

## King's Cross Gas Holders Triplets

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Date: 03/11/2016

To: Camden Regeneration and Planning Development Management

Application Ref: **2014/6386/P**

Regarding: King's Cross Gas Holders Triplets

Kings Cross Central  
Gas Holder Triplets  
York Way  
N1C

Report prepared by: Jeffrey Lee

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### **Submission for Conditions 1 External lighting (part condition) & 6 Secure Cycle Storage (part condition)**

This document forms the formal response to the remaining release of Conditions 1 & 6 of the Approval of Reserved Matters Granted on 22/12/2014 for the Gas Holder Triplets, a residential led development contained within relocated and re-erected Grade II listed guide frames and including associated public realm. The Gas Holder Triplets are to be located in Development Zone N within the northern area of the mixed use King's Cross Central (KXC) development scheme granted outline planning permission in December 2006 (Ref: 2004/2307/P – the 'Outline Planning Permission').

The condition reads as follows:

- 1. 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.*

*Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area, to protect residential amenity and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.*

- 6. Before the relevant part of the development commences, details of secure cycle storage area for 174 residential cycles and 22 commercial cycle spaces shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.*

*Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.*

Please note, part condition approvals for 1 & 6, details for external lighting within Gasholder Gardens and secure cycle storage for the 22 commercial cycle spaces has been submitted and approved application reference 2016/3522/P on 9<sup>th</sup> of August 2016.

The following pages are in support of the remaining parts to discharge Conditions 1 and 6 in full.

**CONDITION 1:**

The following pages are in support of the remaining parts to discharge Conditions 1 including:

- Design intent at planning and lighting mock up comparison of Gasholder Frame lighting.
- Details of lighting mock up of Gasholder Frame lighting.
- Details of fixture type XA
- Details of fixture type XC
- Illustrations to show intent to eliminate light trespass into apartments

## Gasholder Triplets/Mock-up



Design intent sketch visual



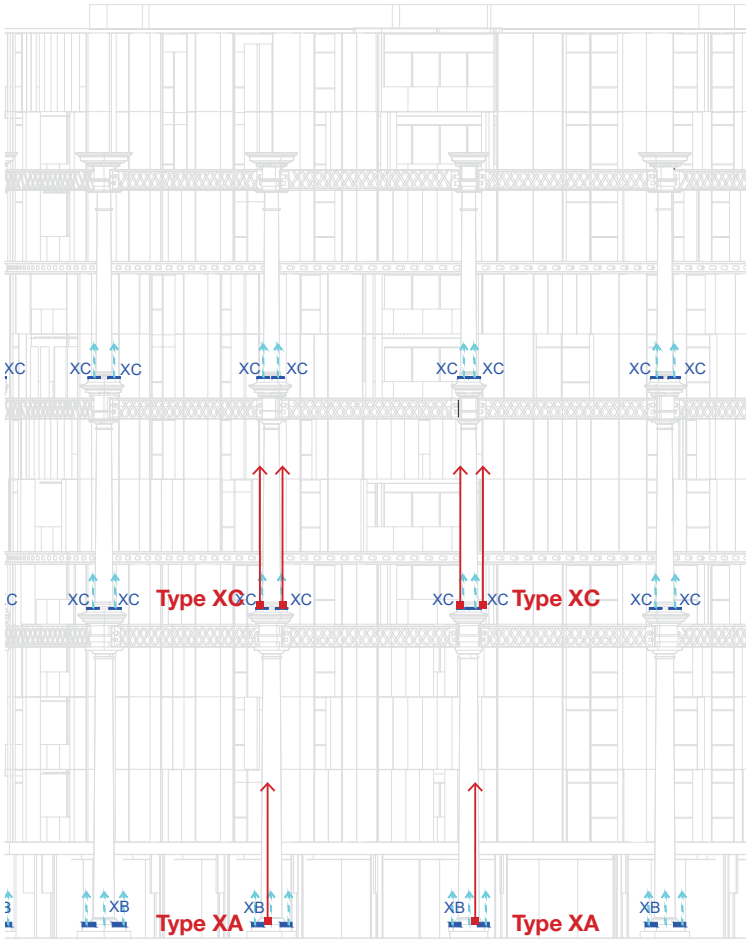
Lighting mock-up on site on 11/05/2016

# Gasholder Triplets/Mock-up

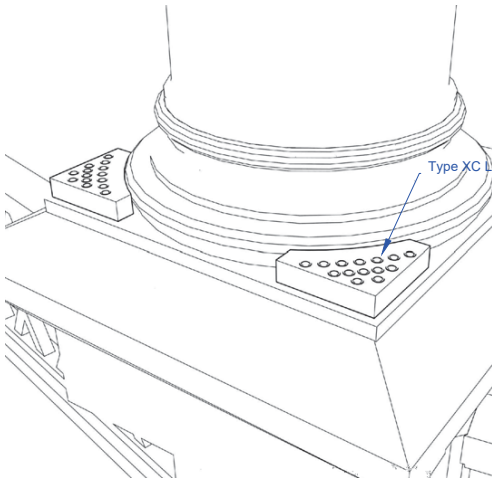
## Mock-up set up



Mock-up location and fixtures



Mock-up location and fixtures

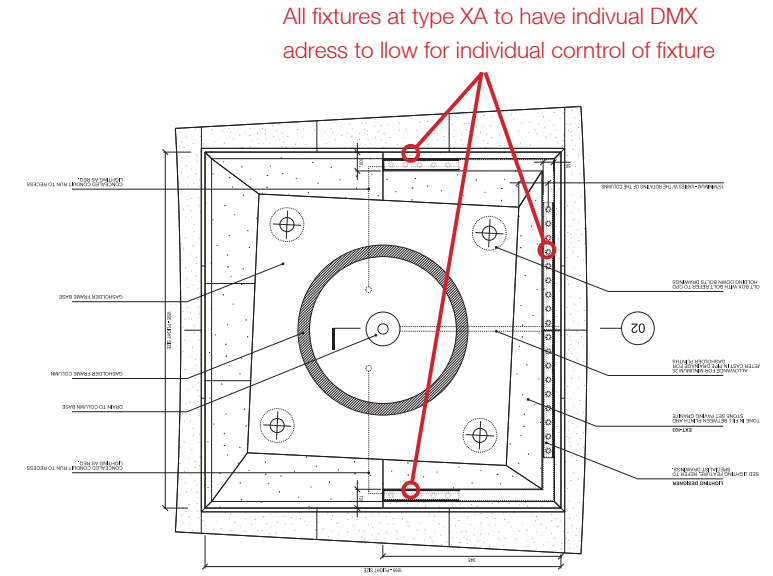


Type XC



Type XA

# Gasholder Triplets/Mock-up Type XA

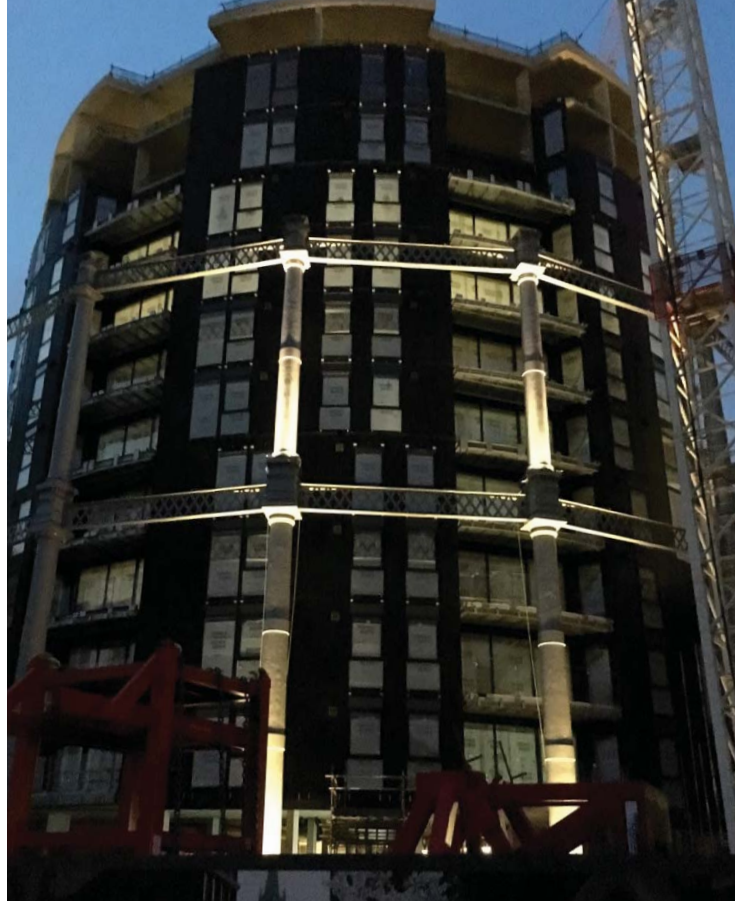


Mock-Up conclusion for type XA, up light fixtures integrated in the plinth of the column:

- Fixture to have 5 degree tilt towards column
- All fixtures to have individual DMX addresses to allow to dim lights individually
- Location of fixtures as per current WEA layout

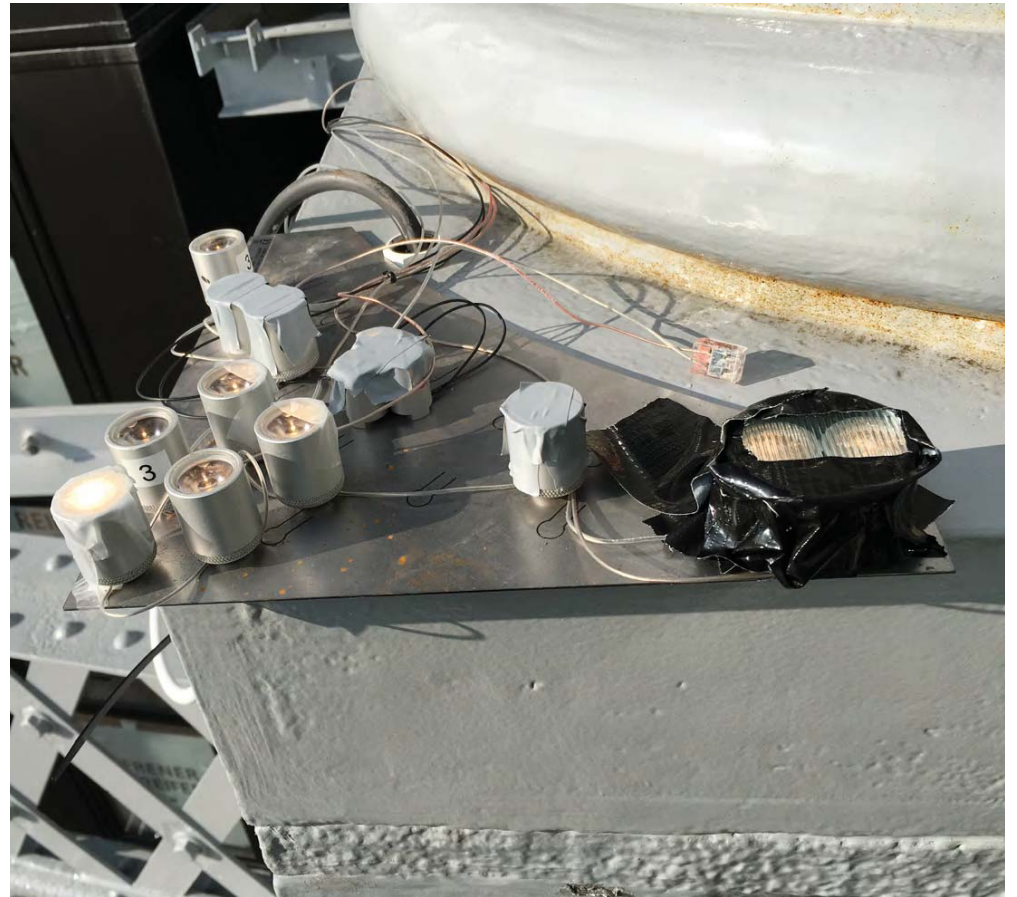
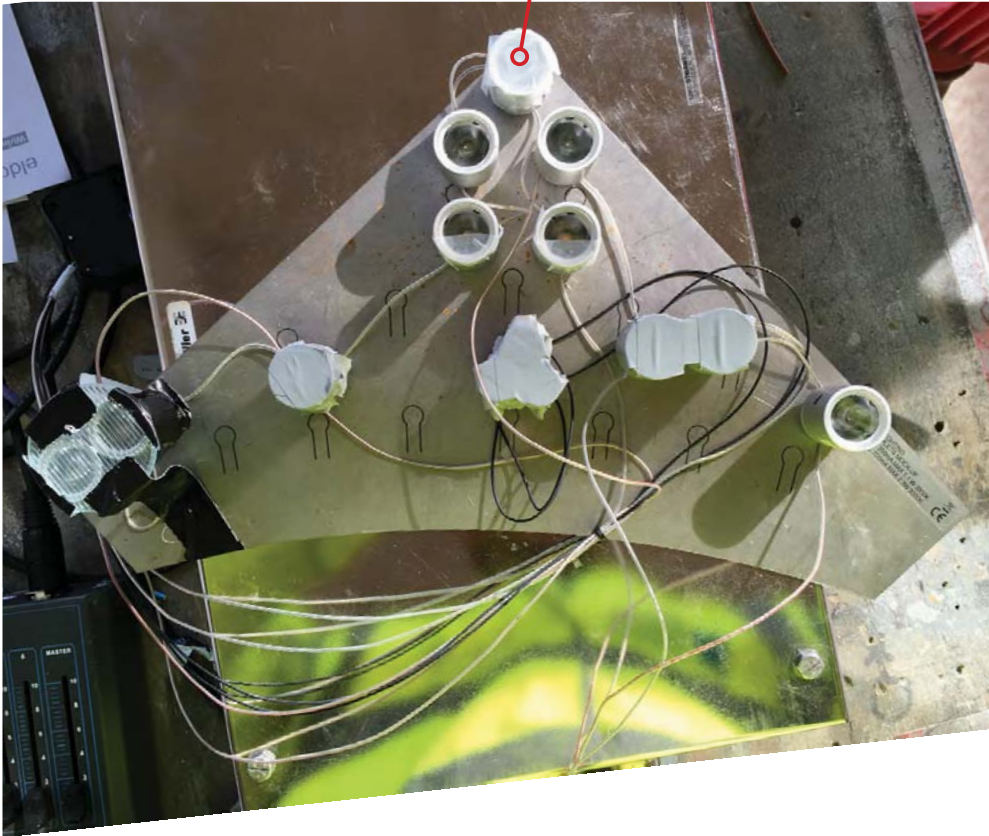


**Gasholder Triplets/Mock-up  
Type XC**

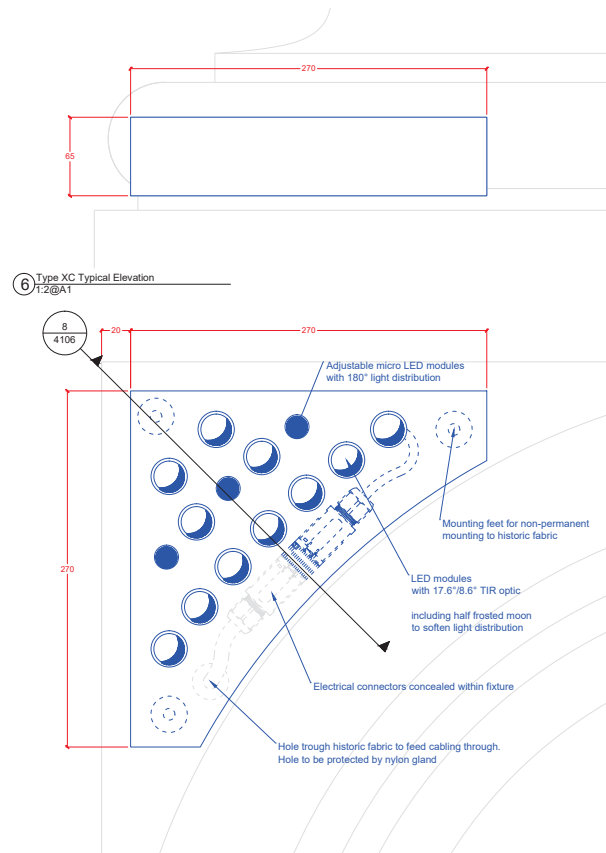


## Gasholder Triplets/Mock-up Type XC Prototype

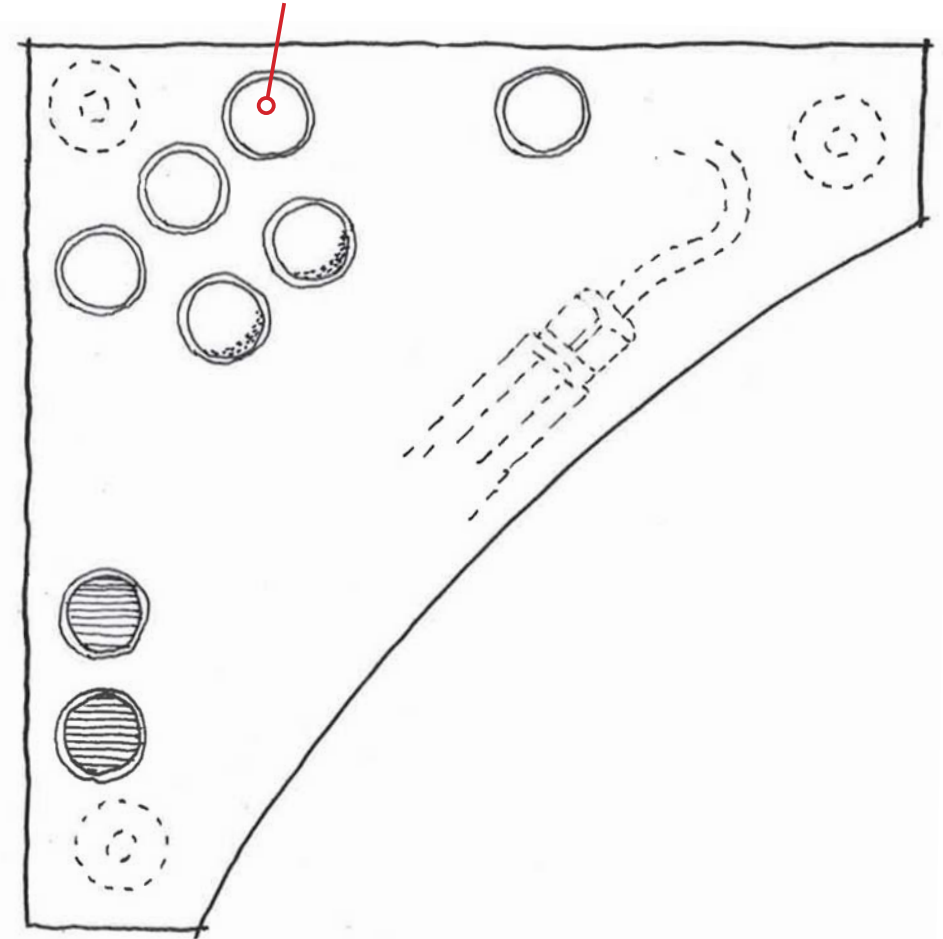
All fixtures at type XA to have individual DMX  
address to allow for individual control of fixture



# Gasholder Triplets/Mock-up Type XC

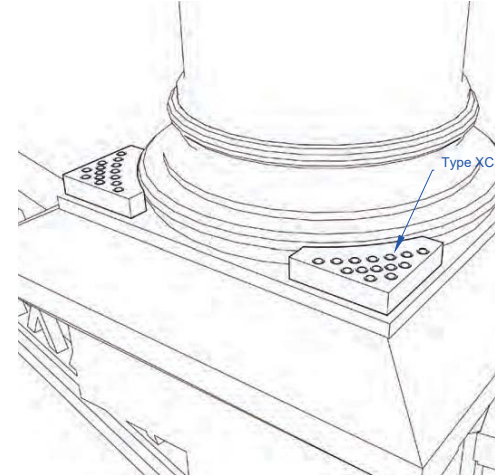


All fixtures at type XC to have individual DMX address to allow for individual control of fixture



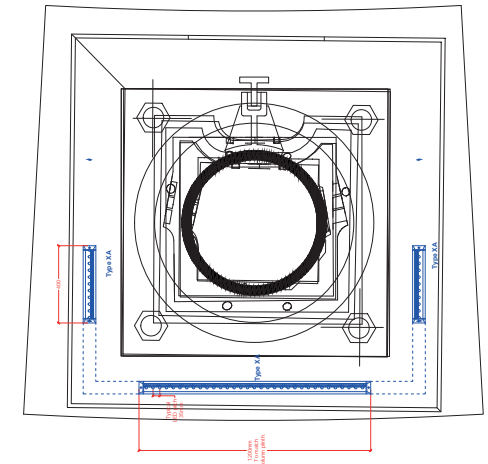
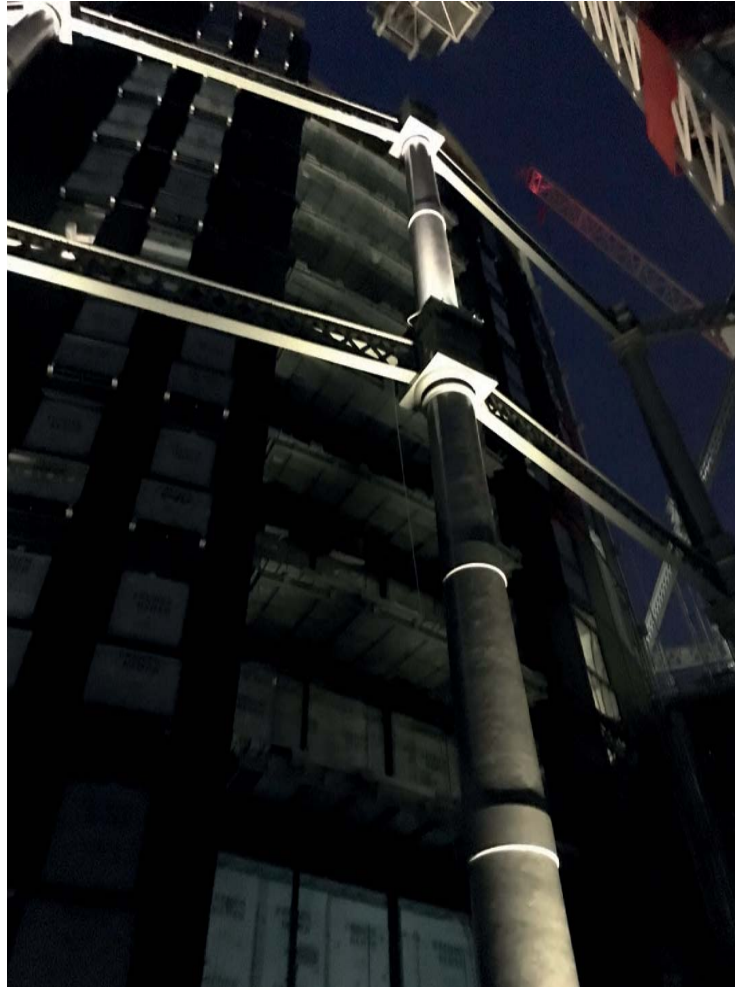


## Gasholder Triplets/Mock-up Colour consistency



The colour of the fixtures is to be RAL 7040 to match approved colour of the original Gasholder frame as per release of Condition 54c restoration method.

## Gasholder Triplets/Mock-up Light trespass Into Apartments



The design and control of fixtures is to limit the trespass of light into the apartments. As illustrated in the images of the on site mock up where the configuration of the fixtures were tested at the column **base** with the intention to limit light pollution.

## Gasholder Triplets/Mock-up Light trespass Into Apartments



The design and control of fixtures is to limit the trespass of light into apartments. As illustrated in the images of the on site mock up where the configuration of the fixtures were tested at the column **capital** with the intention to limit light pollution.

## **CONDITION 6:**

There are two cycle storage rooms for residents: rooms B.17 & B.33. In room B.17 there are 56 spaces of the Josta style bike storage and 44 spaces of the Sheffield style bike storage. In room B.33 there are 52 spaces of the Josta style bike storage and 28 spaces of the Sheffield style bike storage. Between the two rooms there is a total of 180 spaces. See following basement plans for location.

The specification of the two types is as follows:

### **Type EXT-301A Cycle Racks**

Cycle racks.

- a) Manufacturer: Broxap or acceptable equivalent.
- b) Reference: Sheffield Cycle Stand BXMW/ GS/ Sheffield-Stand, base plate fixing to concrete slab.
- i) Material: Stainless steel 1.4401 (Grade 316).

### **Type EXT-301B Cycle Racks**

Cycle racks.

- a) Manufacturer: Cycle-Works or acceptable equivalent.
- b) Reference: Josta style.



## Sheffield Cycle Stand

### BXMW/GS/Sheffield-Stand

Last year alone Broxap provided over 35,600 cycle parking spaces using the Sheffield Cycle Stand, and it continues to be our most popular cycle stand.

#### Features:

- Simple and easy to install
- Stands are available in senior and junior sizes
- Senior stands are 800mm high
- Junior stands are 600mm
- Both senior and junior cycle stands are 715mm in width

#### Finishes Available:

- Galvanised to BS EN ISO 1461:2009
- Galvanised to BS EN ISO 1461:2009 & Polyester Powder Coated
- Stainless Steel Grade 304
- Stainless Steel Grade 316
- Duracast™ Polyurethane version (a long lasting environmentally friendly material that is rust proof and can also be painted to a range of colours)



Broxap Ltd., Rowhurst Industrial Estate, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 6BD

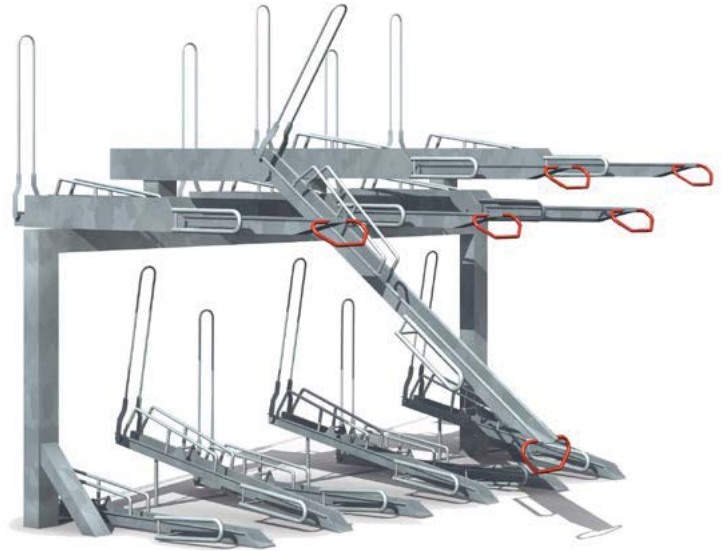
All dimensions are in millimeters, weights in kilograms and capacities in litres, are approximate and do not form any part of the contract. All prices are guide prices only and should be used for estimating purposes only. Broxap Limited reserve the right to change the design, specification or price of any item sold at any time. All prices exclude VAT and delivery.



# cycle-works

The Cycle Storage Specialists

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## Product Specification

### Josta 2-tier High Capacity Rack

#### Description

The 2-tier racks are designed to get the maximum number of bikes into a limited space, in a safe, easy to use way. There are many unique features of the Josta racks, including the low, easy to use handles, the clever, patented way the bikes are held on the racks, and the general ease of use. They are also designed for a long, tough life of constant heavy use, with low maintenance. However, the most important factor is always Safety, and the Josta racks are very safe to use. This is a particularly important feature for heavy bikes.

#### Features

- Double the capacity of bicycle storage spaces
- Easy and safe to use
- Space efficient
- Flexible and adaptable
- Neat and organised
- Individual racking – one bike per space
- Low maintenance
- Patented gripping system holds bike securely
- Maximises cycle parking spaces
- BREEAM compliant
- Framework can be coloured in any standard RAL colour

#### Construction

This Rack is made from pre-galvanised and mild steel, the framework can be powder-coated in any RAL colour.

#### Dimensions

- A minimum headroom of 2600mm is required for maximum capacity.
- 300mm to any adjoining side wall.
- Minimum of 400mm centres (450mm recommended).
- Allow 2000mm for the rack itself, plus a minimum of 1700mm in front for access.
- The racks can also be installed from a central spine. For this option, please leave 2000mm for access on both sides. The 2-sided unit is then 3100mm wide.
- Racks can also be installed at a 45 or 55 degree angle to minimise space.

#### Optional (£POA)

- Duisburg legs (legs for concrete floor)
- Powder coated framework

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## Product Gallery



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