



SQUARE FEET ARCHITECTS

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HOUSES TO REAR OF 29/33 ARKWRIGHT ROAD NW3 6BJ

PLANNING APPROVAL 2019/1697/P dated 24 June 2020

APPLICATION FOR APPROVAL OF DETAIL RESERVED BY CONDITION

This application refers to the following conditions;

Condition 3b – detailed drawings of new front gate to lane

Condition 21 – external lights to face of building

Condition 22 – details of external lighting strategy

SUMMARY

CONDITION 3

3b. Detailed drawings attached showing plan, section & elevation at 1:10 of the front entrance gates. The gates are constructed in steel sections with a sprayed/powder coated finish to match the colour of the new windows to the houses. Prior to the submission of the planning application discussions with the Design Review Panel suggested having gates that allowed views through to the gardens (of the new houses) from the lane in order to maintain some visual contact and feel of greenery. The gates have been design as a primary structural frame in minimal sections with large decorative facing panels formed in small metal verticals 30mm deep but only 10mm wide. These are spaced apart at various centres, almost randomly, in order to create the impression of natural planting. The resulting effect provides the necessary security with a light filigree to limit the sense of enclosure.

CONDITIONS 21 and 22

Approval is requested for the external light fittings fixed to the buildings in locations shown on the plans & elevations to each house, (Condition 21), together with the complete external lighting strategy which includes a number of fittings at low level in the landscaping, (Condition 22).

The entrance to these new houses is down a narrow and largely unlit lane off Frogna, Safety and security is obviously fundamental for the residents but the lighting scheme has been balanced against the conflicting requirement to avoid light pollution and maintain an appropriate habitat for wildlife, most notably bats.

The lighting strategy has been designed with reference to Guidance Note 08/18 by the Bat Conservation Trust and Institute of Lighting Professionals. This acknowledges that there may be situations where the need to provide adequate lighting, (for example for safety or security), may outweigh the needs of bats and that a sensible balance should be achieved.

In broad terms the guidance makes the following recommendations;

- use of LED light sources of warmer colour temperature
- use of reflectors and directional beams to limit light spread, control and contain areas of illumination
- avoid upward lighting to reduce light spill into flight paths and into trees where bats may roost
- use of downward directional fittings to retain darkness above
- security lights set on motion sensors with timers

The external lighting aims to maximise the value of the small areas of garden and outside spaces by making these visible at night, whilst at the same time deterring intruders. Fittings have been chosen to provide illumination where needed, generally in a controlled downward direction or recessed into the overhanging soffits of the buildings. All use LED lamps; security lights will be controlled by motion sensors on timers. Images and details of the fittings are attached.



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LIST OF DOCUMENTS

- Statement - *210902_Approval of Conditions Statement*
- External lighting layout plan - *1514_L_288 B*
- Elevations (showing light fittings fixed to buildings) -
 - *1514_L_213 C*
 - *1514_L_214 B*
 - *1514_L_215 B*
 - *1514_L_216 B*
 - *1514_L_217 B*
 - *1514_L_218 D*
- Detail sheets showing light fittings
- Entrance gate details -
 - *1514_D_34 plan, elevation, section*