

External Lighting Note

Introduction

This note provides a summary of the proposed external lighting strategy for the development at Astec House. The proposed lighting strategy has been designed to ensure that external lighting is appropriate to the site's sensitive context, having regard to its location within a conservation area and the presence of a listed building.

The proposed development will only include limited external lighting as required for safe access and circulation. No feature or floodlighting is proposed.

Lighting will be designed in accordance with the following principles:

- Use of low-level, discreet fittings such as wall-mounted luminaires and/or bollard lighting where necessary;
- Warm colour temperature lighting (typically 2700K–3000K) to ensure a soft and appropriate visual appearance;
- Directional, downward-facing luminaires to minimise upward light spill and glare;
- Avoidance of excessive illumination levels, with lighting kept to the minimum necessary for safety and security.

Heritage Considerations

Given the listed building status and conservation area designation, the lighting strategy has been developed to ensure that it does not detract from the architectural character or setting of the heritage asset.

Lighting will:

- Be sensitively integrated into the building and landscape;
- Avoid illumination of key architectural features unless appropriate and agreed;
- Prevent light spill onto the principal façade and surrounding heritage assets;
- Preserve the character and appearance of the conservation area during hours of darkness.

Residential Amenity

The lighting scheme will be designed to avoid adverse impacts on neighbouring occupiers. Measures will include:

- Directional lighting to prevent light trespass;
- Appropriate positioning and shielding of fittings;
- Control of illumination levels to avoid glare or over-lighting.

Ecology Considerations

Lighting will also be designed to minimise impacts on ecology, particularly with regard to bats. This will include:

- Avoidance of unnecessary lighting in sensitive areas;
- Use of warm colour temperatures;
- Directional fittings to limit light spill into landscaped areas.

Controls and Operation

External lighting will be controlled to ensure efficient operation and minimise unnecessary illumination. This may include:

- Passive infrared (PIR) sensors;
- Timers or photocell controls;
- Zoned lighting where appropriate.

Conclusion

The proposed external lighting strategy is proportionate and sensitive to the site's heritage context. It ensures that necessary levels of illumination will be provided for safety and security while minimising visual, residential and ecological impacts.

It is considered that detailed lighting specifications can be secured by planning condition.