

Discharge of Condition 1 (Lighting) and 2c (Balustrading) of Planning Permission 2012/5695/P

Supporting Statement

Condition 1

Condition 1 States:

“Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority.”

The external lighting for Wharf Road has been designed in conjunction with the lighting scheme for Handyside Gardens. Handyside Gardens is the public space directly to the north of Wharf Road, located between Block J (ArtHouse) and the East Handyside canopy. In 2013 details of the lighting scheme for these two adjoining public spaces were submitted in parallel, pursuant to Condition 1 of 2012/1883/P (Handyside Gardens) and Condition 1 of 2012/5695/P (Wharf Road). These details were approved as 2013/3853/P and 2013/3893/P respectively.

Handyside Gardens was completed in late 2013, and the lighting constructed in accordance with the details submitted for approval.

Wharf Road is due to complete in late 2015. Since the external lighting scheme for Wharf Road was approved (as 2013/3893/P) there have been a number of changes to the proposals. As such details are resubmitted for approval pursuant to Condition 1 of 2012/5695/P.

The changes from the scheme approved as 2013/3893/P are described in the attached note entitled “Wharf Road Lighting Revisions.” Speirs and Major – the notes author – are the King’s Cross sitewide lighting concept designers.

The following documents are submitted for approval pursuant to Condition 1:

- Wharf Road Lighting Revisions Note;
- ALD 628/14 LL03 Rev P02 – Lighting Layout General Arrangement;
- 0208972-HL-XX-XX-DT-E-630-0001 Rev T01 – Detail Handrail Lighting Distribution; and
- Wharf Road (KKO) Lighting Schedule.

Condition 2c

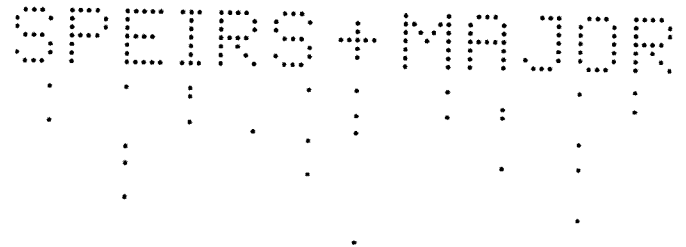
Condition 2c States:

“Prior to commencement on the relevant part of the development hereby approved the following details shall be submitted to and approved in writing by the local planning authority...(c) Detailed drawings and/or samples of materials as appropriate of any balustrading.”

Balustrading will be installed to the parapet wall, separating Wharf Road from the Regents Canal towpath, as well as to the sides of the pedestrian ramp. This balustrading will be to the Standard King’s Cross detail – matching that already installed to Granary Square.

The following drawing is submitted for approval pursuant to Condition 2c:

- ALD628/14 LD734 Rev C03 – Balustrade Post Typical Detail



The following report summarises the changes made to the Wharf Road lighting scheme since its submission for planning, together with the reasons behind the changes.

1.0 Illumination of second pedestrian route between Granary Square and York Way

In the scheme submitted for planning, a single pedestrian route running along the northern edge of the Wharf Road area was illuminated. The approach was used to avoid lighting every single path resulting in floodlighting of the whole area or the use of a large number of lighting columns.

The northern path was chosen both because it is likely to be the busiest given the position of the supermarket and because this path may on occasions be shared with slow moving vehicles.

With further analysis of the likely pedestrian flows, it was felt that pedestrians moving from York Way to Granary Square or vice versa would wish to take a more direct route. Hence, to provide a safe route along this desire line, it was felt important to illuminate a second path.

2.0 Change of lighting column fixture specification and height

Given the need to illuminate a second route, further consideration was given to the lighting columns and the fixtures.

In order to minimise the number of columns needed, the column height / fixture mounting height has been raised to 5m (rather than 4m). This is still a height appropriate for a pedestrian route, but allows the spacing between the columns to be increased and the number of columns to be minimised.

The fixture specification has also been changed to a discrete cylindrical fixture so that they will be less prominent.

3.0 Illumination of the pedestrian ramp from Wharf Road to canal towpath

Given that other access points to the canal towpath have either already been illuminated (Ghat Steps) or are to be illuminated (steps at the Granary Square Pavilion), it was felt important to illuminate the ramp to provide a safe route on or off the path for wheelchairs.

The ramp lighting is to be provided by discrete LED lighting integrated into the handrail.

4.0 Tree uplighting revised

In order to balance the amenity lighting and landscape lighting, it is proposed that some trees should now be illuminated.

Trees at key nodes in Wharf Road are to be lit to mark entrances, exits and changes of direction, along with a small cluster beside the Pavilion terrace at towpath level. The trees at towpath level will be dimmable LED fittings to enable them to be dimmed down to a level appropriate to the surroundings.