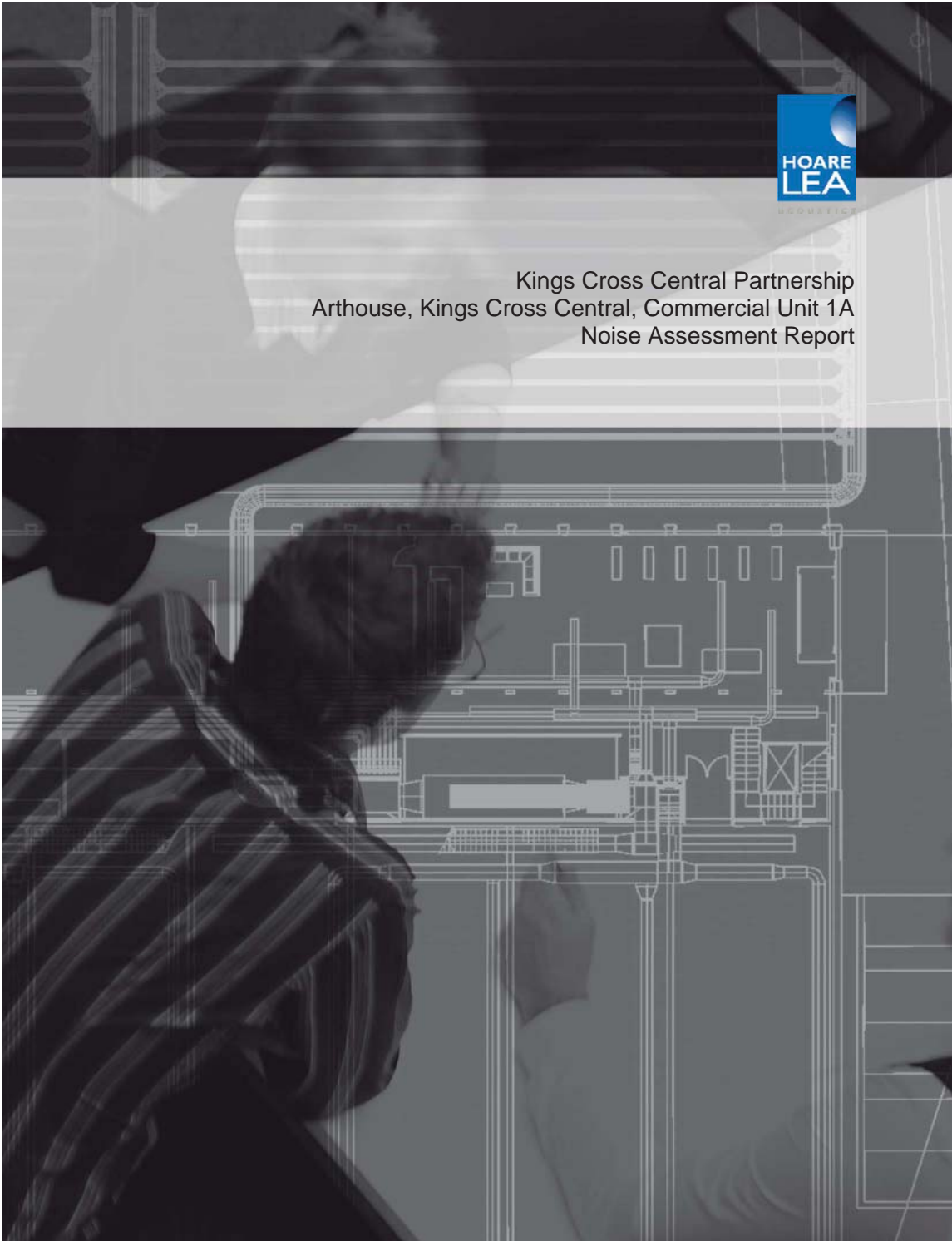
permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

The Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Where these phases are likely to cause harm, conditions and planning obligations may be used to minimise the impact.

A noise assessment for the proposed plant and acoustic attenuation is included with this application, which demonstrates that the proposal does not exceed the London Borough of Camden's noise and vibration thresholds. The report demonstrates that the proposals do not cause harm to the amenity of the nearby noise sensitive premises. The report additionally demonstrates that the proposed plant is compliant with Condition 60 of the Outline Planning Permission for the site, in which the application site, Building J, falls.

Appendix A - Noise Assessment Report


Appendix A - Noise Assessment Report



Kings Cross Central Partnership

Arthouse, Kings Cross Central, Commercial Unit 1A

Noise Assessment Report



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Audit Sheet

Revision	Description	Date	Issued by	Reviewed by
0	Noise Assessment Report	21/8/2014	JNB	GV

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Appendix A - Noise Assessment Report

Kings Cross Central Partnership
Arthouse, Kings Cross Central, Commercial Unit 1A
Noise Assessment Report



Contents

1.0	Introduction.....	1
2.0	Site Context.....	1
2.1	Site Location	1
2.2	Proposed Operation	1
3.0	Planning Policy	1
3.1	National Policy	1
3.1.1	National Planning Policy Framework	1
3.2	Local Policy.....	2
4.0	Existing Noise Climate	3

Kings Cross Central Partnership
Arthouse, Kings Cross Central, Commercial Unit 1A
Noise Assessment Report



1.0 Introduction

Kings Cross Central Limited Partnership has appointed Hoare Lea Acoustics to prepare a noise assessment of the plant associated with the commercial unit when operational at the mixed use Arthouse building, Building J on York Way, Kings Cross to accompany a full planning application for the installation of rooftop plant and the reconfiguration of existing PV and brown roof. This report assesses the proposed plant within its context, on the roof of Building J, for which Reserved Matters were approved in 2010 (with reference 2010/6688/P) under the Outline Planning Permission for the King's Cross site, (with reference 2004/2307/P).

2.0 Site Context

2.1 Site Location

The commercial unit 1A is located on the ground floor of the Arthouse building overlooking York Way close to the junction with Wharf Road. The closest noise sensitive receptors are within the Arthouse building at seventh floor level. York Way (A5200) is a busy road that carries a relatively high proportion of HGVs and is a primary bus route. The ambient and background noise levels are relatively high due to road traffic noise.

There are other residential receptors on York Way, however, due to the increased distance from the roof top plant area associated with Commercial Unit 1A these will be less affected and are not considered.

2.2 Proposed Operation

Commercial Unit 1A is proposed to operate as a restaurant, the restaurant will have both cooling and ventilation; the plant will be located at roof level within the plant compound. In addition there are dry air coolers associated with the residential air conditioning system.

3.0 Planning Policy

3.1 National Policy

3.1.1 National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

Section 11 paragraph 123 of NPPF states:

'Planning policies and decisions should aim to:

- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development*
- Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions*
- Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put upon them because of changes in nearby land uses since they were established*
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'*

Reference is made to the DEFRA Noise Policy Statement for England 2010 (NPSE). This latter document is intended to apply to all forms of noise other than that which occurs in the workplace and includes environmental noise and neighbourhood noise in all forms.

Appendix A - Noise Assessment Report

Kings Cross Central Partnership
Arthouse, Kings Cross Central, Commercial Unit 1A
Noise Assessment Report



The NPSE advises that the impact of noise should be assessed on the basis of adverse and significant adverse effect but does not provide any specific guidance on assessment methods or limit sound levels. Moreover, the document advises that it is not possible to have 'a single objective noise-based measure...that is applicable to all sources of noise in all situations'. It further advises that the sound level at which an adverse effect occurs is 'likely to be different for different noise sources, for different receptors and at different times'.

Where proposed development could include activities that would be covered by the licensing regime, local authorities should consider whether the potential for adverse noise impacts will be addressed by licensing controls (including license conditions) local planning authorities should not however presume that license conditions will provide for noise management in all instances and should liaise with the licensing authority.

3.2 Local Policy

The London Borough of Camden has adopted policy in the Local Development Framework (LDF), which replaced the Unitary Development Plan (UDP) in November 2010. Specific guidance is provided on the acceptability of planning applications relating to noise. The relevant policy is shown below:

Policy DP28 – Noise and Vibration

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

- a) Development likely to generate noise pollution : or
- b) Development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden’s Noise and Vibration thresholds will not be permitted.

The Council will only grant permission for plant or machinery if it can be operated without cause or harm to amenity and does not exceed our noise thresholds.

Table E in section 28 of the LDF shows ‘noise levels from plant and machinery at which planning permission will not be granted:

Noise description and location of measurement	Period	Time	Noise Level
Noise at 1 metre external to a sensitive façade	Day and evening	07:00 – 23:00	5 dB(A) < LA90
Noise that has a distinguishable discrete continuous note (whine, hiss, screech, hum) at 1 metre external to a sensitive façade	Day, evening and night	00:00 – 24:00	10 dB(A) < LA90
Noise that has distinct impulses (bangs, clocks, clatters, thumps) at 1 metre external to sensitive façade	Day, evening and night	00:00 – 24:00	10 dB(A) < LA90
Noise at 1 metre external to sensitive façade where LA90 > 60 dB	Day evening and night	00:00 – 24:00	55 dB LAeq

Kings Cross Site Existing Planning Conditions

Kings Cross Central Partnership
Arthouse, Kings Cross Central, Commercial Unit 1A
Noise Assessment Report



The Outline Planning Permission (with reference 2004/2307/P) for the King’s Cross Central development site, sets the plant noise requirements for developments within the site, into which the application site falls, as Development Zone J. Condition 60 of the outline planning permission 2004/2307/P controls noise from plant or equipment. This is similar to Table E in section 28 of the Camden LDF above. Consequently, this assessment to accompany a separate and associated full planning application for the installation of further plant on the roof of the building, considers the proposal in the context of the Outline Permission and relevant national and local policy.

The submission of Reserved Matters for Building J, (with reference 2010/6688/P) demonstrated compliance with Condition 60.

Applications for approval of Reserved Matters shall include full particulars of the noise impact of any plant or equipment included in that application which shall meet the following standards unless otherwise agreed in writing by the local planning authority:

- (a) Noise levels at a point 1 metre external to sensitive facades to be at least 5 dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation;
- (b) Where it is anticipated than any plant/equipment will have a noise that has a distinguishable, discrete, continuous note (whine, hiss, screech, hum) and/or it there are distinct impulses (bangs, clicks, clatters, thumps) special attention to be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10 dB(A) below the LA90 expressed in dB(A).

Reason: To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies EN1, EN5, EN6, EN7, DS6 and RE2 of the London Borough of Camden Unitary Development Plan 2000 and policies SD1, SD6, SD7, and KC8 of the Revised Development Plan 2000 and policies SD1, SD6, SD7 and KC8 of the Revised Deposit Draft UDP as amended by the Proposed Modifications agreed by the Council’s Executive on the 11 January 2005.

4.0 Existing Noise Climate

Hoare Lea Acoustics carried out a noise survey at the development site in August 2011 prior to construction of the Arthouse building. The survey was conducted closer to the junction with Handyside Road, however, the noise climate is considered to be consistent for this whole elevation of the scheme.

The survey was conducted on 24th August to 30th August 2011 and the typical results are as shown below:

Period	Ambient LAeq,T	Background LA90(5 mins)
Daytime (07:00-23:00)	67 dB	48 dB
Night time (23:00 – 07:00)	64 dB	42 dB

Table 1: Free field sound pressure levels

The values shown are typical background and ambient noise levels prevailing at the site.

Appendix A - Noise Assessment Report



5.0 Noise Assessment
5.1 Plant Noise Emissions

Limits for plant noise operation to be rating level 5 dB below background at the most affected residential receptor have been set. These limits are consistent with Condition 60 of the Outline Planning Permission.

The plant at roof level comprises the following:

- Guntner GFH 90 dry air coolers (two) 53 dB(A) at 10 metres
- Daikin condensing units (five) RZQSG125 L8Y1 60 dB(A) at one metre
- Kitchen extract fan MUB100630D4-K2 60 dB(A) at one metre

The plant is installed at roof level behind a screen that affords acoustic protection to the apartments the layout is as below in Figure 1:

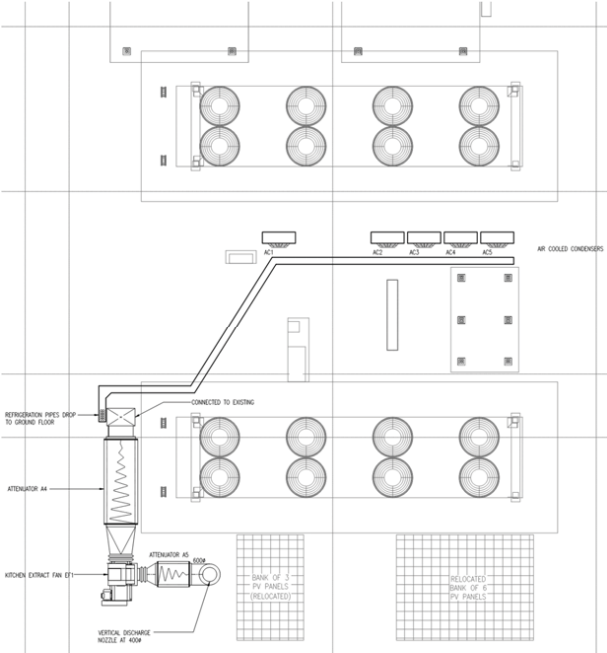


Figure 1: Plant Layout

The dry air coolers operate under speed control, at night a reduction in cooling load of 33% results in 11dB lower noise emissions. In practice it is likely that lower noise levels will be achieved. Noise control measures to the kitchen extract fan including attenuators to the motor, an acoustic wrap to the fan housing and local ductwork with attenuation to the atmospheric connection have been included. The external condensing units will operate under night mode if any cooling is required at night (after 23:00 hours) Vibration isolation of plant has been considered and anti-vibration pads are installed under the mounting feet for all equipment.



The plant is not considered to be tonal but be broadband in noise output so the character correction has not been applied to the noise level assessment.

The most affected receptor locations are as shown below in Figure 2:

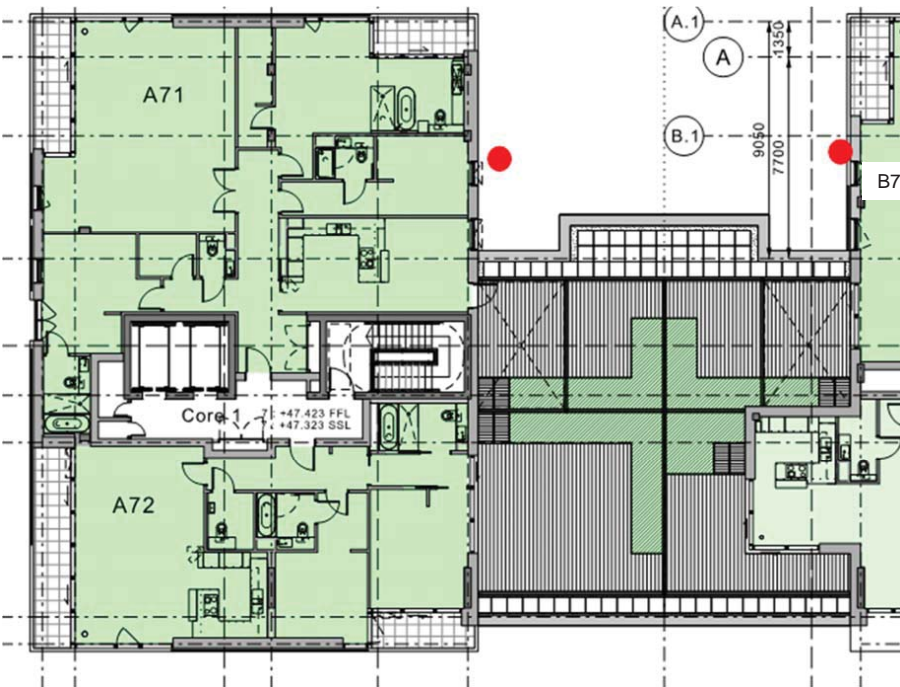


Figure 2: Noise Sensitive Receptor Locations

The noise sensitive receptors are at apartments A71 and B71 on the Seventh Floor of the Arthouse building. Apartments A71 and A72 are directly below the plant compound.

Using methodology from ISO 9613 Part 2 Acoustics – Attenuation of sound during propagation outdoors, the resultant sound pressure levels have been calculated at the residential apartments as below:

Location	Resultant noise level daytime (07:00-23:00)	Resultant noise level night (23:00-07:00)
Apartment A71	43 dB	33 dB
Apartment B71	42 dB	32 dB

Table 2: Resultant Noise Level

Appendix A - Noise Assessment Report

Kings Cross Central Partnership
Arthouse, Kings Cross Central, Commercial Unit 1A
Noise Assessment Report



The resultant noise levels are equal to or an improvement on the Condition 60 requirement of 5 dB(A) below background noise and can be considered to be compliant. It is also important to note that this is the very worst case with all plant operating at maximum capacity during daytime.

6.0 Conclusions

Noise surveys have been conducted to establish the typical prevailing noise climate. Noise limits have been provided to the tenant based on compliance with Condition 60 of the planning consent 2004/2307/P. Noise control measures to the roof mounted kitchen extract fan have been applied, the cooling equipment operates at reduced capacity at night.

The calculations demonstrate that the roof mounted plant meets the requirements of Planning Condition 60.

Appendix B - Details of Mansafe system

Appendix B - Details of Mansafe System



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SAFE USAGE AND SYSTEM OF WORK

- 1) The Safety Line System is designed for use with a full body harness and a 1-2m twin tail adjustable lanyard and a Personal Travelling device. Anyone using this equipment should be familiar and understand the correct use and fitting of such equipment. If not familiarisation training should be carried out
- 2) Put on the safety harness at the ground level and attach the lanyard to the dorsal plate on the rear of the harness using 1no karabiner put the other karabiners on the other end of the lanyard to attach to the Personal attachment device. On arrival at the start point, check the safety tag and that the system is within test, if not do not use the system and report it to the person responsible. Inspection / Re Certification can be organized by contacting us on the number above. If in test attach the personal attachment device to the 8mm cable by opening it and fitting it around the cable take the karabiner at 1 end of the lanyard and attach it through the hole on the personal attachment device you are now attached to the system. Adjust the lanyard to its shortest possible length this will depend on the operatives height but the shorter the lanyard the less potential fall distance you create.
- 3) Walk beside the cable and when you reach an intermediate or corner pull the personal attachment device will pass over the brackets allowing you to pass through the anchor and carry on to the next anchor and so on. If you come to a T junction you must attach a 2nd lanyard to the cable before removing the 1st lanyard and personal attachment device position the personal attachment device past the obstruction and attach in the same method as above. Always stay attached whilst on the roof after re attaching the personal attachment device and your free lanyard you can then detach the 1st lanyard and carry on past the obstruction.
- 4) **The Rope and clutch system is only to be used inside** of the perimeter line when accessing outside of the cable operative **MUST** work on there 1-2m adjustable lanyard at its shortest possible length. Your 1-2m lanyard allows you to work 1-2m either side of the cable if you need to work further away from the line then walk to the position in line to your work area attach your safety rope to the 8mm cable system using the karabiner. Open the rope clutch and fit it around the safety rope as per the manufacturer’s instruction making sure that the arrow on the side of the clutch is pointing toward the anchorage point. Attach the clutch to your harness using the karabiner and then detach your lanyard from the 8mm cable. You are now able to move away from the main cable hold the clutch arm up this will allow the rope to travel through

Cont:

the clutch ALWAYS use a tight rope only allow a little through at a time keeping tension on the rope if you let go of the clutch arm it will automatically engage and lock onto the rope. Always keep your rope tight throughout this operation. After working in this position walk back towards the main cable pulling the rope through the clutch as you walk towards the cable keeping the rope tight at all times. Re attach your lanyard to the 8mm cable and walk to you next position to work as described above and use in exactly the same way to access other areas.

- 5) To return to the start point and exit the roof do as no 2 in reverse.
- 6) Key rules you: **MUST ALWAYS STAY ATTACHED WHEN ON THE ROOF**
WORK IN STRAIGHT LINES TO AVOID EXCESS ROPE BEING USED
CHECK ALL PPE FOR ANY DAMAGE (IF ANY FOUND DO NOT USE)
CHECK FOR ANNUAL CERTIFICATION FOR THE SYSTEM
UNDERSTAND FULLY THESE INSTRUCTIONS
NEVER AJUST OR TAMPER WITH THE SAFETY SYSTEM
(Unless certificated to do so)

DO NOT TAKE ANY RISKS WHATSOEVER

For Training or any further guidance please do not hesitate to contact a member of our Safety Team all contact details are at the top of page 1 of this document

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