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Richmond Chase: NS04 Note on Compliance with ILE

The Institute of Lighting Engineers have issued guidance notes for the reduction of obstructive light to avoid physiological and ecological problems on development sites. This note sets out how the development at Richmond Chase (Latchmere House) addresses the issues of avoiding obstructive lighting for the discharge of planning condition NS04.

Richmond Chase:

The development lies within Ham Common LNR and is in very close proximity to Richmond Park. The immediate surroundings of the built environment of Richmond Chase benefits from a belt of mature broad leaf trees which is habitat for bats and nesting birds. The proposed external lighting scheme has been developed in conjunction with Orlight and takes account of the sensitive location of Richmond Chase.

Compliance with ILE Guidance:

The guidance require that the external spaces are not over-lit: The light levels for the development has been calculated by Orlight so that the levels are adequate for the safe use of the streets and external spaces. The lighting are on photocells to which switches on and off automatically at dusk and dawn to avoid a waste on energy.

The ILE guidance further requires the avoidance of light spillage beyond the boundary of the area which is to be lit and to avoid sky glow. As the ecology at Richmond Chase is sensitive, the lighting scheme has been developed using low level lighting with bollards. These are located at regular intervals along the street and paths. Their light are directional and only lights the tasks.

The secondary light source on the development is from uplights to feature trees along the main street. The ILE guidance suggest that such lighting schemes should minimise any upward waste light by the proper application of suitable directional luminaires and light controlling attachments. The proposed Orlight uplight luminaires are fitted with a cowl so that the light can be adjusted to avoid light spill, directing the light into the crown of the trees. None of the two light sources will be directed into windows of properties thus avoiding physiological nuisance to residents.

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The entrance light to the individual dwellings is a down light located in the canopy above the front entrance door. These lights are controlled by the occupier and is directed down towards the ground thus avoiding any light spillage or sky glow.

No source intensity or building luminance are proposed.

Lighting calculations have been included within the submitted information in the Orlight report for Richmond Chase (Latchmere House) and the whole scheme has been designed to Environmental Zone E2/E3 in accordance with the ILE guidance (Low/medium district brightness areas) suited to the relatively dark urban area).

Berkeley Homes (West London) confirms that the proposed external lighting complies with the ILE design guidance.

Yours sincerely

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