

**LAND TO THE REAR OF 159-163
KING'S CROSS ROAD
WC1X 9BN
16038
2016/6356/P
PLANNING CONDITION 19
January 2021**

Prior to commencement of use, a light spill mitigation plan shall be submitted to and approved in writing by the Council in consultation with local residents. The use shall thereafter not be carried out other than in accordance with such plan as has been approved.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.



CONTENTS

EX-1.0 METHOD STATEMENT

Windows

Windows have been designed as narrow slots, angled away from residential windows and with deep reveals in order to limit light spill.

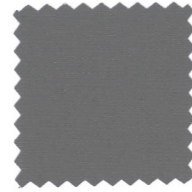
Lighting

An intelligent lighting system will be installed within the building which will include a number of features to mitigate light levels within the building. Firstly, presence/absence detection, run by proximity infrared (PIR) sensors installed throughout the building, will ensure that lights are turned off in areas of the building where there are no users working. Secondly, lighting will be set to a lowered output when the building is being cleaned in the evenings. In addition to this, a smart daylight setting will ensure that light levels are dimmed as natural daylight levels increase to ensure that internal light levels are reduced whenever possible.

Blinds

The blinds will be electronically controlled by a photocell positioned facing north at the lower roof level on 2nd floor. This photocell will ensure that in the evening, as external daylight diminishes, the blinds will automatically close.

It is proposed to use a blackout blind fabric to limit light levels. The blind fabric proposed is Silent Gliss 'Nox 5' as shown below.



Locations of the proposed blinds can be found in section EX-2.0 of this report and all relevant technical data sheets have been included within the appendix.

EX-2.0 WINDOW TREATMENTS








- EX-2.1 Proposed Ground Floor Plan
- EX-2.2 Proposed Basement Floor Plan
- EX-2.3 Proposed First Floor Plan
- EX-2.4 Proposed Second Floor Plan
- EX-2.5 Proposed Roof Plan

APPENDIX

Appendix A: Manufacturer's Specification Details



KEY








- 
APPROACH 1
Motorised Blinds
 - blackout blind fabric.
- 
APPROACH 2
Small window opening & deep reveals - no window treatment proposed.
- 
APPROACH 3
Windows below ground level
 - no window treatment proposed.
- 
APPROACH 4
Rooflight shielded by existing walls on all sides
 - no window treatment proposed.
- 
APPROACH 5
Low ambient light levels
 - no window treatment proposed.
- 
APPROACH 6
Small rooflight shielded by walls on 3 sides, distant from any residential rooms
 - no window treatment proposed.
- 
APPROACH 7
Obscured glazing
 - to prevent overlooking.

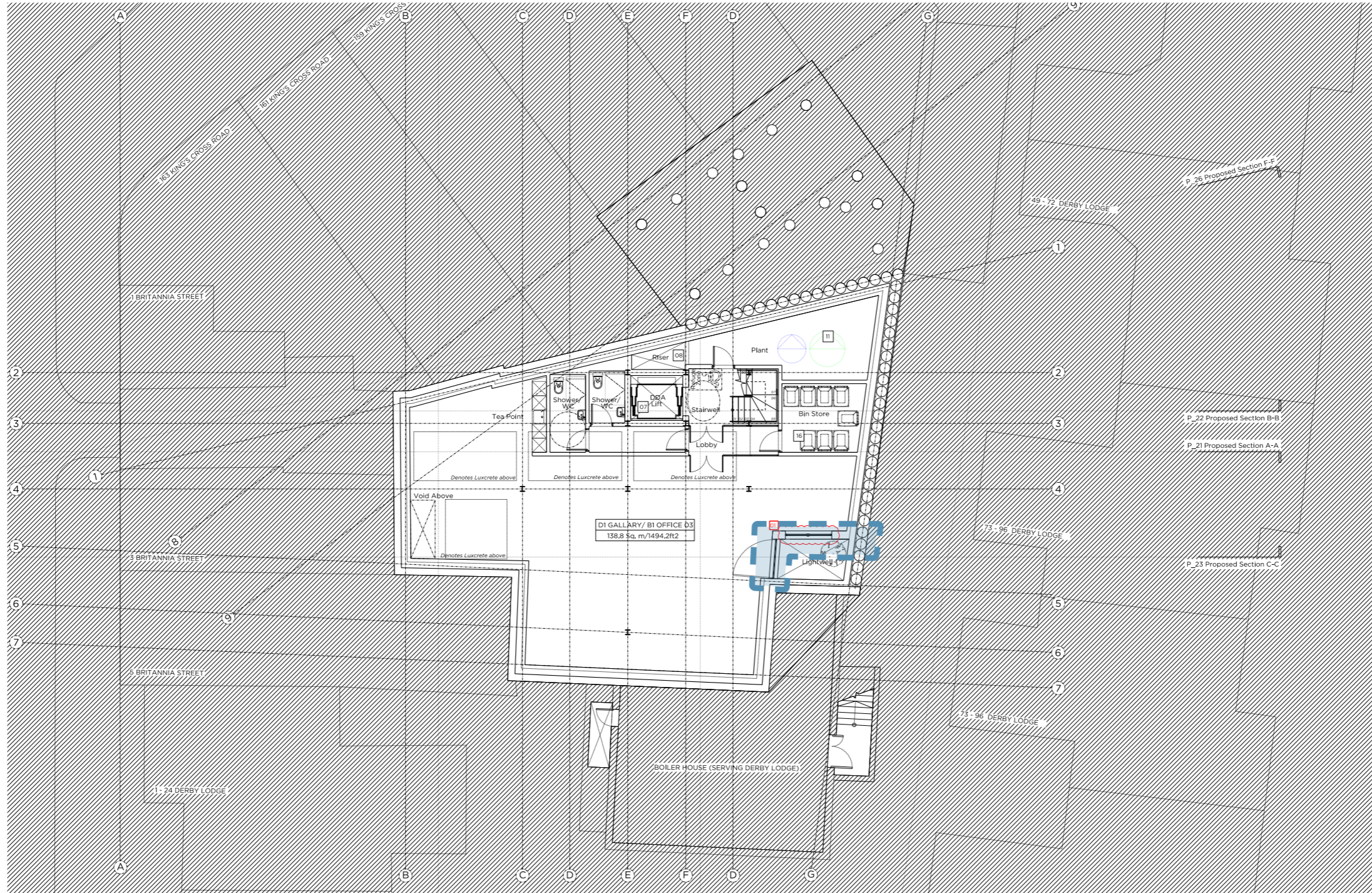


EX-2.1 GROUND FLOOR DETAIL KEY PLAN

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APPROACH 1
Motorised Blinds
 - blackout blind fabric.
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APPROACH 2
Small window opening & deep reveals - no window treatment proposed.
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APPROACH 3
Windows below ground level
 - no window treatment proposed.
- 
APPROACH 4
Rooflight shielded by existing walls on all sides
 - no window treatment proposed.
- 
APPROACH 5
Low ambient light levels
 - no window treatment proposed.
- 
APPROACH 6
Small rooflight shielded by walls on 3 sides, distant from any residential rooms
 - no window treatment proposed.
- 
APPROACH 7
Obscured glazing
 - to prevent overlooking.



EX-2.2 BASEMENT FLOOR DETAIL KEY PLAN

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APPROACH 1
Motorised Blinds
 - blackout blind fabric.
- 
APPROACH 2
Small window opening & deep reveals - no window treatment proposed.
- 
APPROACH 3
Windows below ground level
 - no window treatment proposed.
- 
APPROACH 4
Rooflight shielded by existing walls on all sides
 - no window treatment proposed.
- 
APPROACH 5
Low ambient light levels
 - no window treatment proposed.
- 
APPROACH 6
Small rooflight shielded by walls on 3 sides, distant from any residential rooms
 - no window treatment proposed.
- 
APPROACH 7
Obscured glazing
 - to prevent overlooking.










EX-2.3 FIRST FLOOR DETAIL KEY PLAN

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MAREK WOJCIECHOWSKI ARCHITECTS
 LONDON

KEY








- 
APPROACH 1
Motorised Blinds
 - blackout blind fabric.
- 
APPROACH 2
Small window opening & deep reveals - no window treatment proposed.
- 
APPROACH 3
Windows below ground level
 - no window treatment proposed.
- 
APPROACH 4
Rooflight shielded by existing walls on all sides
 - no window treatment proposed.
- 
APPROACH 5
Low ambient light levels
 - no window treatment proposed.
- 
APPROACH 6
Small rooflight shielded by walls on 3 sides, distant from any residential rooms
 - no window treatment proposed.
- 
APPROACH 7
Obscured glazing
 - to prevent overlooking.



EX-2.4 SECOND FLOOR DETAIL KEY PLAN

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APPROACH 1
Motorised Blinds
 - blackout blind fabric.
- 
APPROACH 2
Small window opening & deep reveals - no window treatment proposed.
- 
APPROACH 3
Windows below ground level
 - no window treatment proposed.
- 
APPROACH 4
Rooflight shielded by existing walls on all sides
 - no window treatment proposed.
- 
APPROACH 5
Low ambient light levels
 - no window treatment proposed.
- 
APPROACH 6
Small rooflight shielded by walls on 3 sides, distant from any residential rooms
 - no window treatment proposed.
- 
APPROACH 7
Obscured glazing
 - to prevent overlooking.



EX-2.5 ROOF DETAIL KEY PLAN

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**APPENDIX:
MANUFACTURER'S
SPECIFICATION DETAILS**

