



# EXTERNAL LIGHTING STRATEGY

## FORMER RAF UPPER HEYFORD

### HEYFORD PARK

Strategy Submission re Condition 40 of  
Planning Permission 10/01642/OUT

January 2020

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## 01 INTRODUCTION/BACKGROUND

The need for a Lighting Strategy is set out within Condition 40 of outline planning permission reference 10/01642/OUT for a new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure. The condition reads as follows:

*“Prior to the implementation of any change of use or of operational development to construct any non-residential building, a lighting strategy shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be undertaken in accordance with the details as approved.”*

The aim of this Strategy is to achieve a balance between the requirements for artificial light for commercial operation and the need to ensure the Cold War character and appearance of the Conservation Area is protected from undue ‘light spillage’ through minimising the visual impact of light fittings and extent of lighting. Planning permission will be required for circumstances where additional luminaires are required. Such applications should be in accordance with the requirements of this Strategy and shall be used and installed in a manner to efficiently direct the light into the areas requiring illumination. For the avoidance of doubt, this Strategy applies to non-residential buildings in the New Settlement Area only.



It is recognised that in exceptional circumstances individual operators may require additional lighting which would fall outside the guidance set out within this Strategy. Such departures will be assessed on a case by case basis, with due regard to the operational and other requirements. They will require the approval of the Management Company and express consent from the District Council.

## 02 OBJECTIVES

1. Control the use of lighting to maintain and protect the Cold War Conservation Area's character and appearance;
2. Ensure a safe working environment for commercial occupiers; and
3. Allow maintenance of existing lighting systems, where these form part of the established character of the site.

## 03 EXISTING INSTALLATIONS

The existing external lighting system throughout the site consists primarily of industrial type luminaires manufactured in the 1970's. These comprise a combination of tungsten, high pressure sodium and in some cases external fluorescent luminaires.

Luminaires are generally fixed on columns of varying heights or wall mounted to the façade of the building.

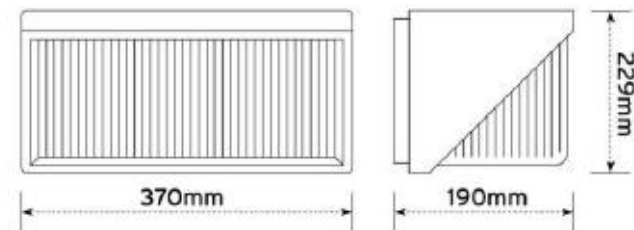
General access lighting is limited and provided by means of high-pressure sodium lamps.

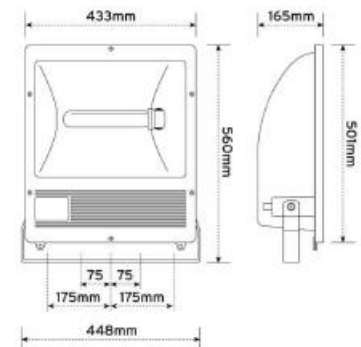
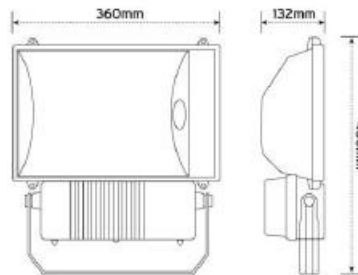
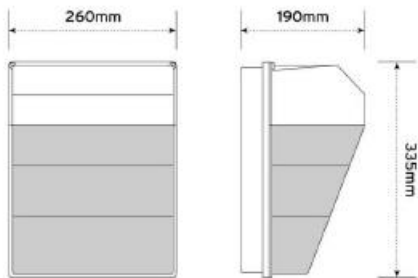
Unless otherwise agreed, and existing lighting affixed to the Buildings in the settlement area, which was erected after the closure of the Air Base in 1994 and that does not conform with the requirements of this Strategy, will be removed and replaced with a suitable alternative, where required within 12 months of the date of approval of this Strategy. Any replacement luminaires will be in accordance with the requirements of this Strategy.

## 04 DESIGN APPROACH AND PRINCIPLES

### Acceptable types of luminaires

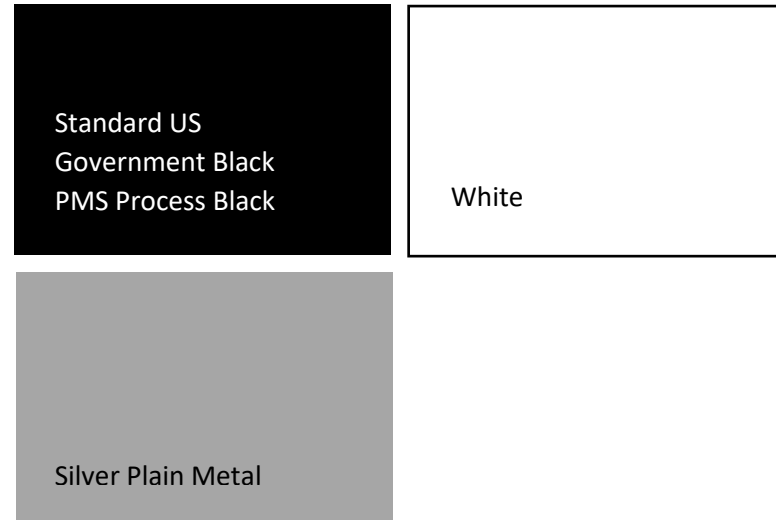
- Where replacement of luminaires installed prior to the base closure in 1994 is required, it should as far as possible replicate the existing lighting systems in place; and
- Where new lighting is proposed, examples of acceptable luminaires are:
  - High pressure sodium flood lighting
  - Wall mounted high pressure sodium street lighting
  - Wall mounted luminaires





## Acceptable colours/materials

- Existing luminaires throughout the site are generally coloured to match the building to which they are attached, with black, white and silver being dominant;
- Where there is a requirement to directly replace luminaires, which were installed prior to the enclosure of the Air Base in 1994, replacements should as far as practicable match the existing lighting systems in terms of colour, in order to respect the historic character of the area and blend into the surroundings. Where new luminaires are proposed in new locations where lighting was not present prior to 1994, these will be coloured as to match the host buildings; and
- Black, white and silver metal plain finishes are considered acceptable, however other colours may be appropriate in order to respect the colour of the host building.
- As per the existing lighting present new lighting will be made of glass, metal and plastic.





## Acceptable locations

- Luminaires throughout the site are generally fixed on columns of varying heights or wall mounted to the façade of buildings;
- Replacement luminaires should be located in the same position as the existing;
- The majority of lights will be wall mounted, however given the variety of lighting which has been installed prior to the closure of the base in 1994, where existing and in limited circumstances, some lighting may be pole mounted;
- Where required to meet Health and Safety requirements, external emergency lighting will be considered on a building by building basis. It is anticipated that this will most often take the form of 'over door bulkhead' lights.

## Night-time appearance

- Non-essential lighting should not operate between the hours of 23:00 and 06:00 and outside these hours should be operated manually by the building occupier;
- Controls to switch off task lighting when not required should be installed;
- Movement sensors should be fitted to non-essential lighting to reduce frequency of spill of light;
- External lighting should be designed and installed in a manner that creates low angles of illumination and (where possible) lower wattage luminaires are used;
- Advantages should be made of any existing screening which may be provided by the surrounding topography or other physical features e.g. buildings, trees or earth embankments. In the absence of these features, light guards should be fitted to specifically direct light; and
- The 'Signage Strategy' sets out guidance on acceptable forms of signage and confirms that internally illuminated signage will not be appropriate in the majority of the settlement area, with the exception of the Village Centre, nor will luminance be installed with the express purpose of illuminating signage, with the exception of the Village Centre.

## 05 THE VILLAGE CENTRE

As part of the New Settlement Area consented under the outline planning permission reference 10/01642/OUT, outline permission was granted for a local centre. Reserved Matters permission reference 18/00513/REM was granted in 2018, giving detailed permission for a Village Centre to include an A1 use convenience store and five A1 use retail units, with the refurbishment of Building 100 as a B1 office use building.

Given the prominence of the Village Centre as part of the New Settlement Area, the above External Lighting Strategy is not considered appropriate for the Village Centre. The principles for external lighting within the Village Centre are outlined below. The aim is still maintained to minimise light spillage into the Cold War character Conservation Area, with the additional aim for the Village Centre of promoting good place-making and a welcoming area of public realm.

External Lighting within the Village Centre is to be kept simple to ensure a clutter free environment whilst also ensuring that residents feel welcome and safe.

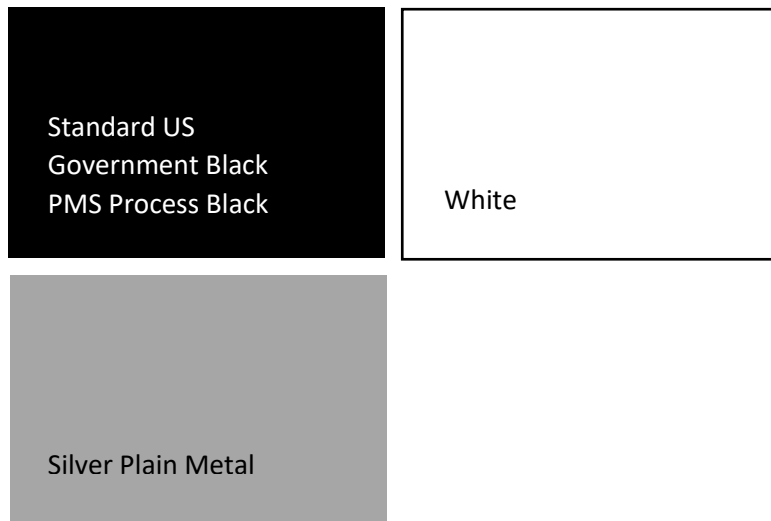
### Acceptable Types of Lumieres

- Acceptable Types of Lumieres in the Village Centre are:
  - Column mounted LED car park lighting
  - Wall mounted LED lighting by building entrances
  - LED bollard lighting for external spaces
  - Low level LED planter feature lighting for external spaces



## Acceptable colours/materials

- Black, white and silver metal plain finishes are considered acceptable, however other colours may be appropriate in order to respect the colour of the host building, and to suit the branding of occupiers within the Village Centre.
- New lighting will be made of glass, metal and plastic.



## Acceptable locations

- Luminaires throughout the site are generally fixed on columns of varying heights or wall mounted to the façade of buildings;
- Bollards may be floor mounted within the Village Centre External Areas;
- Lighting will also be acceptable installed into planters in the Village Centre to enhance the public realm;
- Where required to meet Health and Safety requirements, external emergency lighting will be considered on a building by building basis. It is anticipated that this will most often take the form of 'over door bulkhead' lights.

## Night-time appearance

- Non-essential lighting should not operate between the hours of 23:00 and 06:00 and outside these hours should be operated manually by the building occupier;
- Essential Lighting will be minimised between the hours of 23:00 and 06:00 while still maintaining safe levels of illumination;
- Controls to switch off task lighting when not required should be installed;
- Movement sensors should be fitted to non-essential lighting to reduce frequency of spill of light;
- External lighting should be designed and installed in a manner that creates low angles of illumination and (where possible) lower wattage luminaires are used.