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

<u>Windows</u>

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

Internal Lighting

EX-1.0 METHOD STATEMENT

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.

External Lighting

To ensure the safety of maintenance workers 7no. external light fittings are proposed to the second floor roof and 1no. light fitting is proposed to the first floor roof. These will be installed at a low-level and will be directed downwards to enable maintenance workers to safely secure themselves to the fall arrest system when working at heights. There are two types of light fittings proposed and their locations have been noted on the plans included within this document.

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





Motorised Blinds APPROACH 1 - blackout blind fabric.

APPROACH 2 Small window opening & deep

reveals - no window treatment proposed.

6001 APPROACH 3 Windows below ground level - no window treatment proposed.

0000 APPROACH 4 Rooflight shielded by existing walls on all sides - no window treatment proposed.

0001 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.

TYPE 1 Surface mounted wall light.

TYPE 2 Recessed wall light.



EX-2.1 GROUND FLOOR DETAIL KEY PLAN Land to the Rear of 159-163 King's Cross Road

KEY

Motorised Blinds APPROACH 1 - blackout blind fabric.

APPROACH 2 APPROACH 2 Small window opening & deep

reveals - no window treatment proposed.

6003 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.

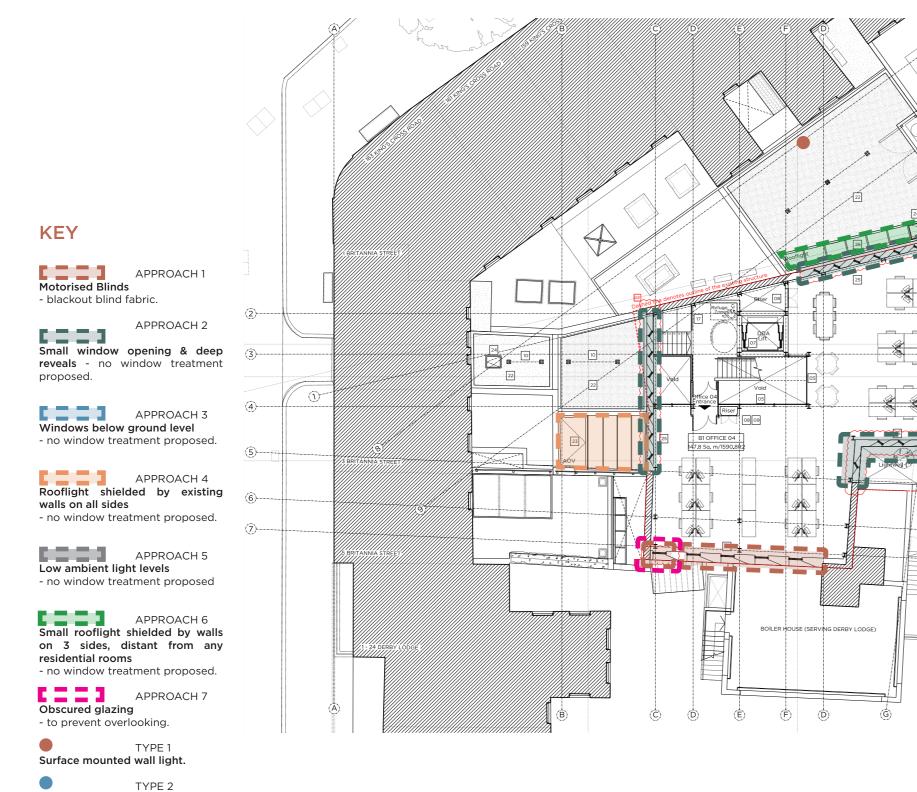
APPROACH 7 Obscured glazing - to prevent overlooking.

TYPE 1 Surface mounted wall light.

TYPE 2 Recessed wall light.



EX-2.2 BASEMENT FLOOR DETAIL KEY PLAN Land to the Rear of 159-163 King's Cross Road



Recessed wall light.

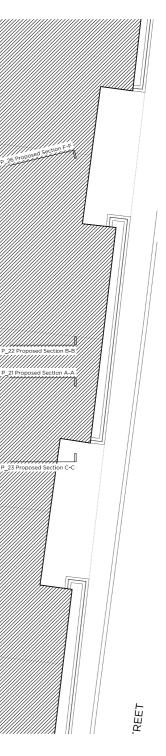
EX-2.3 FIRST FLOOR DETAIL KEY PLAN Land to the Rear of 159-163 King's Cross Road

72 DERBY LODGE

 $\widehat{\mathbf{1}}$

(2)

-(3)



KEY

Motorised Blinds APPROACH 1 - blackout blind fabric.

APPROACH 2

APPROACH 2 Small window opening & deep reveals - no window treatment proposed.

6003 APPROACH 3 Windows below ground level - no window treatment proposed.

0000 APPROACH 4 Rooflight shielded by existing walls on all sides - no window treatment proposed.

0001 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.

TYPE 1 Surface mounted wall light.

TYPE 2 Recessed wall light.



EX-2.4 SECOND FLOOR DETAIL KEY PLAN



Land to the Rear of 159-163 King's Cross Road Wc1X 9BN 16038 2016/6356/P Planning Condition 19

KEY

Motorised Blinds APPROACH 1 - blackout blind fabric.

APPROACH 2

APPROACH 2 Small window opening & deep reveals - no window treatment proposed.

6003 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.

TYPE 1 Surface mounted wall light.

TYPE 2 Recessed wall light.



Land to the Rear of 159-163 King's Cross Road

EX-2.5 ROOF DETAIL KEY PLAN

APPENDIX: MANUFACTURER'S SPECIFICATION DETAILS

