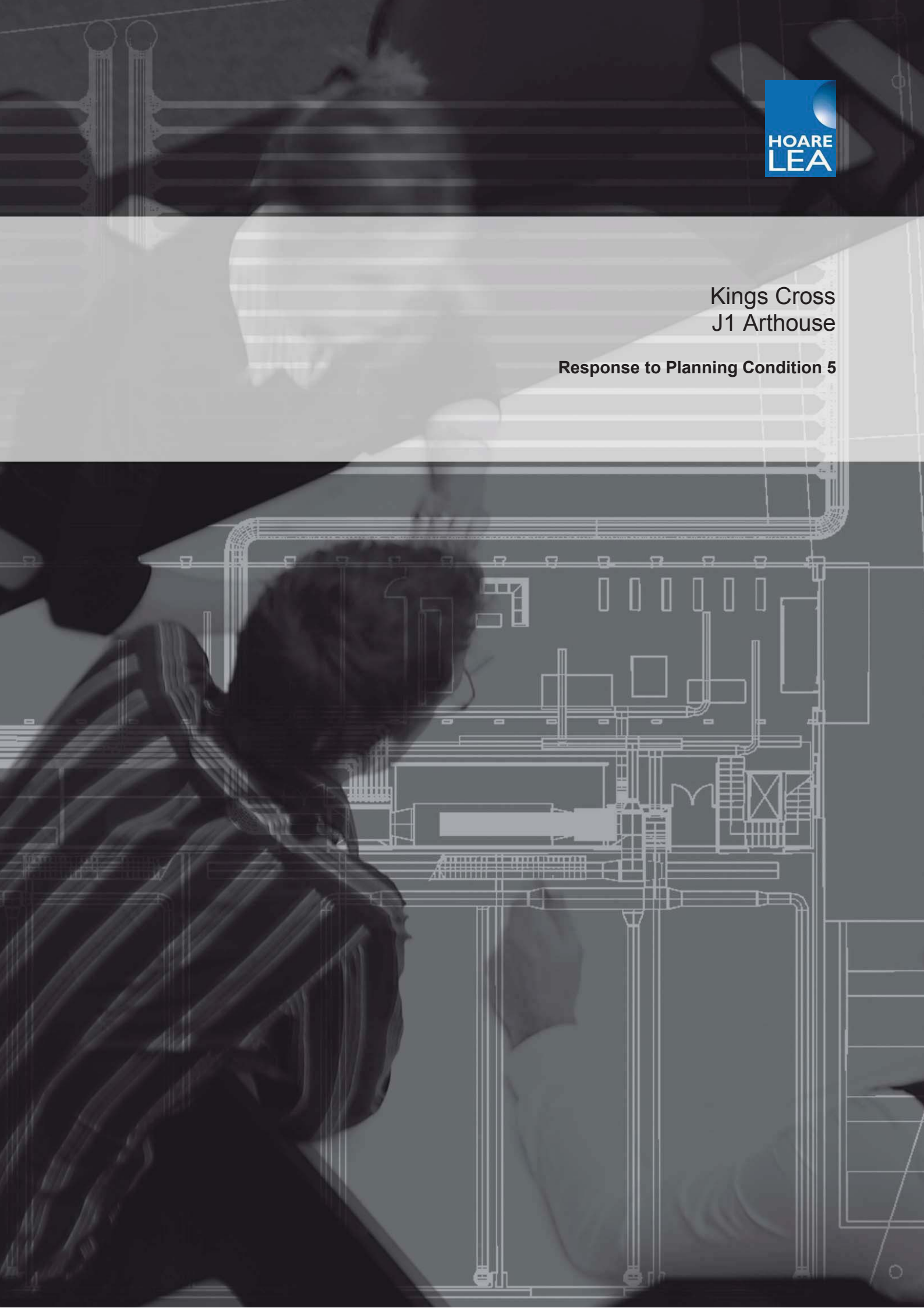




Kings Cross
J1 Arthouse

Response to Planning Condition 5



Tel: +44 (0) 20 3668 7100

Western Transit Shed
12-13 Stable Street
London N1C 4AB

Audit Sheet

Rev.	Description	Prepared and checked by	Reviewed by	Date
0	Issue	PDK		25.07.13
01	Revised to incorporate lighting to York Way elevation	QKT	DOC	25.09.15

This report is provided for the stated purposes and for the sole use of the named Client. It will be confidential to the Client and the client's professional advisers. Hoare Lea accepts responsibility to the Client alone that the report has been prepared with the skill, care and diligence of a competent engineer, but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the report at their own risk. Neither the whole nor any part of the report nor reference to it may be included in any published document, circular or statement nor published in any way without Hoare Lea's written approval of the form and content in which it may appear.



Contents

1.0 Introduction 2

2.0 Location 2

3.0 External lighting 3

4.0 Luminaire specification sheets 3

5.0 Appendix 4

1.0 Introduction

This document provides a response to planning condition 5 relating to external lighting for J1 Arthouse on the Kings Cross development.

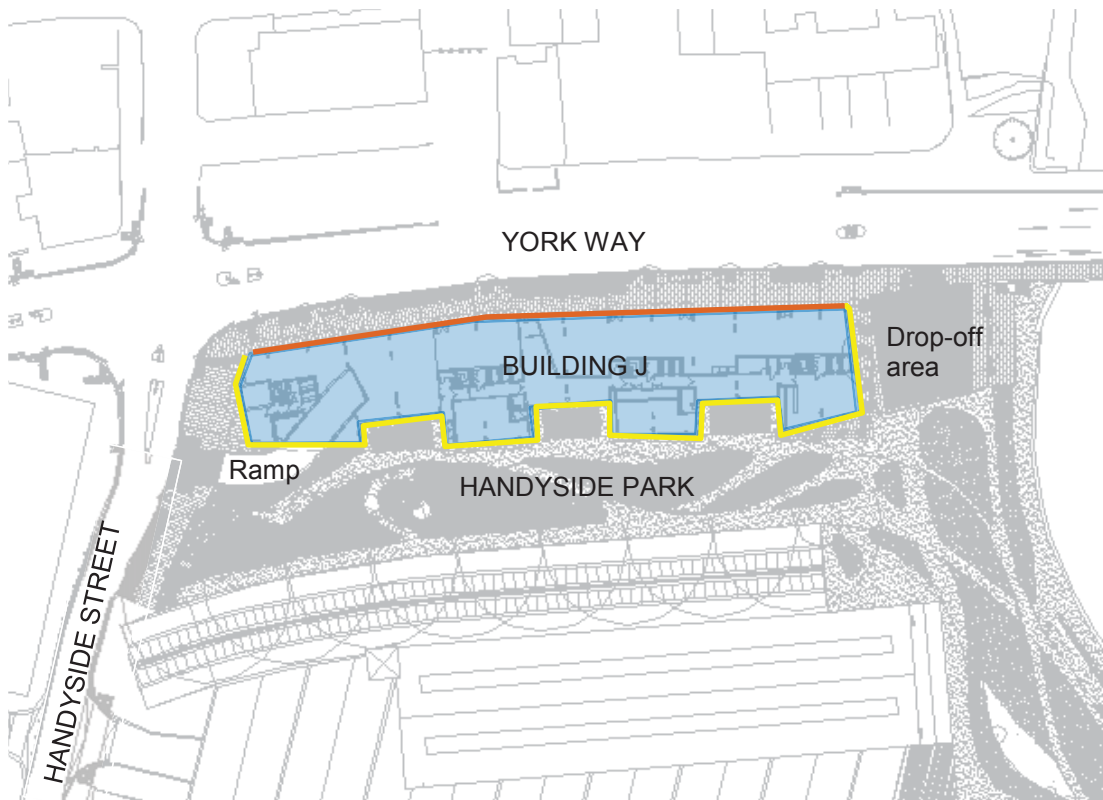
Planning Condition 5 – External Lighting

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. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

2.0 Location

J1 Arthouse is located on the corner of York Way and Handyside Street





3.0 External lighting

The original intention was that no external lighting would be provided to the York Way elevation of the building as this side of the building would be illuminated by the street lighting. However, due to the depth of the pavement in this area and the type and location of the street lighting this elevation is under illuminated, and it is therefore now proposed to include external lighting to York Way to provide safe egress and entry to the commercial units. (Shown in orange in the location sketch in Section 2.0).

Lighting has been provided to the Handyside Park elevation of the building (shown in yellow in the location sketch in Section 2.0) to provide safe egress and entry to the building and building perimeter.

Please refer to the ground floor lighting and fire alarm drawings (drawing numbers 0208848-HL-XX-00-GA-E-690-0007 and 0008 Rev T7) located in the Appendix for luminaire locations and specification.

Recessed energy efficient downlights will be provided to the underside of the first floor slab canopy (Type XD on the drawings). These luminaires will be dimmable and connected to the Handyside Park lighting control system.

Surface mounted flood lights will be fixed to the first floor slab to illuminate the ramp and drop off area. These luminaires will also be connected to the Handyside Park lighting control system.

There will be minimal light spill into the first floor apartments from the fittings as they will be mounted to the building at first floor slab level and below the first floor slab canopy and the light distribution will be downwards. The lighting control system will enable the XD fitting to be dimmed and the Type XB and XP luminaires to be turned off at user-defined hours.

A photocell mounted to the north facing elevation of the building (near the ramp) will be connected to the Handyside Park lighting control system to control external lighting. The Handyside Park lighting control system will be integrated with the site wide network enabling the lighting to be adjusted and controlled. Manual override controls will also be located in the Handyside Park plant room (in J1 Arthouse) and the Broadgate Estate security office.

4.0 Luminaire specification sheets

The type XD, XB and XP luminaire specification sheets have been included. Please note the XB and XP fittings will be mounted pointing downwards and not as shown in the picture in the specification sheets, more detailed specification requirements are detailed in the legend of the drawings in the Appendix.

PROJECT DATA

PROJECT Kings Cross Building J
 DATE 20.06.13
 REFERENCE TYPE XB
 COMMENTS

LOCAL WE-EF REPRESENTATIVE

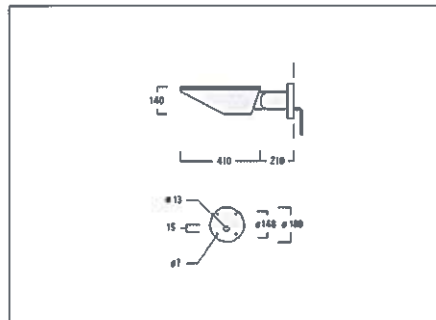
COMPANY London Post codes: SE, E & EC
 TELEPHONE 07768 766 119
 FAX 0844 880 5347
 EMAIL c.dunbar@we-ef.com

NOTE

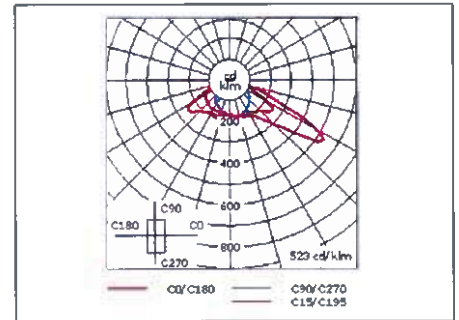
PRODUCT IMAGE



DIMENSIONS



LIGHT DISTRIBUTION



PRODUCT DESCRIPTION

DESCRIPTION 108-0417 PIA230 Wall Luminaires / Surface Mounted
 BEAM TYPE asymmetric, side throw beam
 LAMP TYPE HIT-CE 35W/c/830 G12
 LUMENS 3600
 CONTROL GEAR ECG

MAIN FEATURES

IP66, Class I, IK08. Marine-grade die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone rubber gaskets. Safety glass. Anodised aluminium reflector. +30° tilt

TECHNICAL DATA

Important Information

- Integral control gear
- Remote emergency control pack available upon request
- Adjustable elevation integral to luminaire bracket

Design Information

- Total Wattage = 48W
- LOR = 64%
- Luminaire efficacy = 75Lm/W
- Weight = 8.5kg

General

- Available in a variety of different lamp types and wattages
- Suitable for marine applications

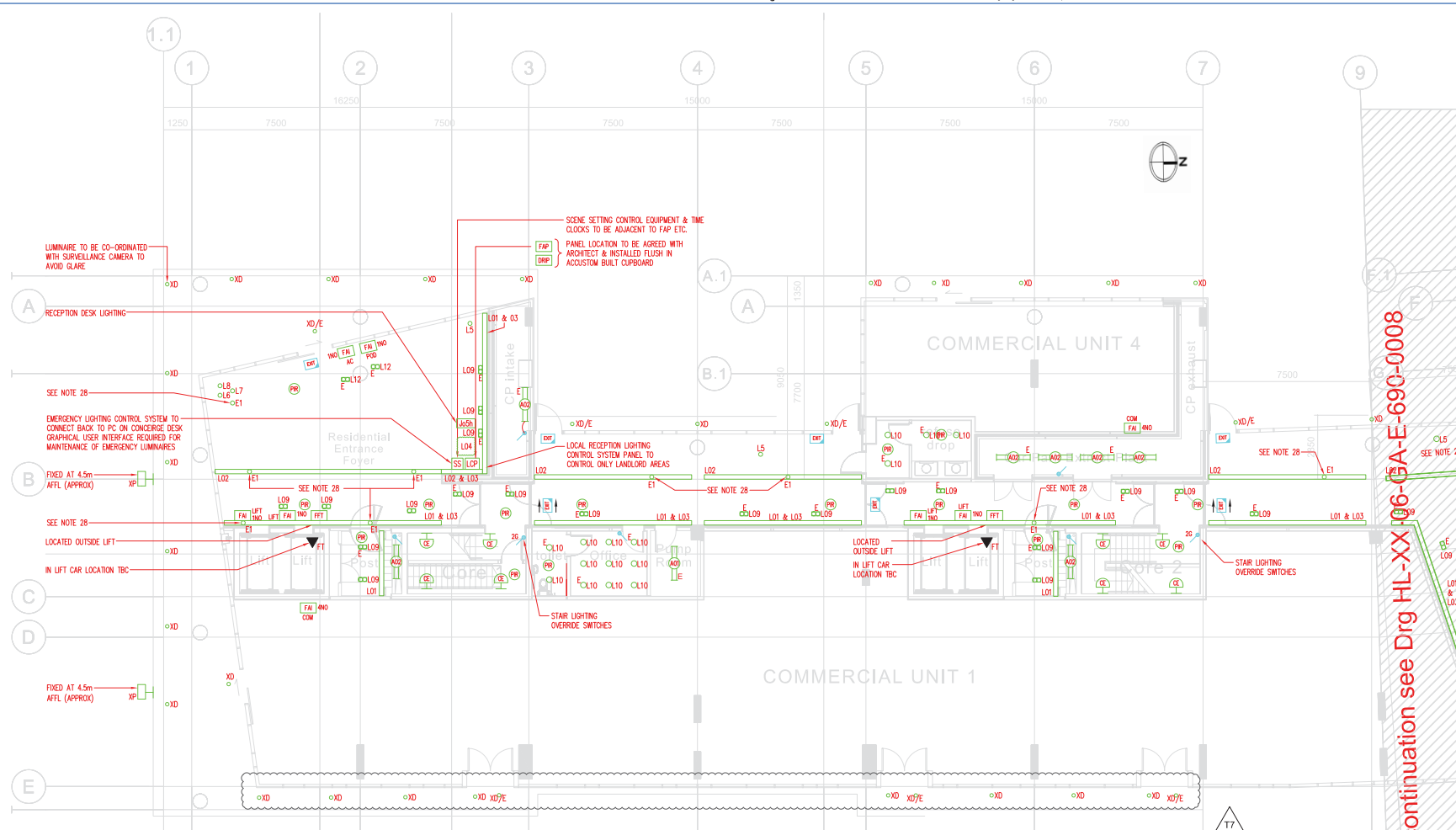


5.0 **Appendix**

Ground floor lighting and fire alarm layouts:

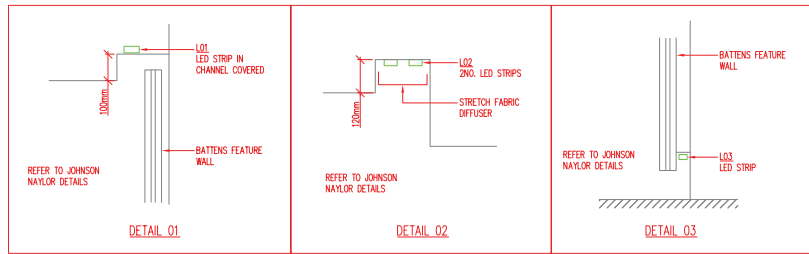
0208848-HL-XX-00-GA-E-690-0007 Rev T7

0208848-HL-XX-00-GA-E-690-0008 Rev T7



- LIGHTING LEGEND:**
- ↙ SINGLE GANG 20A SINGLE POLE SWITCH
 - ⊙ CEILING MOUNTED 360° PIR DETECTOR
 - ⊙ WALL MOUNTED 90° PIR DETECTOR
 - SS SCENE SET SWITCHES
 - WP WEATHER PROOF
 - E DENOTES EMERGENCY LUMINAIRE, C/W SELF CONTAINED (INTEGRAL) 3 HOURS EMERGENCY BATTERY KIT & AUTO TEST FUNCTIONING WITH POTENTIAL FREE CONTACT
 - PHILIP PAYNE ILLUMINATED EMERGENCY EXIT SIGNAGE LUMINAIRE, COMPLETE WITH 3HR INTEGRAL EMERGENCY BATTERY BACKUP
 - EXT AS EXT + SURFACE MOUNTED IP67 RATED EXIT SIGNAGE
 - AS EXT + WITH DIRECTIONAL ARROWS
 - AS EXT + DOUBLE SIDED WITH DIRECTIONAL ARROWS
 - AS WHITECROFT ACF DURALITE, IP65 RATED, 2x35W T5
 - AS WHITECROFT ACF DURALITE, IP65 RATED, 1x35W T5
 - AS TRILUX POLARON WALL MOUNTED CIRCULAR LUMINAIRES, 4000 K COLOUR TEMPERATURE 1x50W T16-R
 - AS PHILIP PAYNE TYKE STANDARD 3W LED WITH AUTO-TEST AND VOLT-FREE CONTACT TO CONNECT TO EMERGENCY LIGHTING SYSTEM
 - AS EDWARD RAY INTERNATIONAL LTD. FUSION FLEX 2700K WITH OPAL DIFFUSER/DALI DIMMABLE, CONTINUOUS LINEAR TWIN LED STRIP LIGHTS WITH NO DARK SPOTS MOUNTED AT TOP OF TIMBER WALL
 - AS EDWARD RAY INTERNATIONAL LTD. FUSION FLEX 2700K WITH CLEAR DIFFUSER/DALI DIMMABLE, CONTINUOUS TWIN LINEAR LED STRIP LIGHTS WITH NO DARK SPOTS MOUNTED BEHIND STRETCH FABRIC DIFFUSER, C/W NON-MAINTAINED 3W LED DOWNLIGHTS AS INDICATED ON THE LAYOUT.
 - AS L01 BUT WITH CLEAR DIFFUSER AND MOUNTED AT SKIRTING OF TIMBER WALL.
 - L04 AS SPECIFIED BY JOHNSON NAYLOR C/W 4x2W FL-T RECEPTION FEATURE PENDANT
 - L05 AS SPECIFIED BY JOHNSON NAYLOR FEATURE LUMINAIRE.
 - L06 AS SPECIFIED BY JOHNSON NAYLOR FEATURE LUMINAIRE.
 - L07 AS SPECIFIED BY JOHNSON NAYLOR FEATURE LUMINAIRE.
 - L08 AS SPECIFIED BY JOHNSON NAYLOR FEATURE LUMINAIRE.
 - CL09 AS DELTA LIGHT, MINGROD IN RED WITH TRIM, BK, 3000K CEILING RECESSED TWIN ADJUSTABLE LED DOWNLIGHTS
 - CL12 AS MODULAR LIGHTING, MONACO 24LED 900mm, ADJUSTABLE COLUMN DOWNLIGHTS, 3000K, C/W DALI DIMMABLE CONTROL GEAR AND C/W 3HRS INTERNAL BATTERY KIT.
 - L10 AS PHOTONSTAR CEILING STAR ED, MERCURY 810, 30 DEG. CEILING RECESSED LED DOWNLIGHT
 - L13 AS PHOTONSTAR CEILING STAR ED, MERCURY 810, 30 DEG. CEILING RECESSED LED DOWNLIGHT
 - L16 AS LUX LIGHT TECHNOLOGY, MONACO SLIM STRIP LED BACK TO BACK VERTICALLY WITHIN TOTAL, 9W, 12V, 3300K
 - AS WHITECROFT G-LINE SURFACE MOUNTED BULKHEAD TYPE LUMINAIRE, 1X28W 20 T5.
 - AS WHITECROFT ESPRIT RECESSED CIRCULAR DOWNLIGHT 1X28W TC-D.
 - AS WE EF DCC220, LED 12/24W, 3000K, WIDE BEAM, RECESSED IP66 DOWNLIGHT, COMPLETE WITH DALI DIMMABLE CONTROL GEAR.
 - AS WHITECROFT CENTURION 350, WALL MOUNTED EXTERNAL LUMINAIRE.
 - WALL MOUNTED PHOTO CELL FOR EXTERNAL LIGHTING CONTROL.
 - LCP LOCAL RECEPTION LIGHTING CONTROL SYSTEM PANEL
 - AS WE-EF PIA230(S), 1X35W COM-T, 3000K, IP66 WALL MOUNTED FLOOD LIGHT WITH SIDEWAYS ASYMMETRICAL BEAM DISTRIBUTION COMPLETE WITH INTEGRAL ELECTRONIC CONTROL GEAR
 - AS WE-EF PIA230(A), 1X35W COM-T, 3000K, IP66 WALL MOUNTED FLOOD LIGHT WITH FORWARD ASYMMETRICAL BEAM DISTRIBUTION COMPLETE WITH INTEGRAL ELECTRONIC CONTROL GEAR
- FIRE ALARM LEGEND:**
- ⊙ ANALOGUE ADDRESSABLE FIRE ALARM MANUAL BREAK GLASS UNIT
 - ⊙ ANALOGUE ADDRESSABLE FIRE ALARM SMOKE DETECTOR
 - SD - DENOTES SMOKE DETECTOR
 - HD - DENOTES HEAT DETECTOR
 - CO - CARBON MONOXIDE DETECTOR
 - ADW - CONNECTED TO ADV SMOKE VENT SYSTEM
 - CP - CONNECTED TO CAR PARK SMOKE VENT SYSTEM
 - 230V XX XX 230V FIRE DETECTOR C/W COMBINED SOUNDER AND INTEGRATED BACK-UP BATTERY
 - SD - DENOTES SMOKE DETECTOR
 - HD - DENOTES HEAT DETECTOR
 - ANALOGUE ADDRESSABLE ELECTRONIC SOUNDER
 - ANALOGUE ADDRESSABLE FLASHING BEACON
 - NETWORKED FIRE ALARM PANEL
 - NETWORKED FIRE ALARM REPEATER PANEL
 - XXX GEN- DENOTES GENERATOR CONTROL PANEL
 - AC - DENOTES ACCESS CONTROL
 - COM - DENOTES COMMERCIAL UNIT
 - NOCC - DENOTES MOTOR CONTROL CENTRE
 - FD - DENOTES MOTORISED FIRE DAMPER
 - NUM - DENOTES NUMBER OF INTERFACES
 - DISP DISABLED REFUGE INTERCOM PANEL
 - DRP DISABLED REFUGE INTERCOM
 - FT FIRE FIGHTING TELEPHONE IN LIFT CAR
 - FTT FIRE FIGHTING TELEPHONE MAIN HANDBOX

Continuation see Dwg HL-XX-06-15A-E-690-0008



- NOTES - Continued**
25. PIR locations to be co-ordinated with architect, interior designer and lighting control manufacturer. Lighting control strategy to comply with CFSH requirements.
 26. Linear LED strip to be made to measure. To be measured on site, and installed for continuous appearance with no dark spots.
 27. All luminaires to be provided with all fittings/accessories for a complete lighting installation.
 28. Non-maintained 3W emergency LED spotlight to be mounted in coffer detail with LED strips in locations shown on drawings. Co-ordinate with LED strip manufacturer and interior designer.
 29. Luminaire types XB, XD & XP to be fed from the new Handyside Park (HSP) lighting control panel located in the new HSP plant room.
 30. Co-ordinate external lighting with 'CONTROL LIGHTING'.
 31. Type XB, XD & XP to be on separate lighting control channels.
 32. Photocell to be connected to a North facing wall. Photocell to be as specified by 'CONTROL LIGHTING' (Contact: Ray Dolby - Tel: 01865 877 958). Cable to be 1x Link Power - Beldson 8471 Twisted pair 1.5mm Echelon link power cable.

Revisions	Drawn & Checked	Disc'd by	Date
17 REVISED CANOPY LIGHTING TO COMMERCIAL UNITS TO SUIT ARGENT REQUIREMENTS	GM	DOC	OCT 19
16 REVISED CANOPY LIGHTING TO SUIT SPERS & MAJOR SCHEME DESIGN AND ARGENT REQUIREMENTS	POK	MAH	JUN 13
15 REVISED IN LINE WITH CRF 02	POK	MAH	FEB 13
14 REVISED IN LINE WITH CRF 021	POK	MAH	JAN 13
13 CRF02 UPDATE - FOR COMMENT	POK	MAH	SEP 12
12 TENDER ISSUE	FRB	POK	AUG 11
11 TENDER ISSUE	DF	DOC	MAY 11

- NOTES:**
1. The drawing does not necessarily show all the information needed to interpret the design intent or the construction details.
 2. The drawing contains information from more than one source and must be read in conjunction with all relevant specifications.
 3. Any apparent drafting errors and differences between other drawings and specifications shall be brought to our attention.
 4. All electrical installation shall conform to the latest edition of the wiring regulations BS 7671.
 5. General lighting levels should be in accordance with CIBSE codes for interior and exterior lighting BS EN 12464-1 & secure by design requirements.
 6. Final design of all lighting in all areas including colours and finishes of luminaires, switches and other accessories to be agreed with the interior designer, Architect and lighting designers.
 7. 50% of basement lighting to be on 24/7 and 50% to turn on on presence detector activation.
 8. External & security lighting to be controlled via photocell daylight sensors & connected to the lighting control system.
 9. Ground floor OMU entrance and OMU corridors to be controlled via a local lighting control system, scenes to be agreed with Architect & Engineer. Ground floor and OMU luminaires to include DALI dimmable control gear.
 10. General emergency lighting and exit signs in landlord areas to be maintained type, integrated into the general lighting scheme. Emergency lighting to be backed by a 3hrs integral battery pack and connect to the emergency lighting self test system.
 11. Number and locations of exit signs to be agreed with Building Control and the Architect.
 12. All luminaire locations in plant rooms to be co-ordinated with the mechanical plant.
 13. The contractor is responsible for the provision of containment and proprietary brackets, as necessary, to provide walkway and plant area lighting for the complete roof lighting systems.
 14. Luminaires on roof to be mounted at 800mm AFFL.
 15. Layouts to be read in conjunction with the fire alarm schematic drawings.
 16. Apartments to be designed to Category L3D Grade D.
 17. All fire alarm cabling (except power supplies and network cabling) to be red soft skinned and PH120 specification.
 18. Fully co-ordinate quantities and locations of fire alarm interface units with specialist, electrical and mechanical contractors.
 19. Fire alarm panel and fire alarm repeater panels to be recessed in the Block A and D entrance lobbies, respectively. Locations and installation to be co-ordinated with the Architect.
 20. Lifts to automatically be sent to ground in the event of a full fire signal.
 21. Quantities of smoke ventilation detectors indicative only. Quantities subject to smoke ventilation specialist's final design.
 22. All outdoor equipment to be weatherproof (IP55 rated)
 23. Fire alarm devices on roof to be mounted on pooks.
 24. Type XD luminaires to be provided with a remote 3 hour emergency battery pack. Battery packs to be accessible.

CDM Pre-Construction Information
 The following information is provided in pursuance of Regulations 11 (6) of the CDM Regulations 2007:

Architect
 WEEDON PARTNERSHIP
 QUADRANT COURT
 47-48 CALTHORPE ROAD
 EDGBASTON
 BIRMINGHAM B15 1TH

Client
 KIER BUILD

Project Title	KINGS CROSS CENTRAL BUILDING J		
Drawing Title	ELECTRICAL SERVICES GROUND FLOOR LIVING CONTROL & FIRE ALARM LAYOUT SHEET 1 OF 2		
Project No	0208848	Drawn & Checked by	DF
Date	May 2011	Scale	1:100 @ A1
Issued Office	LONDON	Number	0007
Revision No	0208848	HL XX	00 GA E 690

CRF 02

HOARE LEA

www.hoarelea.com

BIRMINGHAM
BRISTOL
CARDIFF
DUBLIN
LONDON
MANCHESTER
OXFORD
PLYMOUTH
POOLE

Project No	0208848	Drawn & Checked by	DF	Reviewed by	DOC
Date	May 2011	Scale	1:100 @ A1	Issued Office	LONDON
Revision No	0208848	HL XX	00 GA E 690	Number	0007

