MICHAEL LONSDALE GROUP

ME2931
St Pancras Commercial Centre

External Lighting Planning Condition (RFC-06) Milestone

SPC-MJL-XX-XX-RP-X-0017

Rev P02
Suitability S2

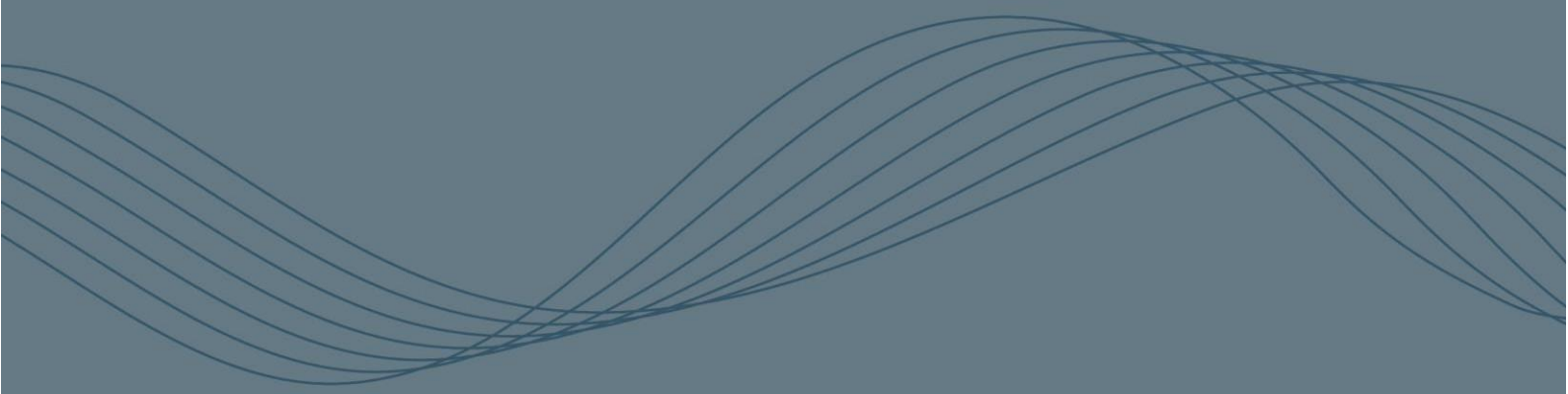
Issued 18/03/2022

chapmanbdsp

St Pancras Commercial Centre

Lighting Strategy Planning Condition Milestone

Revision P02
March 2022
Ref: SPC-MJL-XX-XX-RP-X-0017



Revision Table

Revision	Issued For	Date	Author	Checked By
P01	Information	March 2022	Phoenix Smart	Hassan Hadi
P02	Information	March 2022	Phoenix Smart	Hassan Hadi

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Contents

1 Introduction

This report has been prepared to discharge Planning Condition No.13, attached to planning permission reference: 2021/4720/P relating to St Pancras Commercial Centre, 63 Pratt Street, London NW1 0BY.

2 Planning Decisions and Amendments

Within Planning Decision Notice (Ref. 2021/4720/P) – No.13 the following condition is noted as (Abstract below from the Planning Decisions Notification)

- *Prior to the commencement of above-ground works, details of a lighting strategy for the site shall be submitted to and approved in writing by the local planning authority. Such details shall include lighting to serve the public open space, and the entrances to the buildings. The approved scheme shall be implemented as part of the development and thereafter retained and maintained.*
- *Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.*

Observation of Condition Notice No.9 of this Planning Permission Reference (Ref.2021/4720/P):
(Abstract noted below)

- *Decision No.9*

  No lights (other than those shown on the approved plans as listed above), meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

  Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

Informative No.1 attached to Planning Permission Reference (Ref:2021/4720/P):
(Abstract noted below)

- *Informative No.1*

  It is proposed to install lights to the residential entrances at ground floor level, to the residential balconies and to the entrance of the retail unit facing onto Royal College Street. Condition 9 of the original permission prohibits the installation of, amongst other items, lights on the external face of the buildings, which is why the lights are being applied for through this application. The proposed lights to the residential entrances are considered to be acceptable, particularly as they are required to enable faces of visitors to be visible in the entryphone system and the lighting fixtures themselves are unobtrusive. The lights to the residential balconies are also considered to be acceptable on the basis that the fixtures are unobtrusive and they direct light downwards, illuminating the surface of the walls. The light at the retail entrance is to deter anti-social behaviour in this recessed space and is also considered to be acceptable given its unobtrusive appearance.

Therefore based on the combined outcome of these application decisions - the lighting strategy has been developed.

3 Lighting Strategy

The Lighting Strategy for the site is based on the following details including but not limited to:

- Illumination for the residential building entrance areas to for access and safety at night.
- Illumination such that the principles and recommendations of the Secure by Design Philosophy are applied.
- The residential lighting strategy within the apartments is based on CIBSE Design Guide LG9, utilising local switches for individual room lighting.
- The external lighting shall be in full compliance ILP Guidance notes for the reduction of obtrusive light, 2011, and with particular reference to Table 2.
- CIBSE guidance for the commercial office reception areas, including the use of automated PIR controls for all stairs, lift lobbies and other areas of the building, such that after a predetermined time , a setback illuminance can be achieved, with subsequent fading off, after a subsequent secondary time has lapsed. Automated daylight sensing for the parameter luminaries of the building and override timeclock functions such that at set times, the timing of the localised floor PIRS time can be reduced, with subsequent fading off, after a subsequent secondary time has lapsed.
- All commercial building and ground floor external luminaries shall be of the LED type, utilising a DALI controlled ballast such that fine tuning and control adjustment of the luminaries can be undertaken during the commissioning stages to achieve the lux levels required. As noted

In addition to the notes made above, the following controls will be implemented for the areas denoted

- Luminaires at the ground level external spaces and landscape between buildings, will be programmed to operate via a daylight sensor switching/fading ON (or switching/fading OFF) should the daylight lower or rise above the setpoints programmed during commissioning.
- Interior street
  Luminaires within the interior street will be programmed to operate under timeclock control. Two main pre-set dimming and switching modes (lighting scenes) shall operate under timeclock control. These scenes are defined as:
    - Day operation (opening hours – to be defined by the Client)
    - Night operation (after hours – to be defined by the Client)

  The lighting control system shall allow to override the pre-set lighting conditions defined by timeclock control. An I/O switch button will be provided at location coordinated with the Architect An override of the pre-set lighting conditions will be re-set automatically the following day.
- Luminaires within the commercial Building, ground floor office lobby, and office space including lift lobbies will be programmed to operate under timeclock control and out of hours by presence detection utilising two main pre-set dimming and switching modes (lighting scenes).

  These scenes are defined as:
  - Day operation (opening hours)

- Evening operation (evening hours)
- Night operation (after hours)

The lighting control system shall allow to override these scenes when necessary. A scene plate will be provided at reception table to activate or override the pre-set lighting scenes. The override of the pre-set lighting scenes will be re-set automatically the following day.

Level 06 has perimeter lighting as levels 04 & 05 as well as wall mounted luminaires

The commercial building roof terraces on Levels 4, 5 & 6 will have external lighting such that the occupants can utilise the space during low light or darkness hours. The roof terraces on level 4 & 5 will have luminaries provided at low level below the perimeter planter. There is an expectation that light spill from the office floors will be sufficient for supplementary lighting. The roof terrace on level 6 will have luminaries mounted on the set back wall of the building such the luminaries are not visually registered as part of the façade of the building and luminaries built within the low level landscape seating areas (as per level 4 & 5). The proposed luminaries would direct light downward, illuminating the floor and will supplement the light from the interior of the building without producing a direct visible light which would be a nuisance to neighbours. There landscaped planters will form a boundary to the terrace areas such that the illumination from the lights does not extend beyond the roof terrace itself.
The lighting control for the terraces shall be individually controlled by the use of prearranged astronomical timeclock and a manual override switch per floor and terrace area. The timeclock durations will be coordinated between the Tenants and the Landlord facilities team. The external lighting shall be in full compliance ILP Guidance notes for the reduction of obtrusive light, 2011, and with particular reference to Table 2.

- The commercial building roof areas contain areas of mechanical heating/cooling & ventilation equipment, and as such the lighting is manually controlled with a phased timing circuit to turn the luminaries off . The lighting control for these MEPH roof areas shall be individually controlled by the use of switches to turn on based on of prearranged timeclock durations and photocell. The timeclock durations will be coordinated with the Landlord facilities team. The daylighting photocell shall be installed at roof level and linked to the lighting control system to allow for the override of PIR sensors when suitable daylight conditions are available. The external lighting shall be in full compliance ILP Guidance notes for the reduction of obtrusive light, 2011, and with particular reference to Table 2.

- Luminaires within the residential apartment buildings (Affordable and Market) lift lobbies and stair cores shall be controlled via presence detection through PIRs. Luminaires will activate to the dimming levels set during commissioning. Luminaires will subsequently dim down after 15 minutes (adjustable) period of inactivity of the sensor.

- The residential building's (Affordable and Market) roof areas contain areas for the mechanical heating/cooling/ventilation equipment and as such the lighting shall be manually controlled with a phased timing circuit to turn the luminaries off . The lighting control for these MEPH roof areas shall be individually controlled by the use switches to turn on based on of prearranged timeclock durations and photocell. The timeclock durations will be coordinated between the Tenants and the Landlord facilities team. The daylighting photocell shall be installed at roof level and linked to the lighting control system to allow for the override of PIR sensors when suitable daylight conditions are available. The external lighting shall be in full compliance ILP Guidance notes for the reduction of obtrusive light, 2011, and with particular reference to Table 2. Manual override switches shall be utilised for security and maintenance purposes only.

- Luminaries for the external roadway areas will match those used for the pedestrianised area illuminations (Shaded green in the Site Plan for Site Lighting Strategy Ground Floor drawing) The lighting levels shall be 6.5lux for mixed vehicle and pedestrian, 5 lux for bicycle parking and pedestrian routes, a minimum uniformity of 0.25 shall be achieved according to BS5489 and BS EN 13201.
  These luminaires shall be controlled to operate from dusk to dawn via daylight sensor

- The luminaire beam orientation of the external luminaires will be in the full downward direction, in line with an example data sheets attached - See Section 4 – Example Data Sheet.

- The external lighting strategy (denoted in Green in the attached drawing) will utilise luminaire column heights less than 3m in height to be in proportion to the pedestrianised users and reduce the spillage of lighting to the Residents and Commercial Building occupants

Based on the proposed lighting strategy, there is no expectation of impact on the amenity of neighbouring properties / roads, as the lighting strategy is coordinated with the landscaping strategy and therefore there are strategic locations for the trees and shrubs within the development and defined walkways and a separation between the small section of roadway and the pedestrianised areas at street level.

Further details of the proposed lighting strategy are contained within the following sections of this Report and include specific details on the lighting location, type, spill and other relevant information.

4 Example of External Lighting Data Sheet

Toldbod 290 Post

Toldbod 290 Post - 5747811612

The light is directed 100% downwards and the shade has a matt white painted interior emitting a soft, diffused, comfortable light.

Tsudanuma Station South Area Town Development

Dansk Metal

Product info

Information

Fixture heads without pole are available for Ø 48mm or Ø 60mm poles. For fixture complete with Ø 60mm pole: choose "for Ø 48mm pole" (pole stub); outer pole dimension is Ø 60mm. Please note that for the aluminium coloured version both the pole top, arm and the pole itself are galvanised. Galvanised surfaces will oxidise and form a thin zinc-oxide layer on the surface over time. This can result in an inconsistent surface finish during oxidation. This process might have begun already during stocking/transportation. The formed zinc-oxide layer protects the galvanizing against additional corrosion. All variants available with Zhaga socket for Smart City compatibility. Including CLO and night time dimming options. LED Upgrade Kit available for updating conventional variants to LED variants.

Mounting

Pole dimension: Ø 48mm or Ø 60mm. Installation cable: 3,5m 2x1mm² (-DPC Cl.I), 3,5m 3x1mm² (-DPC Cl.I), 3,5m 4x1mm² (-DAC Cl.II), 3,5m 5x1mm² (-DAC Cl.I). Driver: In fixture head.

Finish

Aluminium coloured with textured surface or black with textured surface, powder coated.

Materials

Fixture head: Die cast aluminium. Shield: Injection moulded clear polycarbonate. Pole top: Galvanized, steel.

Sizes and weights

Width x Height x Length (mm) | 290 x 300 x 475 Max 10.1 kg

Class

Ingress protection IP65. Electric shock protection I w. ground, II w/o ground. IK08.

Light source

LED 3000K 20W
Lumen: 1928

Information

Fixture heads without pole are available for Ø 48mm or Ø 60mm poles. For fixture complete with Ø 60mm pole: choose "for Ø 48mm pole" (pole stub); outer pole dimension is Ø 60mm. Please note that for the aluminium coloured version both the pole top, arm and the pole itself are galvanised. Galvanised surfaces will oxidise and form a thin zinc-oxide layer on the surface over time. This can result in an inconsistent surface finish during oxidation. This process might have begun already during stocking/transportation. The formed zinc-oxide layer protects the galvanizing against additional corrosion. All variants available with Zhaga socket for Smart City compatibility. Including CLO and night time dimming options. LED Upgrade Kit available for updating conventional variants to LED variants.

Product family


Toldbod 290 LED Upgrade Kit


Toldbod Pendant


Toldbod 155/220 Glass Pendant

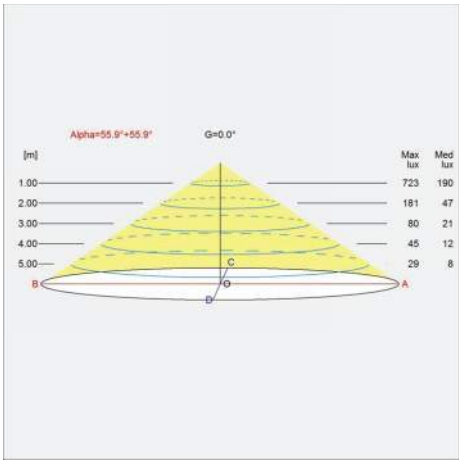

Toldbod 220/290 Wall


Toldbod 155 Wall

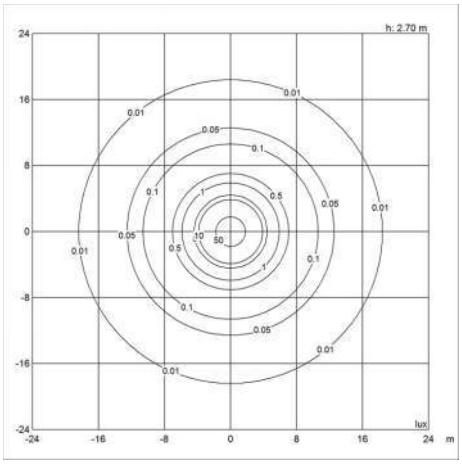

Toldbod 155 Bollard

Light distribution diagrams

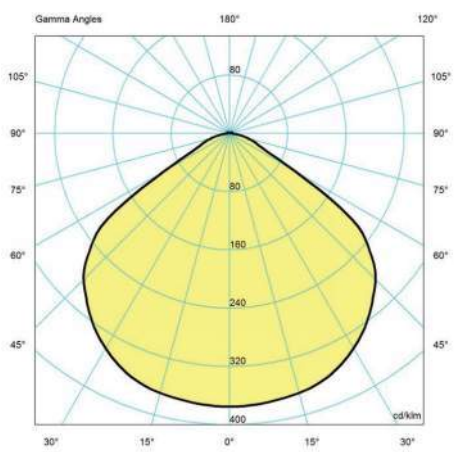
Cartesian



Isolux



Polar



Spare parts & accessories

Product	Variant number
TOLDBOD POLE, H2700 Ø60/Ø48 HATCH, GALV	5710500112
TOLDBOD POLE 2700/CC160 60/48 HATCH GALV	5747826827
TOLDBOD POLE, H2700 Ø60/Ø48 HATCH, BLACK	5747827033
TOLDB POLE H2700/CC160 Ø60/48 HATCH BLK	5747827046
TOLDBOD 290, DIFFUSER	5747305050

Data specifications

Colour	**Black texture**	Length	**475**
Width	**290**	Height	**300**
Built-in Height	**-**	IP class	**65**
IK class	**08**	Class	**I**
Net Weight	**8.1**	Wind Load (m2)	**7**
Standby (W)	**<0,5**	Power Factor (P = 100 % / P = 50 %)	**0,98 / 0,96**

Bollard luminaires for the Ground Floor External lighting strategy in addition to the lumniares mounted on the lamp post previously noted

Protection class IP 65
BEGA Thermal Management®

Cast aluminium, aluminium and stainless steel
BEGA Unidure® coating technology
Safety glass
Reflector made of pure anodised aluminium

DALI-controllable power supply units

These BEGA system bollards are equipped with an alignable mounting system. It can either be bolted onto a foundation provided by the customer, or onto a BEGA anchorage unit. Please order anchorage units as separate accessories.

20-year availability guarantee for LED module

The luminaire luminous flux and the luminaire connected wattage quoted in the table may change as a result of technical progress. On our website you will find data sheets with information on each luminaire concerning not only the current values but also the LED service life and the luminous flux in relation to the respective colour temperature.

Residential Building Entrances Proposed Luminaire

Rectangular shape | Square shape

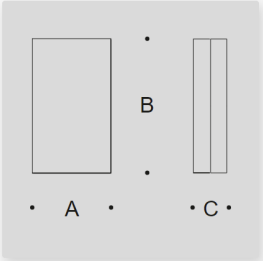
Protection class IP 65
BEGA Thermal Management®

Cast aluminium, aluminium and stainless steel
BEGA Unidure® coating technology
Crystal glass, inside white

On/off or DALI-controllable power supply units

20-year availability guarantee for LED module

The luminaire luminous flux and the luminaire connected wattage quoted in the table may change as a result of technical progress. On our website you will find data sheets with information on each luminaire concerning not only the current values but also the LED service life and the luminous flux in relation to the respective colour temperature.



5 Site Plan for External Lighting Strategy

General notes:
All dimensions are approximate and subject to a full measured survey
All drawings to be read in conjunction with Structural Engineers and Services Engineers drawings. Any discrepancies are to be highlighted and brought to the attention of the Architects.

Health and safety notes:

Manual handling
Avoid as far as reasonably practicable hazardous handling operations, including heavy lifting loads and working over shoulder height.

Confined space / Working at height
Safe access to be provided when working at height.
Be aware of restrictions placed on movement when working with temporary access equipment.

Temporary propping
Care to be taken when fixing vertical elements to allow for secure fixing when fitting.

Personal protective equipment
Appropriate equipment to be worn at all times while on site.

Material hatches:

- Screed
- Blockwork
- Stone
- Insulation, Soft
- Insulation, Rigid
- Dropped Ceiling
- Brick
- Concrete, Precast
- Concrete, In-situ
- Steel
- Slab edge

Site Plan for Site Lighting Strategy
Ground Floor

LEGEND

- External lighting strategy As denoted within the attached report
- Commercial Office Building lighting strategy as denoted within the attached report
- Internal Street as denoted in the report
- Retail spaces lighting strategy as denoted within the attached report
- Residential Building lighting strategy as denoted within the attached report
- Light Industrial Units - shown for clarity but not listed within the report
- Residential Building entrance lighting strategy as denoted within the attached report
- Retail Unit entrance lighting strategy as denoted within the attached report
- Residential balcony lighting strategy as denoted within the attached report
- Commercial Roof terrace lighting strategy as denoted within the attached report
- Commercial Roof terrace landscaping coordinated with the lighting strategy as denoted within the attached report
- Roof MEPH Plant areas lighting strategy as denoted within the report

Residential Building entrance lighting strategy as denoted within the attached report

Residential Building entrance lighting strategy as denoted within the attached report

Residential Building entrance lighting strategy as denoted within the attached report

Residential Building entrance lighting strategy as denoted within the attached report

Retail Unit Entrance lighting strategy as denoted within the attached report

Retail Unit entrance lighting strategy as denoted within the attached report

INDEX	DATE	REASON FOR ISSUE	NAME
T07	11/11/20	Stage 4	RK
T08	04/12/20	Stage 4 - Drawing Revision	RK
T09	15/12/20	Stage 4 - Drawing Revision	RK
T10		Stage 4 - VE Drawing Revision	RK
T11	17/05/21	Stage 4 - VE Drawing Revision	RK
P05	06/07/21	Planning update	RK

Caruso St John Architects

0 1 2 3 4 5m

477 St Pancras Commercial Centre

General Arrangement - Plan - Ground floor — INFORMATION

Project No	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	00	GF	FP	A	3102	D2	P05

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:100	1189 x 841	01/02/20	06/07/21	RK	JH

Project phase	Project datum
STAGE 04	±0.00 = 0.00 AOD

Client:
W RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No.1 Clink Street, London, SE1 9DG

Architect:
Caruso St John Architects LLP
1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

Planning consultant:
Gerald Eve
72 Welbeck Street, London, W1G 0AY

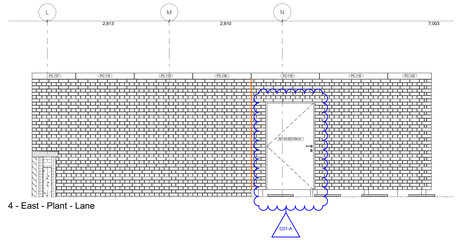
Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

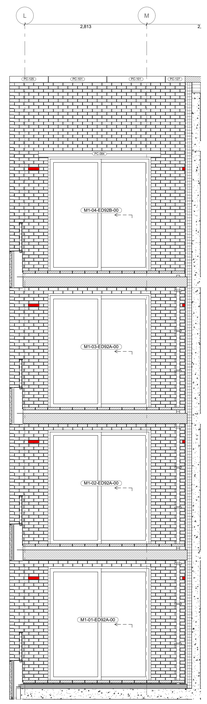
Quantity surveyor:
Exigere
Morelands 5-23 Old Street London EC1V 9HL

6 Residential Building Elevations denoting External Lighting

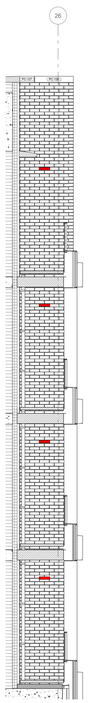
1 - East Elevation



4 - East - Plant - Lane



2 - Loggia East Elevation



3 - East - Loggia inside corner

General notes:
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Health and safety notes:

Manual handling
Avoid as far as reasonably practicable hazardous handling operations, including heavy lifting loads and working over shoulder height.

Confined space / Working at height
Safe access to be provided when working at height.
Be aware of restrictions placed on movement when working with temporary access equipment.

Temporary propping
Care to be taken when fixing vertical elements to allow for secure fixing when fitting.

Personal protective equipment
Appropriate equipment to be worn at all times while on site.

Material hatches:

- Screed
- Brick
- Blockwork
- Concrete, Precast
- Stone
- Concrete, In-situ
- Insulation, Soft
- Terracotta tiles
- Insulation, Rigid
- Void former
- Timber

Notes:

10mm Movement Joint

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T06	30/07/21		Stage 4 - Tender Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	External door types updated	RK

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477 St Pancras Commercial Centre

Market - East Elevation

CONSTRUCTION

477	CSJ	M1	ZZ	EL	A	5700	D2	C01
Project No	Author	Unit	Level	Type	Discipline	Number	Status	Revision

1:50	1189 x 841	07/02/20	08/10/21	RK	JH
Scale	Size W x H (mm)	Date	Revised	Drawn	Checked

STAGE 05	±0.00 = 0.00 AOD
Project phase	Project datum

Client:
W.RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No 1. Clink Street, London, SE1 9DG

Architect:
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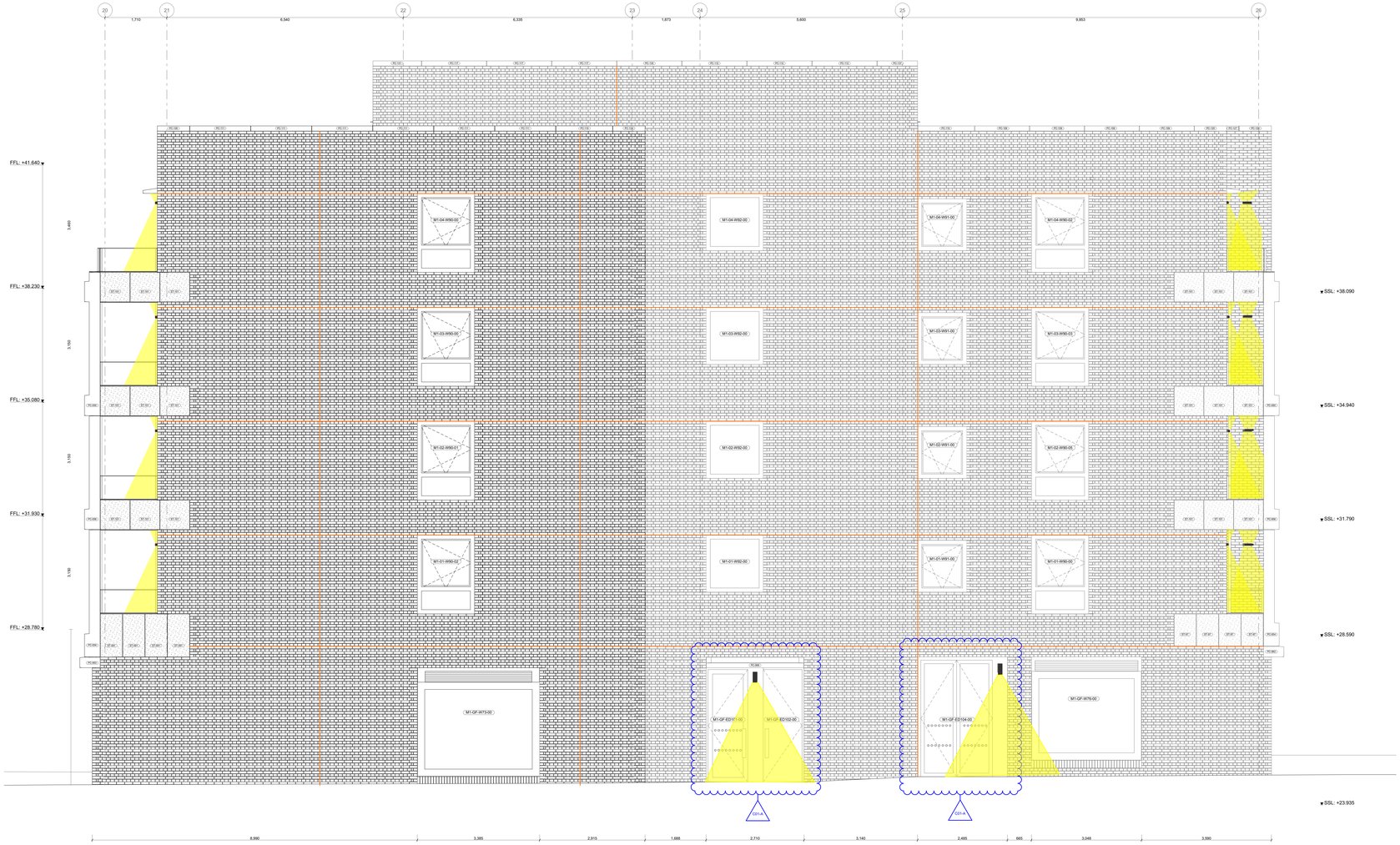
1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

Planning consultant:
Gerald Eve
72 Welbeck Street, London, W1G 0AY

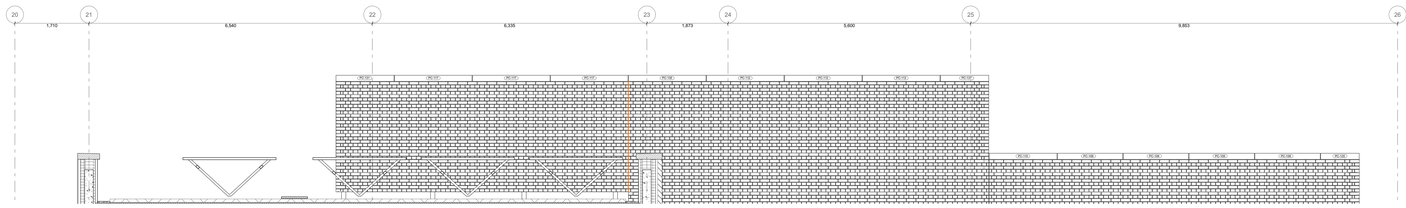
Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Morelands 5-23 Old Street London EC1V 9HL



1 - South - Mews



2 - South - Plant - Mews

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Health and safety notes:

Manual handling
Avoid as far as reasonably practicable hazardous handling operations, including heavy lifting loads and working over shoulder height.

Confined space / Working at height
Safe access to be provided when working at height.
Be aware of restrictions placed on movement when working with temporary access equipment.

Temporary propping
Care to be taken when fixing vertical elements to allow for secure fixing when fitting.

Personal protective equipment
Appropriate equipment to be worn at all times while on site.

Material hatches:

- Screed
- Brick
- Blockwork
- Concrete, Precast
- Stone
- Concrete, In-situ
- Insulation, Soft
- Terracotta tiles
- Insulation, Rigid
- Void former
- Timber

Notes:

10mm Movement Joint

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T05	30/07/21		Stage 4 - Tender Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	External door types updated	RK

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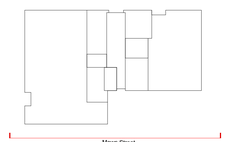

477 St Pancras Commercial Centre

Market - South Elevation

CONSTRUCTION

Project No	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	M1	ZZ	EL	A	5701	D2	C01

Scale	Size R x A (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	07/02/20	08/10/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
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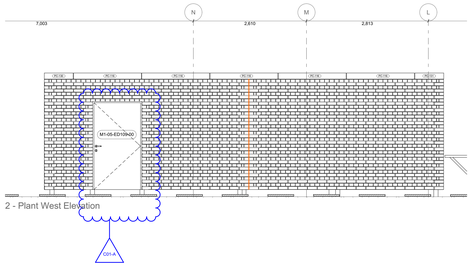
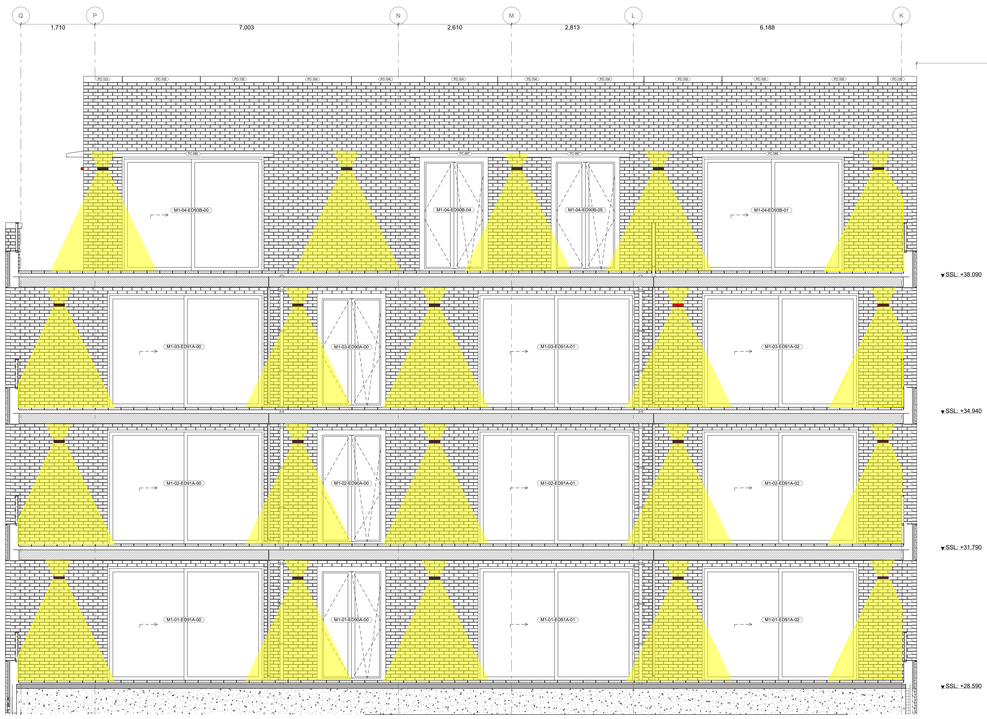
Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Monelarris 5-23 Old Street London EC1V 9HL

1 - West Elevation



2 - Plant West Elevation



3 - Loggia West Elevation

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Health and safety notes:

Manual handling
Avoid as far as reasonably practicable hazardous handling operations, including heavy lifting loads and working over shoulder height.

Confined space / Working at height
Safe access to be provided when working at height.
Be aware of restrictions placed on movement when working with temporary access equipment.

Temporary propping
Care to be taken when fixing vertical elements to allow for secure fixing when fitting.

Personal protective equipment
Appropriate equipment to be worn at all times while on site.

Material hatches:

- Screed
- Blockwork
- Stone
- Insulation, Soft
- Insulation, Rigid
- Timber
- Brick
- Concrete, Precast
- Concrete, In-situ
- Terracotta tiles
- Void former

Notes:

10mm Movement Joint

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T04	17/05/21		Stage 4 - VE Drawing Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	External door types updated	RK

Caruso St John Architects

477 St Pancras Commercial Centre

Market - West Elevation — CONSTRUCTION

Project No.	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	M1	ZZ	EL	A	5702	D2	C01

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	07/02/20	08/10/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No 1. Clink Street, London, SE1 9DG

Architect:
Caruso St John Architects LLP
1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

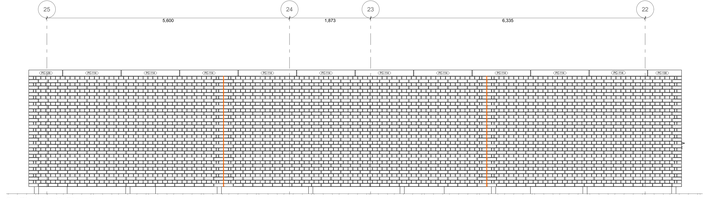
Planning consultant:
Gerald Eve
72 Welbeck Street, London, W1G 0AY

Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Monslands 5-23 Old Street London EC1V 9HL

1 - North Elevation



2 - Plant North Elevation

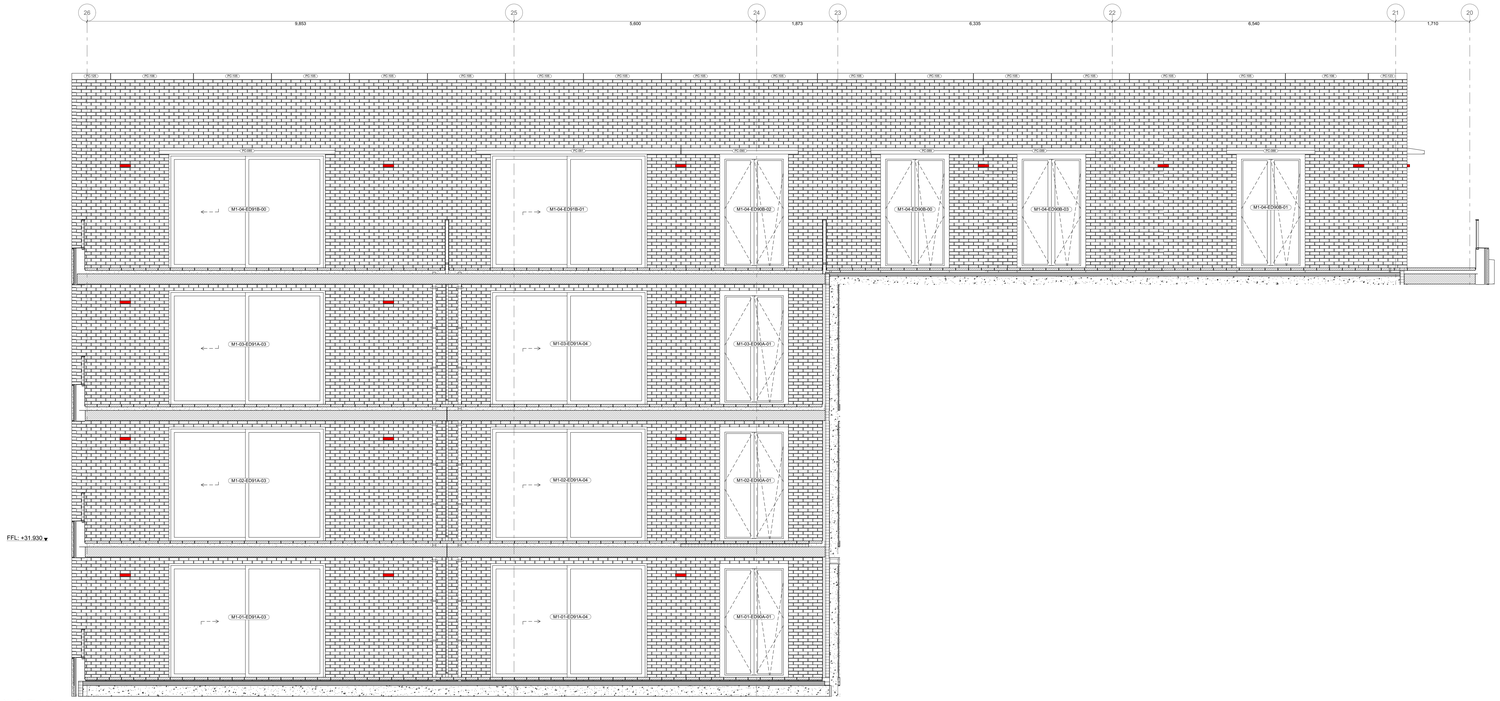
Material hatches:

- Screed
- Blockwork
- Stone
- Insulation, Soft
- Insulation, Rigid
- Timber
- Brick
- Concrete, Precast
- Concrete, In-situ
- Terracotta tiles
- Void former

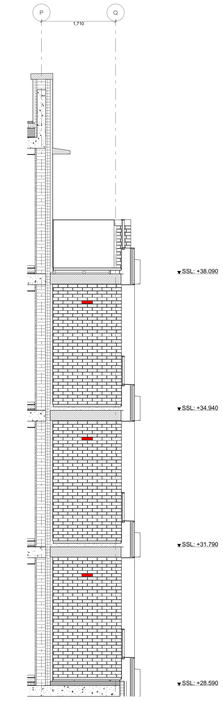
Notes:

10mm Movement Joint

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T05	30/07/21		Stage 4 - Tender Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	Bin store door updated	RK
		C01-B	External door types updated	



3 - Loggia North Elevation



4 - Loggia East Elevation

Caruso St John Architects

477 St Pancras Commercial Centre

Market - North Elevation — CONSTRUCTION

Project No	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	M1	ZZ	EL	A	5703	D2	C01

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	07/02/20	08/10/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No 1. Clink Street, London, SE1 9DG

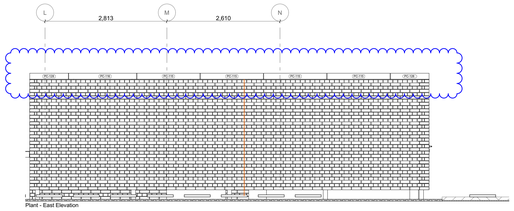
Architect:
Caruso St John Architects LLP
1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

Planning consultant:
Gerald Eve
72 Welbeck Street, London, W1G 0AY

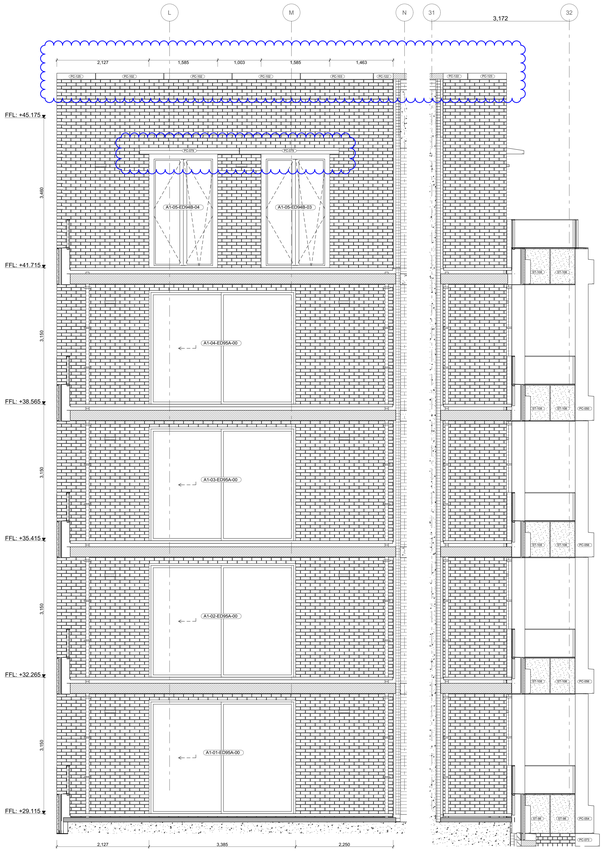
Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Morelands 5-23 Old Street London EC1V 9HL

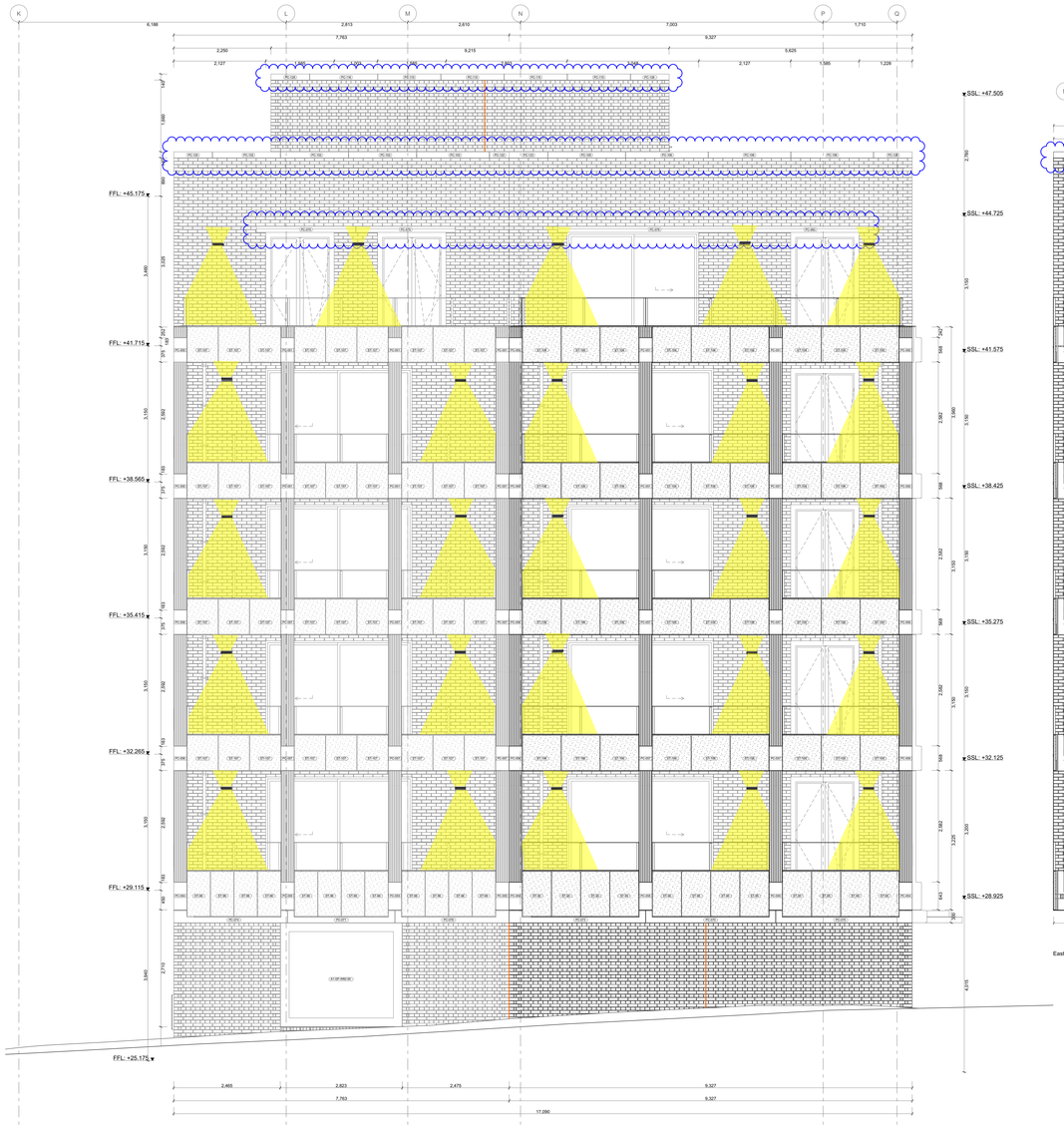


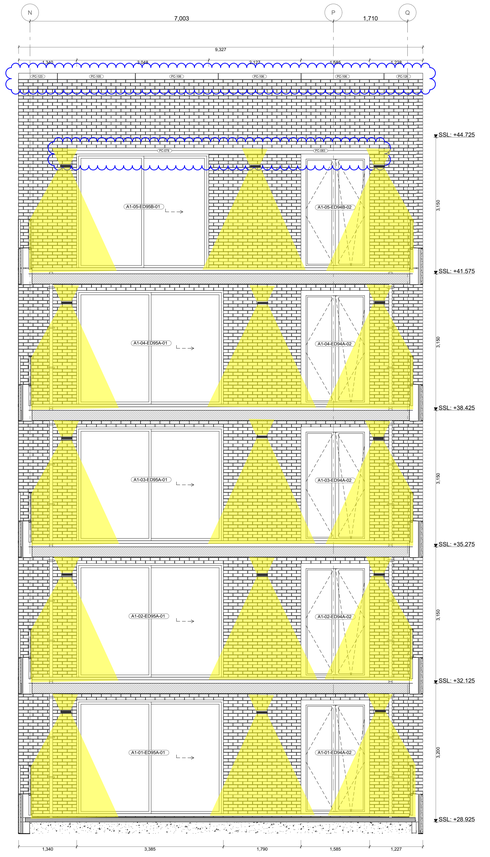
Plant - East Elevation



Georgiana Street - North Elevation

East - St Pancras Way - Loggia Inside corner





East - St Pancras Way - Loggia N

General notes:
All dimensions are approximate and subject to a full measured survey
All drawings to be read in conjunction with Structural Engineers and Services Engineers drawings. Any discrepancies are to be highlighted and brought to the attention of the Architects.

Health and safety notes:

Manual handling
Avoid as far as reasonably practicable hazardous handling operations, including heavy lifting loads and working over shoulder height.

Confined space / Working at height
Safe access to be provided when working at height.
Be aware of restrictions placed on movement when working with temporary access equipment.

Temporary propping
Care to be taken when fixing vertical elements to allow for secure fixing when fitting.

Personal protective equipment
Appropriate equipment to be worn at all times while on site.

Material hatches:

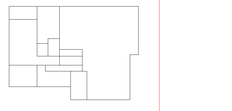
- Screed
- Blockwork
- Stone
- Insulation, Soft
- Insulation, Rigid
- Timber
- Brick
- Concrete, Precast
- Concrete, In-situ
- Terracotta tiles
- Void former

Notes:

10mm Movement Joint

INDEX	DATE	REASON FOR ISSUE	NAME
T03	17/05/21	Stage 4 - VE Drawing Revision	RK
C00	19/08/21	Stage 5 - Construction Issue	RK

Caruso St John Architects



477 St Pancras Commercial Centre

Affordable - East Elevation

CONSTRUCTION

Project Nr.	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	A1	ZZ	EL	A	5700	D2	C00

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	15/04/20	19/08/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No 1. Clink Street, London, SE1 9DG

Architect:
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1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

Planning consultant:
Gerald Eve
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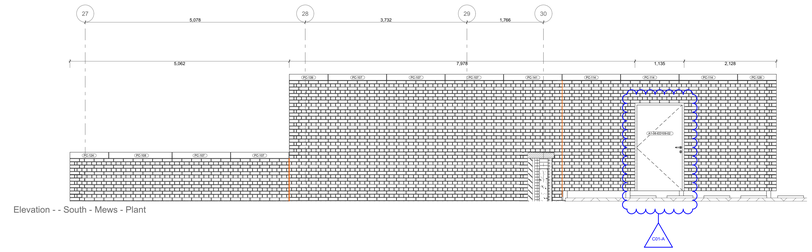
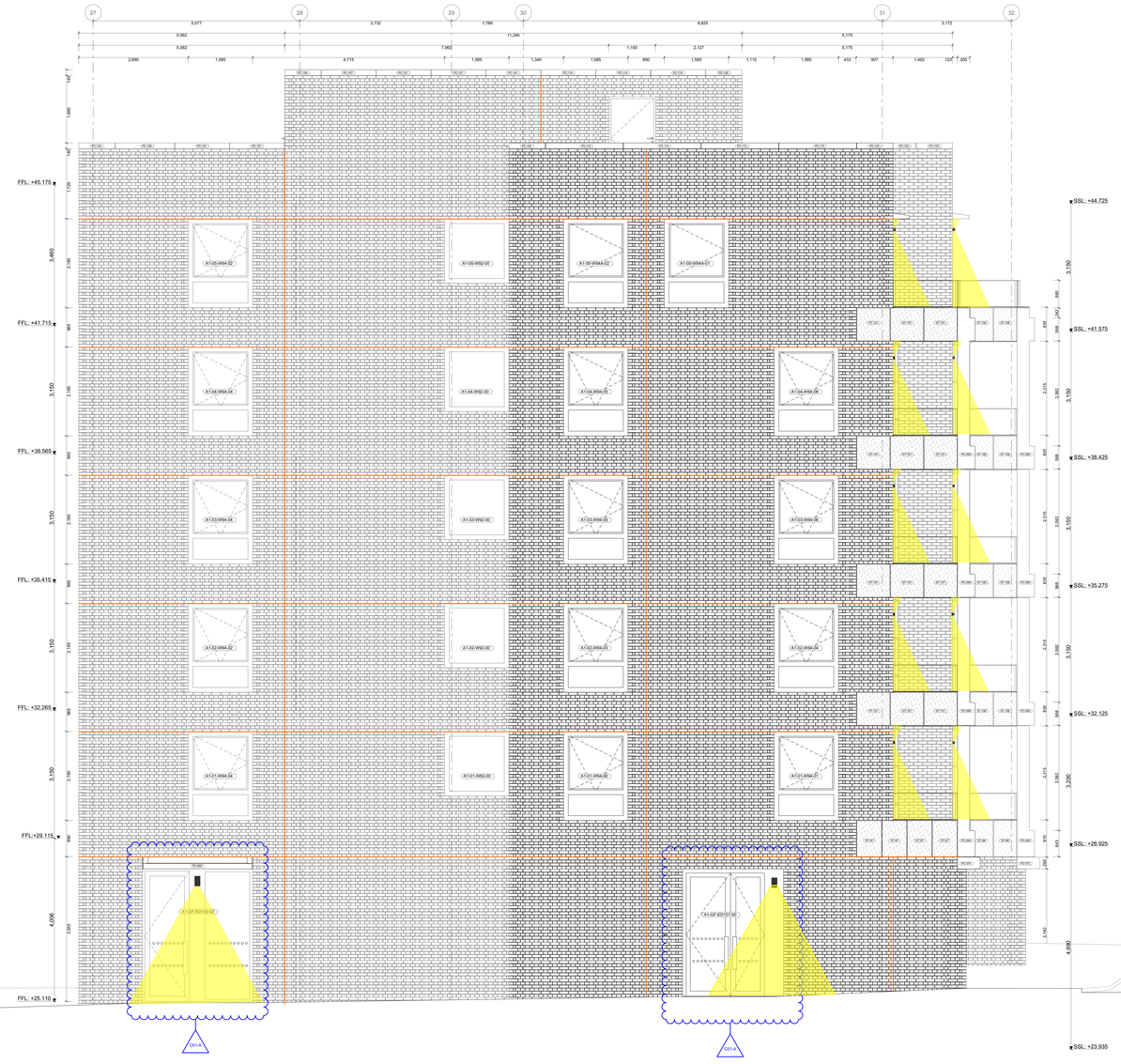
Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Morelands 5-23 Old Street London EC1V 9HL



Elevation - - South - Mews - Plant



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- Concrete, In-situ
- Insulation, Soft
- Terracotta tiles
- Insulation, Rigid
- Void former
- Timber

Notes:

10mm Movement Joint

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T03	17/05/21		Stage 4 - VE Drawing Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	External door IDs updated	RK

Caruso St John Architects

477 St Pancras Commercial Centre

Affordable - South Elevation — CONSTRUCTION

Project Nr.	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	A1	ZZ	EL	A	5701	D2	C01

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	26/06/20	08/10/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No 1. Clink Street, London, SE1 9DG

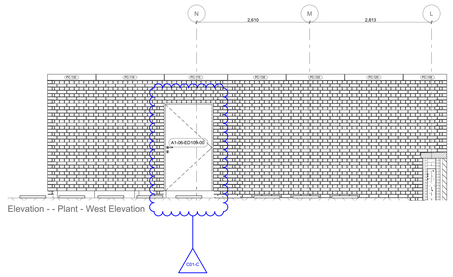
Architect:
Caruso St John Architects LLP
1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

Planning consultant:
Gerald Eve
72 Welbeck Street, London, W1G 0AY

Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Morelands 5-23 Old Street London EC1V 9HL



General notes:
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- Concrete, In-situ
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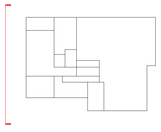
- Void former

Notes:

10mm Movement Joint

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T04	17/05/21		Stage 4 - VE Drawing Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	Bin store door updated	RK
		C01-B	ED83 - Light industry door flipped for escape	
		C01-C	External door IDs updated	

Caruso St John Architects



477 St Pancras Commercial Centre

Affordable - West Elevation — CONSTRUCTION

Project No.	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	A1	ZZ	EL	A	5702	D2	C01

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	26/06/20	08/10/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W-RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
No 1. Clink Street, London, SE1 9DG

Architect:
Caruso St John Architects LLP
1 Coate Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com

Planning consultant:
Gerald Eve
72 Welbeck Street, London, W1G 0AY

Structural engineer:
AKT II
White Collar Factory 1 Old Street Yard London EC1Y 8AF

Building services:
Norman Disney Young
1 Angel Court, London EC2R 7HJ

Quantity surveyor:
Exigere
Monalanda 5-23 Old Street London EC1V 9HL

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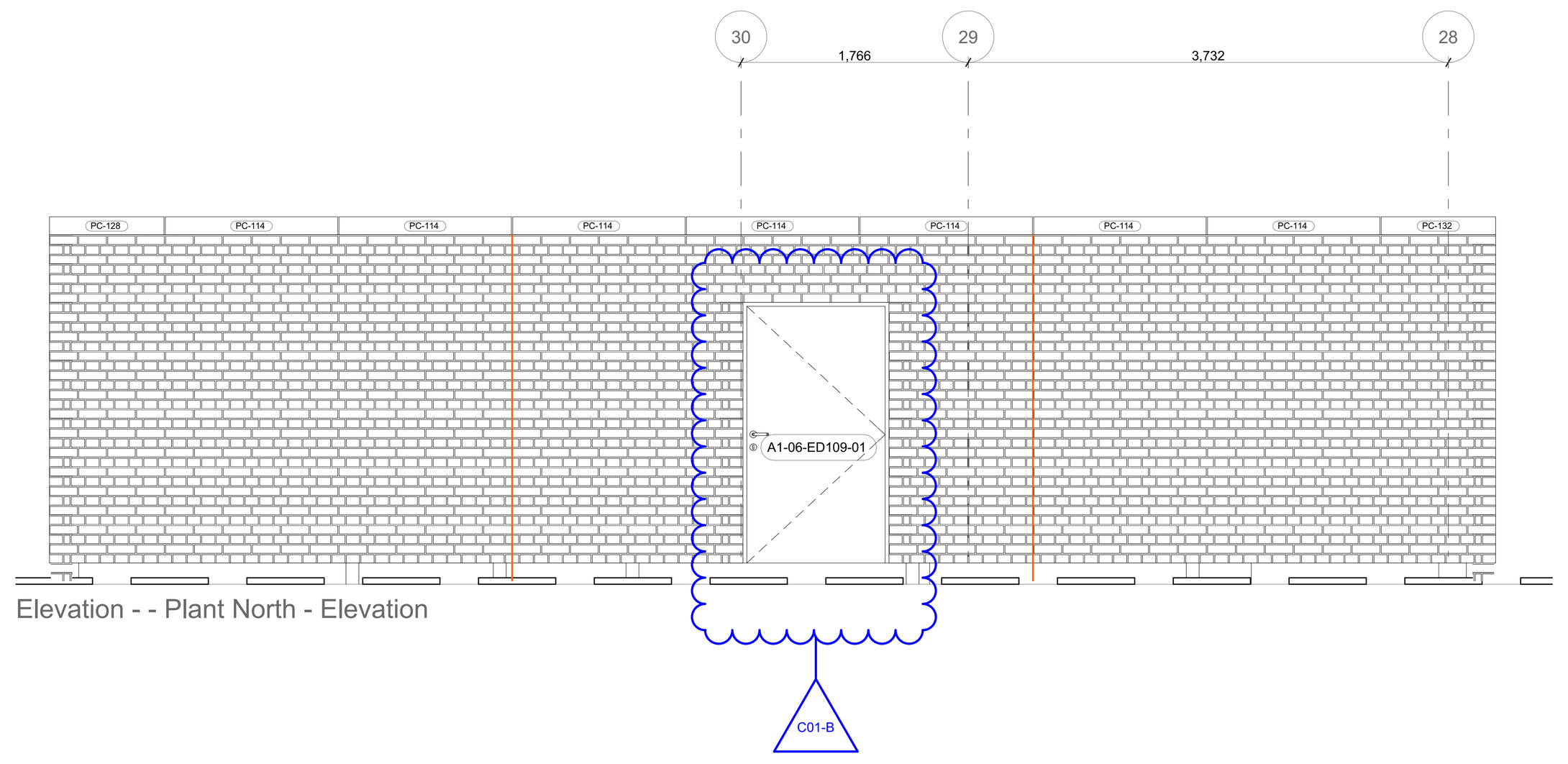
- Stone
- Concrete, In-situ
- Insulation, Soft
- Terracotta tiles
- Insulation, Rigid
- Void former
- Timber

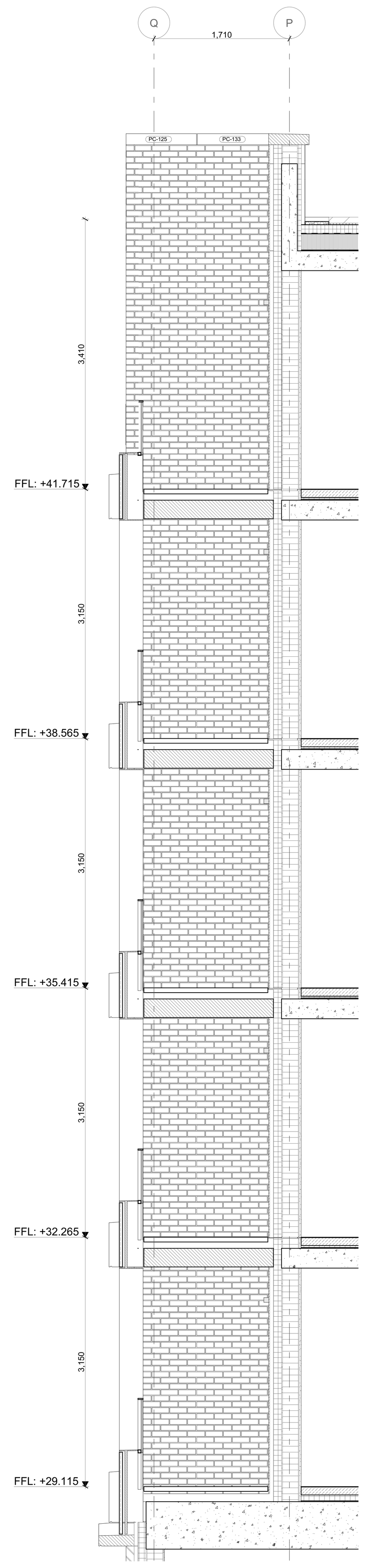
Notes:

- 10mm Movement Joint

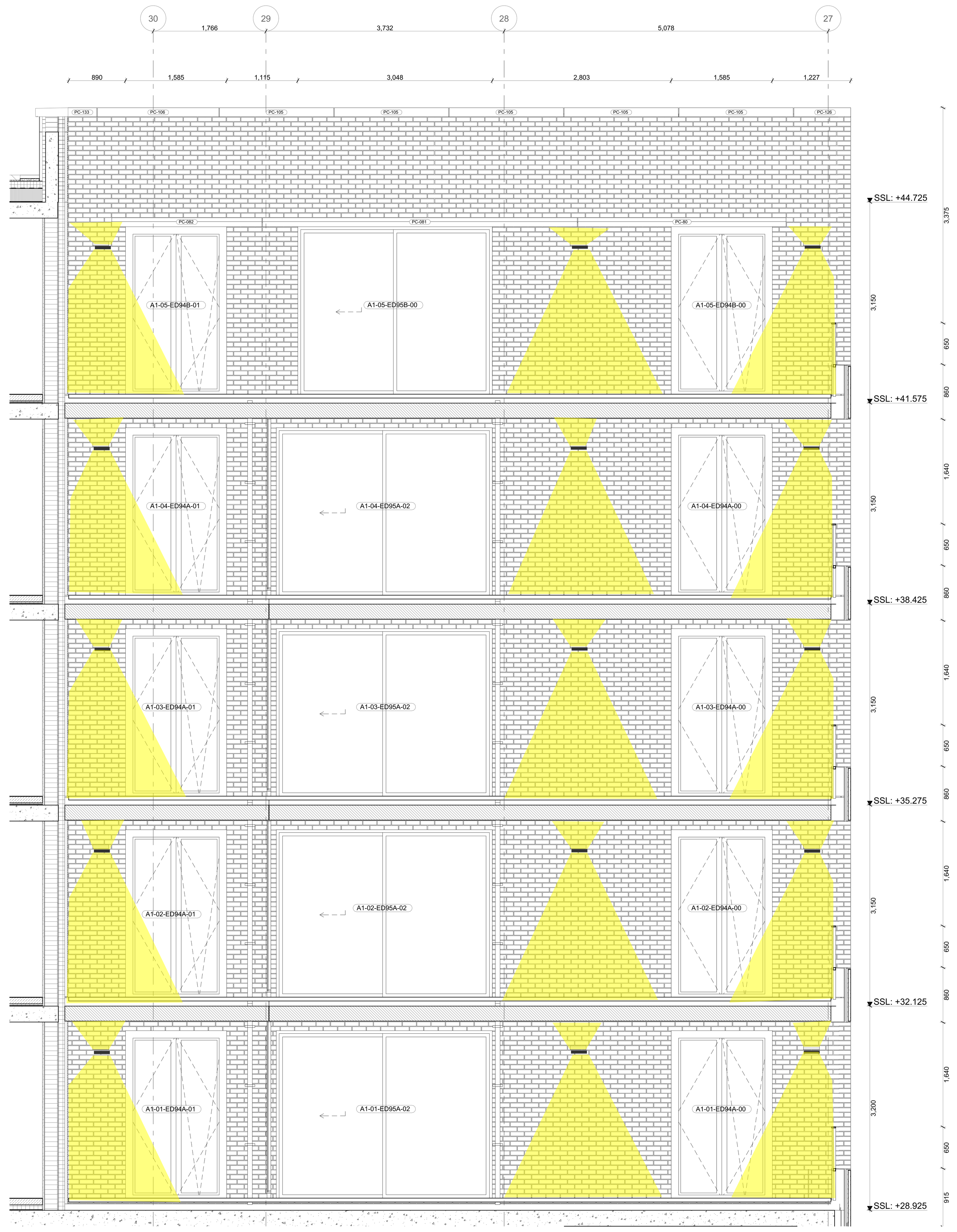


Elevation - - Plant North - Elevation

1 - North - Georgiana street



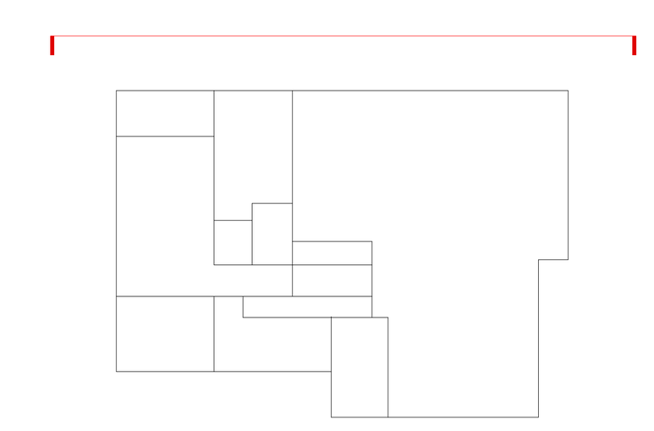
Elevation - - North - Loggia - Inside corner



Elevation - - North - Georgiana street - Loggia

REV ID	DATE	CHANGE ID	REASON FOR ISSUE	NAME
T03	17/05/21		Stage 4 - VE Drawing Revision	RK
C00	19/08/21			RK
C01	08/10/21	C01-A	Bin store door updated	RK
		C01-B	External door IDs updated	

Caruso St John Architects



477 St Pancras Commercial Centre

Affordable - North Elevation

CONSTRUCTION

Project Nr.	Author	Unit	Level	Type	Discipline	Number	Status	Revision
477	CSJ	A1	ZZ	EL	A	5703	D2	C01

Scale	Size W x H (mm)	Date	Revised	Drawn	Checked
1:50	1189 x 841	15/04/20	08/10/21	RK	JH

Project phase	Project datum
STAGE 05	±0.00 = 0.00 AOD

Client:
W·RE
8 Richmond Mews, London, W1D 3DH

Project manager:
Blackburn & Co.
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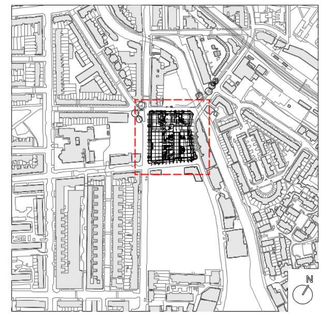
Quantity surveyor:
Exigere
Morelands 5-23 Old Street London EC1V 9HL

7 Ground Floor Landscape denoting External Lighting and including Lighting Isolux Plots



Notes:

- Refer to separate Tree Survey by Tim Moya Associates (March 2019) - RPA information taken from Tree Survey.
- Refer to Tree Protection Plan and Arboricultural Impact Assessment by Tim Moya Associates (Jan-20).
- ALL WORKS OUTISDE OF SITE OWNERSHIP LINE TBC WITH LB CAMDEN

Key:

Planning application boundary

Areas agreed as to detail design by LB Camden under S106/278 agreement

Areas to be adopted by LB Camden as public highway, subject to S38 agreement as noted in planning consent, also agreed as to detail design by LB Camden under S106/278 agreement

Existing tree to be retained; refer to Tree Survey/ Arboricultural Information

Existing tree root protection area

Proposed trees:

Large courtyard trees
>8m mature canopy diameter

Companion trees
~4m mature canopy diameter

Soil crate system to provide rooting volume for new trees

Rev	Date	Description
P1	05.08.19	Issued for planning
P2	25.11.19	Retained selected existing trees, revised proposed trees
S31	03.02.20	Stage 3 issue
T1	30.10.20	Issued for Tender
T2	18.02.22	Updated plan layout & public realm annotation

JCLA

Jonathan Cook Landscape Architects Ltd
3A Tiffe Yard
LONDON SE17 3QA

Tel +44 (0)207 703 3270

www.jcla.co.uk

Client
W.RE

Project
SP108: St Pancras Commercial centre

Drawing Title
Proposed plan: Ground (Trees)

Drawing Number
SP108-01-GP

Date	Revision
18.02.22	T2
Scale (@ A1)	Drawing Status
1:200	Stage 4