

Monmouth Planning Ltd

135 Finchley Road
London
NW3 6JH

Lighting Strategy

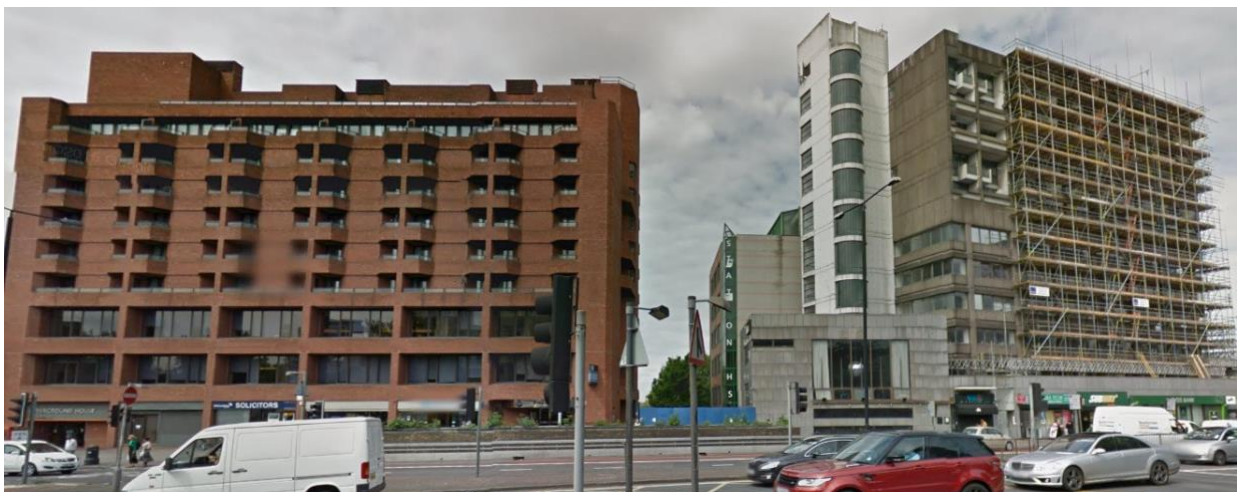
Retention of lighting fixed behind the aluminium perforated screen façade to the
existing front and side elevations

1. Introduction

- 1.1 This lighting statement has been prepared on behalf of the applicant Finchley Road Limited, in support of the planning application submitted via the planning portal for the retention of the light strips installed behind the aluminium perforated cladding fixed to the existing front and side elevations of the building at 135 Finchley Road.
- 1.2 This stagey provides details of the proposals and the likely impact upon local amenity in terms of light spill
- 1.3 This statement should be read in conjunction with the drawings and the planning design and access statement submitted with this application package.

2. Site and Local Area Description

- 2.1 135 Finchley Road was formerly used as a nightclub. The premises have now been taken over by the applicant and used for restaurant (Class A3) purposes. The property is located opposite a major junction on Finchley Road (the A41) adjacent to Swiss Cottage underground station.



Photograph 1 Site photo 135 Finchley Road – Prior to the installation of the perforated aluminium cladding



Photograph 2 – 135 Finchley Road –Perforated Aluminium cladding installed



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MAP 1 - Location plan of 135 Finchley Road

- 2.3 The building was built in the 1960's as part of the Centre Heights development, a large mixed-use scheme with buildings of 1, 2 and 11 storeys in height fronting on to Finchley Road. The application building comprises the two-storey element which has recently been partially clad with perforated aluminium panels to both the front and side elevations facing Finchley Road and Swiss Cottage underground station. The 11-storey tower (Centre Heights) is currently being refurbished for residential use. We have reviewed the approved plans and can confirm that none of the living accommodation will be impacted upon by this proposal as none of the rear facades of the application site will be illuminated.
- 2.4 Adjacent to the site is 125-131 Finchley Road which is a mixed-use building comprising commercial uses at basement, ground and first and second floors with residential use at 3rd to 9th floor level. None of the residential units within this property have bedroom or living room windows facing directly onto the application site. The side windows facing the application premises serve the communal areas, stairwells and the lobby areas to the residential block.
- 2.5 To the rear of the application is Mount View Lodge a residential block which does not have any bedroom or living room windows facing directly onto the application site and furthermore none of the illuminated facades face onto this residential block.
- 2.6 The application property is not listed and is not located within a Conservation Area.
- 2.7 The local area is rather plain, and the existing surrounding buildings are not considered to enhance or contribute to the character and appearance of the local area. In the immediate vicinity of the application site, the character is derived from the activity generated by the retail and commercial uses that front on to Finchley Road. At upper floor level the appearance of this part of Finchley Road is dominated by large high rise monolithic buildings which have an imposing appearance upon the application site (see photos 3, 4, 5 and 6 below).



Photograph 3 – front of application site, Cresta House and Centre Heights



Photograph 4 – Long view of application site looking towards Swiss Cottage underground station



Paragraph 5 – View of application site looking north with Centre Heights in the background.



Photograph 6 – Royal Centre of Speech and Drama – view from application site towards College Crescent

- 2.8 Photograph 7 below illustrate the high level illuminated sign installed at 3rd to 5th floor level at New College Parade, Finchley Road located just to the north of the application site. Photograph 8 below shows the illuminated signs opposite the application site adjacent to Royal Centre of Speech and Drama located on College Crescent opposite the application site and Cresta House. This clearly demonstrates that this part of Finchley Road is dominated by large internally illuminated facades.



Photograph 7 – New College Parade – High Level internally illuminated signage



Photograph 8 – Royal Centre of Speech and Drama

3. Proposals

- 3.1 The applicant is seeking planning permission for the retention of the lighting system installed behind the perforated façade at 135 Finchley Road. The new lights have been installed behind the perforated panels fixed to the front and side facades of the building. None of the light fittings are visible. The lighting proposed will provide for a warm white light which will illuminate the perforated areas of the cladding. The lighting levels have been set at 20cd/m² which is lower than the level recommended by the Institution of Lighting Professionals Guidance GN01:2011 which states that the maximum luminance level of a building in an urban area should be 25cd/m².
- 3.2 The overall aim of the proposals is to softly highlight the detail within the perforated cladding and not to illuminate the building in such a way that would harm local amenity.
- 3.3 ***Hours of illumination***
The façade will be illuminated between the hours of 12 noon to 2am Sunday to Thursday and 12 noon to 3am Friday to Saturday.
- 3.4 ***Light Spillage/colour***
Due to the type of strips inserted and the level of lumens proposed there is no light spillage the proposals will only allow for a glow from the lighting in a soft white through the perforated façade.

3.5 ***Proposed equipment***

The equipment proposed includes LED strips provided by Tryka. The LED Flexi-strips are controlled by a software based light control dashboard which has a power limiter attached so that the lighting levels will not exceed the thresholds noted at paragraph 3.1 above.

3.6 ***Expected impact on neighbouring properties and roads***

The proposals have been assessed by a lighting specialist who has confirmed that the lighting levels proposed by this scheme will not impact upon residential amenity nor will it affect road traffic. This is due to the fact that the lighting levels are very low for an urban location and there is no change in colour or brightness across the façade. The lighting will remain static.

3.7 In terms of the neighbouring properties none of the flats have living accommodation that face onto the illuminated areas of the building and the lighting levels are so low that there will be no light spillage into the neighbouring properties.

5 Conclusion

7.1 Planning permission is sought for the retention of the lighting strips installed behind the aluminium perforated cladding fixed to the existing front and side elevations of the building at 135 Finchley Road.

7.2 This application seeks permission to illuminate the front and side external façade in part to enable improved visibility of the building. The proposals have been developed in consultation with the guidance set out by the Institute of Lighting Professionals.

7.3 The application site is orientated away from the neighbouring properties so that there is no light spill into the windows nor will the proposals impede their view of the night-time sky, in compliance with the Council's planning policies.

7.4 An assessment of the proposals demonstrate that the proposals will not harm neighbouring properties or impact on road traffic as there will be no light spillage due to the low lighting levels.