

One Bedford Avenue

With reference to Application No. 2014/6843/P

Discharge of Planning Condition 18

May 2016



Bennetts Associates
Architects

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EXECUTIVE SUMMARY

The One Bedford Avenue development originally received Planning Permission on December 20 2013 with the Application Reference 2013/3880/P. Subsequently the following further applications have been consented:

- NMA 2014/5568/P 15th October 2014
- MMA 2014/6843/P 6th May 2015
- NMA 2015/3363/P 14th August 2015

This report summarises the proposed discharge of Planning Condition 18 in relation to external lighting.

Condition 18

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 [sic] light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy, DP24 and DP25 of the London Borough of Camden LDF Development Policies.

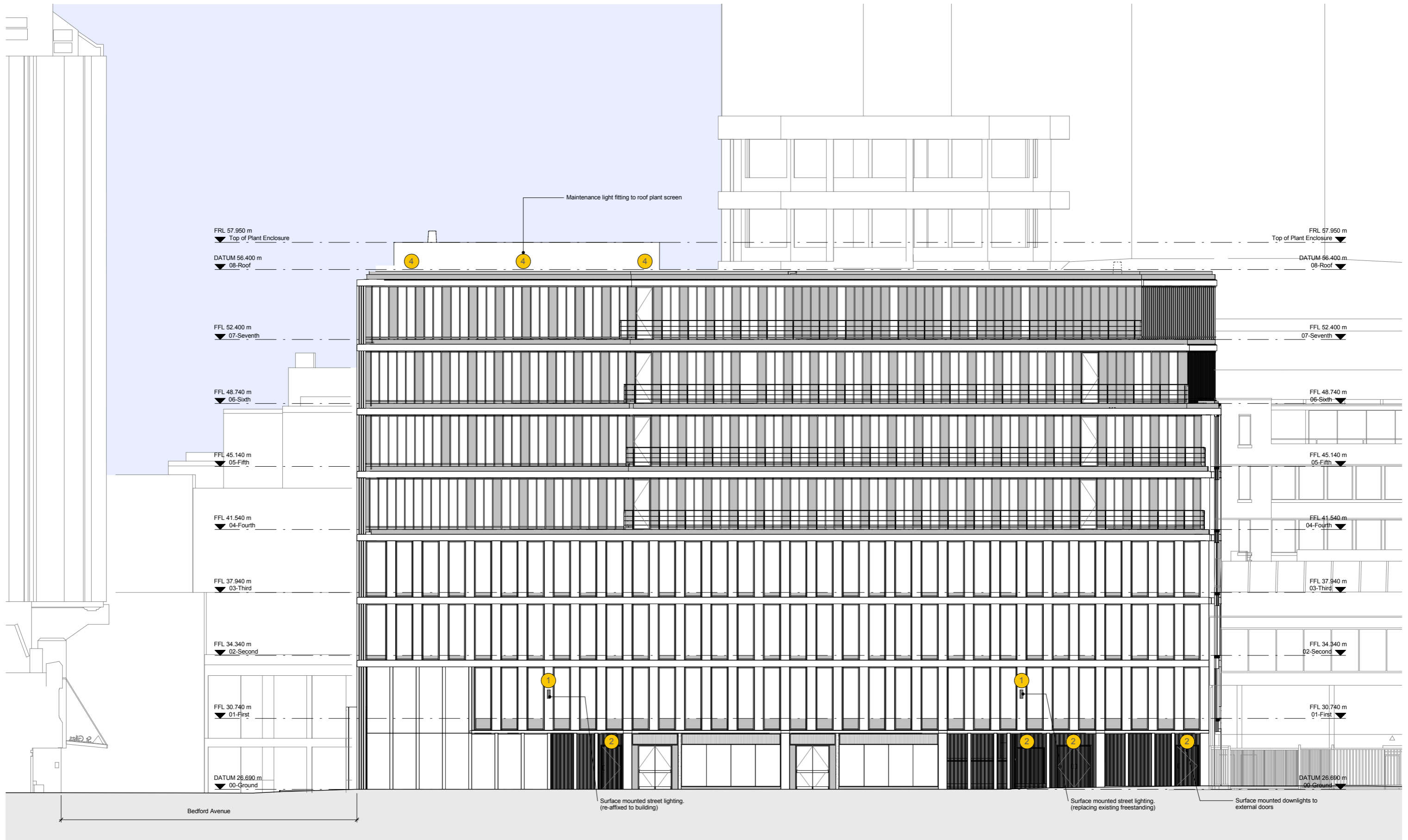
Submission

Plans, elevations and details of all external lighting have been submitted for approval.

2.0

ARCHITECTURAL DRAWINGS

Drawing No.	Rev	Drawing Title
1217_P_507	/	Planning, Morwell Street Elevation, External lighting - Condition 18
1217_P_508	/	Planning, Bedford Avenue Elevation, External lighting - Condition 18
1217_P_509	/	Planning, Tottenham Court Road Elevation. External lighting - Condition 18



Revisions	By	Chk	Revisions	By	Chk
/ 160524 Issued for discharge of planning condition 18	KC	DW			

Notes

- ① Light fitting type 1 - Wall mounted street light (London borough of Camden)
- ② Light fitting type 2 - Downlight to external door surface fixed to underside of cladding
- ③ Light fitting type 3 - Recessed downlights to reception portal
- ④ Light fitting type 4 - Maintenance lighting to roof plant screen

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Morwell Street Elevation
 External lighting - Condition 18

Drawing Number
 1217_P_507

Scale @ A3
 1 : 200

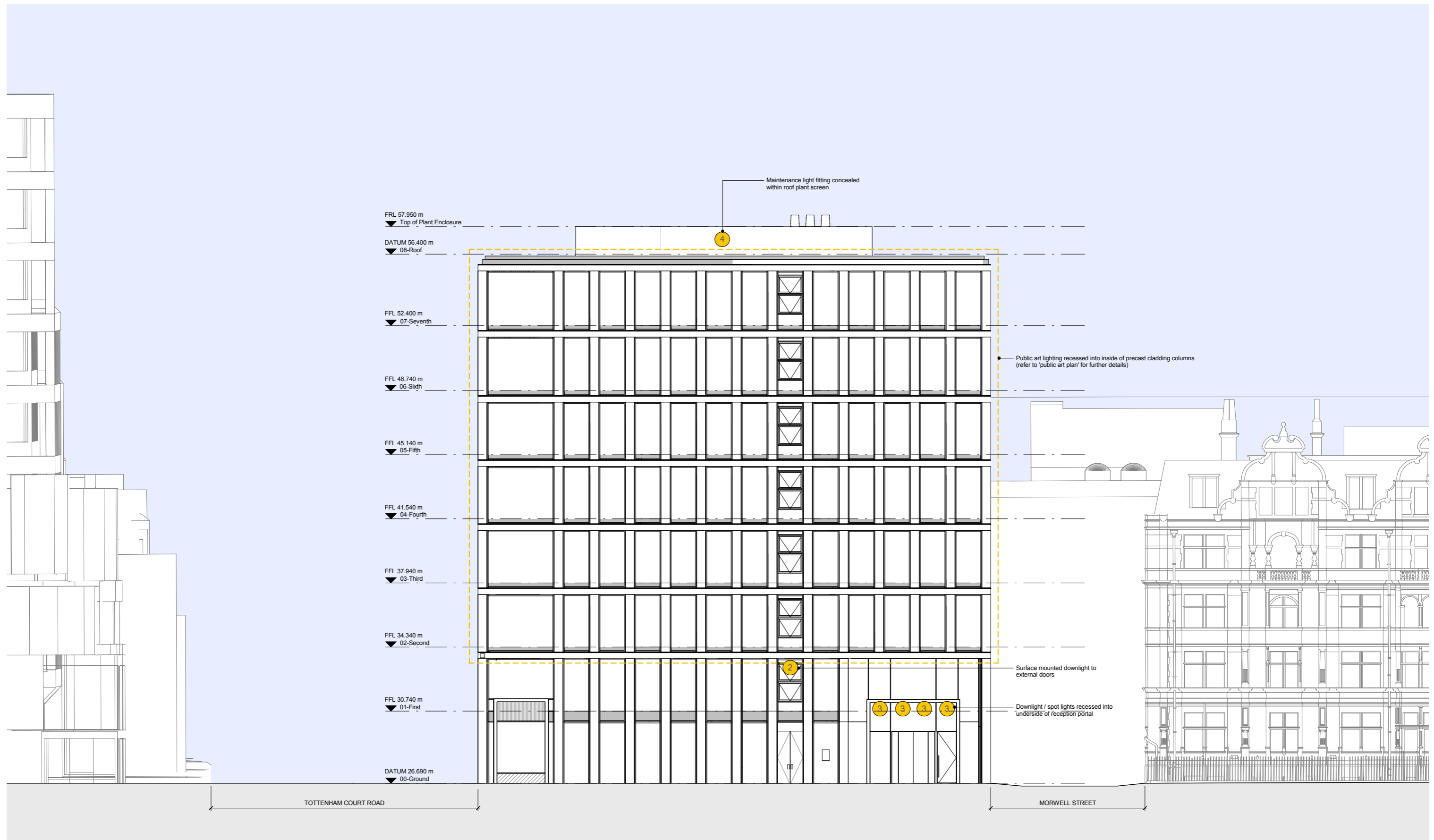
Scale @ A1
 1 : 100

Project No. 1217

Revision
 /

Revision Date
 160524

YY MM DD



Revisions	By	Chk	Revisions
/ 160524 Issued for discharge of planning condition 18	KC	DW	

By Chk

Notes

- 1 Light fitting type 1 - Wall mounted street light (London borough of Camden)
- 2 Light fitting type 2 - Downlight to external door surface fixed to underside of cladding
- 3 Light fitting type 3 - Recessed downlights to reception portal
- 4 Light fitting type 4 - Maintenance lighting to roof plant screen

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title
 Planning
 Bedford Avenue Elevation
 External lighting - Condition 18

Drawing Number
 1217_P_508

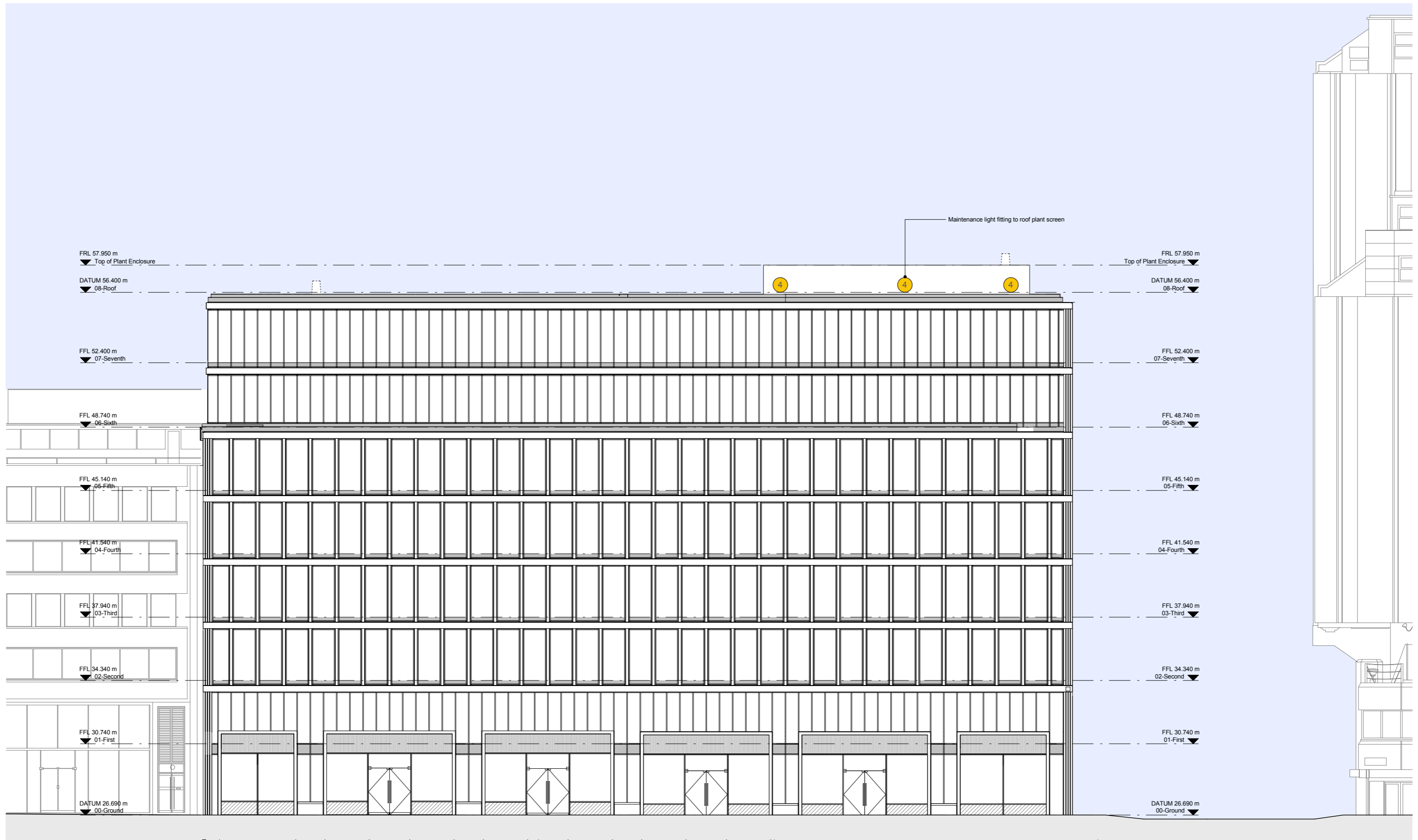
Revision
 /

Scale @ A3
 1 : 200

Scale @ A1
 1 : 100

Revision Date
 160524

YY MM DD



FRL 57.950 m
▼ Top of Plant Enclosure

DATUM 56.400 m
▼ 08-Roof

FFL 52.400 m
▼ 07-Seventh

FFL 48.740 m
▼ 06-Sixth

FFL 45.140 m
▼ 05-Fifth

FFL 41.540 m
▼ 04-Fourth

FFL 37.940 m
▼ 03-Third

FFL 34.340 m
▼ 02-Second

FFL 30.740 m
▼ 01-First

DATUM 26.690 m
▼ 00-Ground

FRL 57.950 m
▼ Top of Plant Enclosure

DATUM 56.400 m
▼ 08-Roof

FFL 52.400 m
▼ 07-Seventh

FFL 48.740 m
▼ 06-Sixth

FFL 45.140 m
▼ 05-Fifth

FFL 41.540 m
▼ 04-Fourth

FFL 37.940 m
▼ 03-Third

FFL 34.340 m
▼ 02-Second

FFL 30.740 m
▼ 01-First

DATUM 26.690 m
▼ 00-Ground

Maintenance light fitting to roof plant screen

Revisions	By	Chk	Revisions
/ 160524 Issued for discharge of planning condition 18	KC	DW	

By	Chk	Notes

- ① Light fitting type 1 - Wall mounted street light (London borough of Camden)
- ② Light fitting type 2 - Downlight to external door surface fixed to underside of cladding
- ③ Light fitting type 3 - Recessed downlights to reception portal
- ④ Light fitting type 4 - Maintenance lighting to roof plant screen

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Tottenham Court Road Elevation
 External lighting - Condition 18

Drawing Number
 1217_P_509

Scale @ A3
 1 : 200

Scale @ A1
 1 : 100

Project No. 1217

Revision
 /

Revision Date
 160524

YY MM DD

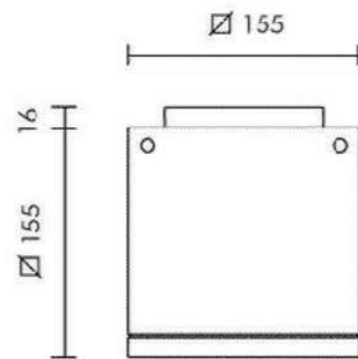
LIGHT FITTING SPECIFICATIONS

- 1 Light fitting type 1 - Wall mounted light fitting (London Borough of Camden)
- 2 Light fitting type 2 - Downlight to external doors.
- 3 Light fitting type 3 - Recessed downlights to reception portal
- 4 Light fitting type 4 - maintenance lighting to roof plant screen

1 Light fitting type 1 - 2no. Wall mounted street downlights

Street lighting to be specified, supplied and installed by London borough of Camden. Payment has been made to Camden for these works in June 2015.

2 Light fitting type 2 - 5no. soffit mounted downlights to external ground floor doors.



Description

External IP65 architectural soffit mounted LED luminaire down light with remote 3hr non-maintained battery pack

Location

Mounted to underside of cladding above external doors

Manufacturer

Simes

Model reference

Loft ceiling

Type

LED

Dimensions

155x155x155mm (lxwd)

Colour kelvin

4000k

Finish / colour

RAL 7043 (dark grey) to match cladding

Wattage

16W

Emergency

Remote

3 Light fitting type 3 - 4no. Recessed downlights to reception portal



Description

Recessed ceiling mounted luminaire designed for areas with long operating hours. LED life upto 50,000 hours (L70) IP65

Location

To soffit of reception entrance portal

Manufacturer

Advanced lighting technologies

Model reference

Detail mini

Type

LED

Dimensions

76x105mm (diaxd)

Colour kelvin

3000K

Finish / colour

Bronze anodised to match reception entrance portal (note the image is the white version, as the project finish is custom)

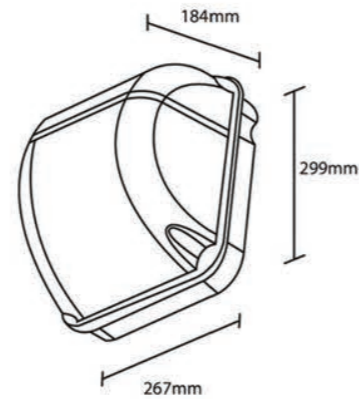
Wattage

13W

Emergency

N/A

4 Light fitting type 4 - Roof plant areas for maintenance access only



Description

IP65 corrosion and vandal resistant luminaire. Die cast aluminium housing, finished in epoxy powder coated finish. Fitted with a UV stabilised impact resistant diffuser, aluminium reflector and integral gear tray.

Location

Within roof plant enclosure

Manufacturer

Advanced lighting technologies

Model reference

Portal

Type

LED

Dimensions

267x299x184mm (lxwxh)

Colour kelvin

4000K

Finish / colour

Black

Wattage

42W

Emergency

Integral

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