



- Dance
 - Yoga / Pilates
 - Aerobic / Fitness / Exercise classes
 - MUGA
 - Outdoor Basketball
 - Outdoor Netball
 - Tennis.
- 3.30 The proposed range of indoor facilities and hard-wearing outdoor facilities would be available for year-round use, and their use is not weather dependant as is the case with natural grass pitches.
- 3.31 The 3G football pitch can still be used for both training and matches but has a far greater carrying capacity than the grass pitches and can be used even in poor weather, significantly decreasing the risk of fixture cancellations. The inclusion of floodlights would also substantially increase the hours of use of the football facilities.
- 3.32 The users of the facilities will also benefit from significantly improved changing provision as part of the new school facilities compared with the poor quality changing provision that is currently within the pavilion for the existing playing fields.

Addressing Deficiencies

- 3.33 A number of new facilities are included as part of the Applicant's proposal, the development of which will help to address existing deficiencies in sports provision.
- 3.34 In relation to 3G AGPs there is a currently shortfall of four full size 3G pitches in LBRuT. The 2015 Playing Pitch Strategy found that there is a recommended need for at least 5 full size 3G pitches, whereas currently there is only one. Specifically, in the Richmond Analysis Area there is a need for three 3G pitches where currently there are none.
- 3.35 **The development of a 64m x 100m floodlit 3G pitch available for community use on the current playing field site would make a significant contribution towards addressing this deficiency in 3G pitch provision, reducing the shortfall in LBRuT to 3 pitches, and in the Richmond Analysis Area specifically to 2 pitches.**
- 3.36 The need for a sand-dressed AGP surface suitable for hockey was also considered for the sake of completeness. LBRuT's 2015 Playing Pitch Strategy found that there are 6 AGP's suitable for hockey within LBRuT – 5 of which are suitable for competitive play. There are 4 hockey clubs within LBRuT and in addition, St Mary's University fields 3 senior teams in a mid-week league. Spare capacity has been identified at 2 hockey sites and the Strategy found that existing provision meets current club demand. There is no identified need for additional hockey provision in LBRuT.
- 3.37 An Indoor Sports Facility Needs Assessment was produced for LBRuT in 2015 which included an assessment of sports hall provision in the borough. This was informed by a Sport England Facilities Planning Model run (2014) which concluded that the level of satisfied demand for sports halls in LBRuT is 90%, meaning that one in ten of the Borough's residents who wish to access a sports hall are unable to do so. This is primarily due to insufficient capacity both inside and outside the borough.
- 3.38 The Assessment has also found that LBRuT's wide network of voluntary sports clubs and their strong working relationship with the Council's Sport and Fitness service has developed



a strong club base and productive sports development activity which is resulting in strong demand for court space on a regular basis, potentially to the exclusion of pay and play or more casual users.

- 3.39 Overall, the Assessment concludes that additional court space would be in demand and that the areas most in need of additional provision are in the north and east of the borough, where new facilities currently being proposed elsewhere in the borough will have minimal impact.
- 3.40 **The development of an additional 4 court sports hall built to meet Sport England Specifications on this site would make a significant contribution towards addressing the deficiency in sports hall provision in the north and east of the borough.**
- 3.41 **The provision of an additional activity hall will also add to the flexibility of the sports facilities overall allowing the 4 court hall to accommodate team sports activities, whilst the activity hall can accommodate users with lesser space requirements.**
- 3.42 Multi-use games areas (MUGAs) were not included for consideration in either the Playing Pitch Strategy or Indoor Sports Facility Needs Assessment produced for LBRuT in 2015. They were, however, included in the Borough's Sport, Open Space and Recreation Needs Assessment updated in March 2008.
- 3.43 This Needs Assessment found that most facilities were located in the West of the Borough and there is some evidence of unmet demand in the Ham and Petersham, East Twickenham / Richmond / Kew and Barnes areas.
- 3.44 The Assessment also found there were high levels of use of floodlit netball facilities with clear evidence of unmet demand which would most likely continue to rise due to an increasing younger population and the Council's promotion of youth sports participation. Lack of floodlighting and of suitable ancillary facilities were also raised as key issues.
- 3.45 Although this assessment has not been updated as part of the 2015 sports facility assessments, it would be fair to assume that, unless significant additional provision has been developed in the last 10 years, the borough is deficient in MUGA provision, particularly floodlit provision with access to ancillary facilities.
- 3.46 **The development of additional MUGA provision on this site would help to address this ongoing deficiency in MUGA, and specifically netball, provision in the borough. The MUGA would also be serviced by ancillary facilities through the school.**
- 3.47 Consultation has been undertaken with a number of National Governing Bodies (NGBs) for a range of indoor sports. The following NGBs confirmed that they would support the development of additional sports hall space in this area of the borough given the lack of local provision and difficulties experienced by local clubs in securing access to sports hall facilities, particularly at peak times:
- Badminton England
 - British Fencing
 - British Gymnastics
 - England Handball
 - England Netball
 - London Volleyball Association.



- 3.48 Letters / emails from the above organisations confirming their support have been provided in Appendix A.
- 3.49 The development proposals include a total of 667 additional residential units. Based on LBRuT's average number of persons per household (2.34) this equates to approximately 1,560 additional residents. Using Sport England's Sports Facilities Calculator, this can be used to estimate the demand for additional sports facilities which will be generated by this increase.
- 3.50 This will create demand for an additional 0.44 badminton courts and 0.05 artificial grass pitches.

Summary

- 3.51 Table 6 provides a summary of the key features of the Application with specific reference to the requirements of Sport England's Policy Exception E5 – *“The proposed development is for an indoor / outdoor sports facility of sufficient benefit to outweigh the detriment caused by the loss of the playing field.”*

Table 6: Summary of Key Features of Application with regard to SE Policy Exception E5

	Key Features
Proposed vs Current Use	Capacity to accommodate total of c. 193k uses per annum – including c.125k community use visits Increase of c. 183k uses (1,916%) compared with current use Could increase to 208k visits per annum (increase of 199k – 2,088%) with extended opening hours. This would include c. 133k community use visits
Sports -Related Benefits	Increased capacity in terms of users per annum Significantly increased range of sports accommodated Indoor and hard-wearing facilities available for year-round and poor weather use 3G pitch accommodates training and matches and has significantly increased carrying capacity. Full size pitch provision means matches can be played and current users can be accommodated Improved changing and ancillary provision
Addressing Deficiencies	3G pitch deficiency – 1 full size pitch Sports hall deficiency – 4 court sports hall and activity hall MUGA deficiency – 1 basketball court size
Other Benefits	Community park provision Better urban design – enclosing open space.

4. Proposed Community Use

- 4.1 The sport and leisure provision included as part of the Secondary School development in Application B is all proposed for use by the school, and the wider community outside of the school's core hours of use.
- 4.2 Community use of the sports hall, activity hall, MUGA and 3G pitch would be secured through a Community Use Agreement between the School and the Council as well as other



relevant parties as applicable (e.g. Landowner, Local Education Partnership, Barnes Eagles FC etc.).

- 4.3 This would secure management, access and pricing arrangements for use of the facilities by the community. A draft version of this community use agreement, to be further developed, finalised and agreed between the relevant parties has been included Appendix B of this document.
- 4.4 The draft community use agreement includes provision for arrangements to be made between a Management Committee and Partner Club. This would allow a Partner Club to secure preferential access to the facilities at a discounted rate.
- 4.5 A number of clubs have expressed an interest in using this facility to supplement their existing arrangements, particularly for training purposes. The Applicant has made sustained efforts throughout the process to engage Barnes Eagles FC as the incumbent club, and preferential access to the facilities has been offered. The Applicant awaits the commitment of Barnes Eagles to this arrangement and is willing to engage further with them as required.

5. Accommodating Existing Use

- 5.1 The primary use of the existing playing fields is for football matches and occasional weekday evening training for the U13-U16 teams of Barnes Eagles FC.
- 5.2 Given the existing shortfall of grass football pitches locally, there are limited alternative locations for this existing use.
- 5.3 The Application allows for the possibility of some or all of this current activity continuing on the redeveloped site, as the 64m x 100m floodlit 3G pitch would have the capacity to accommodate the c. 4 matches per week that currently take place on the site as well as occasional training.
- 5.4 Preferential access to the 3G pitch at a community rate comparable with similar local provision can be secured for Barnes Eagles FC through a Community Use Agreement with the School as set out above.
- 5.5 Other grass pitch provision in the area has also been explored at a high level using available information from the 2015 Playing Pitch Strategy. It is understood that these findings are being updated in early 2018, but neither the draft findings of this update have not been made available to the Applicant by the Council or the FA. Grass pitch provision in the area which could provide an alternative or additional venue for Barnes Eagles is summarised below based on the information available to the Applicant.
- 5.6 **Barn Elms Playing Fields** is the primary site currently in use by Barnes Eagles FC. The Playing Pitch Strategy (2015) found that their football pitches are currently overplayed but that the quality and maintenance of the existing provision appears to be able to absorb the existing level of overplay. Therefore, there may be scope to further increase the carrying capacity of this high quality provision with further investment in drainage and maintenance improvements.
- 5.7 **Old Deer Park** has 2 adult football pitches with spare capacity identified by the Playing Pitch Strategy. The site is c.1.2 miles from the current site and could provide an alternative venue for Barnes Eagles FC. The Strategy identifies that opportunities to improve the changing provision should be explored. *This is a potential alternative site for Barnes Eagles FC given its relative proximity and that there is spare capacity identified.*
- 5.8 **Palewell Common** currently has 3 x adult, 1 x 9v9 and 4 x 7v7 good quality football pitches with identified spare capacity. This site is c. 1.4 miles from the current site and could provide



an alternative venue for Barnes Eagles FC, albeit this would be subject to the agreement of the incumbent club (Sheen Lions FC) or facility operator and agreement on fixture scheduling etc. *This is a possible alternative site for Barnes Eagles FC given its relative proximity and that there is spare capacity identified, albeit the presence of an incumbent club may raise practical difficulties.*

5.9 **Sheen Common** currently has a standard adult pitch which is available but is not in use. This site is c. 1.3 miles from the current site and could provide an alternative venue for at least some of the 4 match equivalent sessions currently used at the Stag Brewery site by Barnes Eagles FC. The Playing Pitch Strategy identifies that quality should be improved if possible. *This is a potential alternative site for Barnes Eagles FC.*

6. **The University of Westminster Sports Ground and Kings House Sports Ground are located across the river from the current site in the London Borough of Hounslow. Both sites include football pitches available for hire as part of their facility mix. The current level of availability at these facilities is unknown as they were not considered as part of the LBRuT Playing Pitch Strategy, and LB Hounslow does not appear to have an up to date playing pitch strategy. These are potential alternative sites for Barnes Eagles FC, although their current capacity levels are unknown. Summary**

6.1 There is a shortfall of grass football pitch provision locally, and the loss of the existing playing fields cannot be justified on the basis that they are surplus to requirements. However, the proposal provides substantial sporting benefits which should provide sufficient benefit from a sporting perspective to outweigh the detriment caused by the loss of the existing playing fields.

6.2 This has been demonstrated through the following:

- a comparison between the current and proposed uses which has shown the potential for significantly increased users per annum
- a review of the sports-related benefits the proposal which include more usage, more sports, more year-round use and more flexible facilities
- a review of the deficiencies being addressed by the proposal including 3G pitches, Sports Halls and MUGAs
- other benefits including community park provision.

6.3 The Application proposes that the sport and leisure provision is made available for community use outside of the school's core hours of use and that this use, and potential arrangements with a Partner Club, are secured through a Community Use Agreement. The Applicant has sought to engage with Barnes Eagles FC as the incumbent club and has made an offer of preferential access. The Applicant awaits the club's commitment on this matter.

6.4 Alternative venues for the current users of the playing fields on the site, Barnes Eagles FC, have also been explored at a high level. A review of the site-specific recommendations of the LBRuT Playing Pitch Strategy has shown that there are sites locally that have football pitches with spare capacity.

6.5 In SLC's view, the proposal is of significantly greater sporting benefit to the community than the existing provision and should meet the requirements of Sport England's Policy Exception E5 on this basis.



April 2019



Appendix A – Correspondence with NGBs for Indoor Sports

Badminton England

The Sport, Leisure and Culture Consultancy (SLC)
2nd Floor
3 Boltro Road
Haywards Heath
West Sussex
RH16 1BY



RE: NGB Consultation: Sports Facility Developments at Stag Brewery, Mortlake

Dear Laura

As discussed I am writing in relation to the above proposed sports facility development. This is a facility that we would like to support and engage with in terms of badminton development.

Our own current mapping shows that there is the following within one mile of the proposed development:

AFFILIATED CLUBS

- Feathers Badminton Club

OTHER FACILITIES

- Chiswick School – 5 courts, hosts Feathers Badminton Club
- Shene Sports & Fitness Centre, 4 courts – unaware of badminton provision at this facility
- Bank of England Sports Centre, 6 courts – unaware of badminton provision at this facility

I would therefore suggest that there is still scope for an improved provision by engaging with the development particularly around junior provision in the area – a key part of our Discover Badminton strategy. As a result of this strategy we are seeing increased demand through the schools engagement work especially around Primary age children with our new Racket Pack programme. Hence there is a potential increase in demand on community facilities.

It is therefore an area that has potential for increased growth and we would be hopeful the new proposed facility could help cater for this.

Kind regards

Lee Ward
Senior Relationship Manager, South
leeward@badmintonengland.co.uk

BADMINTON ENGLAND
National Badminton Centre
Wilton Keynes MK5 7LA

Tel: 01908 388400 Fax: 01908 388412
enquiries@badmintonengland.co.uk
www.badmintonengland.co.uk

BADMINTON ENGLAND is the governing body for the Badminton Association of England's (BAE) registered and chartered (FCI) club, a Company Limited by Guarantee.





British Fencing

From: Josef Thomas [<mailto:josef.thomas@britishfencing.com>]

Sent: 16 October 2017 14:20

To: Laura Froshaug <laura@slc.uk.com>

Subject: Re: NGB Consultation: Sports Facility Developments at Rowley Lane, Barnet and Stag Brewery, Mortlake

Hi Laura,

Thanks for sending this through.

British Fencing would be happy to support any additional sports facilities that would be a suitable size for fencing pistes.

As mentioned on our call, unfortunately we do not have the resource for local level insight as we all have national roles so could not comment on the impact it would have in terms of participation.

The development is also just up the road from our Elite Training Centre which offers a wide range of fencing opportunities within the community and beyond.

Many thanks,

Josef

Josef Thomas | Development Officer - Clubs and Regions (England)

British Fencing, 1 Baron's Gate, 33-35 Rothschild Road, London W4 5HT

M: +44 (0) 7736 451654 T: 020 8742 3032

www.britishfencing.com | Twitter: @[Explorefencing](https://twitter.com/Explorefencing)





British Gymnastics

Hi Anna,

Thanks for the recent phone call about these projects. I can confirm that British Gymnastics still support the development of these projects as discussed and noted below.

Thanks,

Neil Moulster
Facilities Manager



Governing Body of the Year | BT Sport Industry Awards 2016 Winner

T. 0345 1297129
M. 07581064980
W. british-gymnastics.org

Ford Hall, Lilleshall National Sports Centre, Newport, Shropshire, TF10 9NB
Registered in England. Company Limited by Guarantee Registration No. 1630001 VAT No. 100166672

From: Anna Dalton [<mailto:anna@slc.uk.com>]
Sent: 07 August 2017 15:48
To: Neil Moulster <neil.moulster@british-gymnastics.org>
Subject: Facility Developments - Rowley Lane, Barnet and Stag Brewery, Mortlake

Hi Neil

Thank you for taking the time to discuss the Maccabi Rowley Lane Sports Ground (Barnet) and Stag Brewery (Mortlake) developments this afternoon.

Please find attached the letter of support that Carina Brown sent us in relation to the Rowley Lane development proposals in October 2016. The letter recognises the need for additional sports hall provision in the area and identified a number of local club who could benefit from a new facility in the area.

If you are able to review the attached, and confirm by return that the content of the letter is still applicable, and the continued support of British Gymnastics for the development that would be much appreciated.

In relation to the Stag Brewery development in Mortlake, I understand that the primary concern for British Gymnastics from a facility perspective in London is identifying potential sites for dedicated gymnastics venues, but that additional sports hall provision would increase capacity, particularly for entry level gymnastics in the area.



Gymnastics is facing capacity issues across the country, and a school sports halls with community use agreements will be able to help address this capacity issue through provision of entry level gymnastics, which has limited specific facility or equipment requirements.

British Gymnastics is aware that the Richmond Gymnastics Association is looking for a site for a dedicated facility at the moment, but that this development may have the potential to serve as a satellite facility for this and other local clubs.

Please let me know if you have any questions or further information you can share with us, or if we have misunderstood any of the above.

If you are able to confirm that this is a fair representation of your position, and the in principle support of British Gymnastics for the developments as facilities which will provide increase capacity to meet demand for gymnastics in their local areas, that would be much appreciated.

Kind regards

Anna

Anna Dalton

Senior Consultant



M: 07730 565553 T: 01444 459927

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England Handball

Great to speak to you earlier today.

I can confirm that your email below notes our support of the development in its current form for recreational handball, but would be of greater value if there was space for a court 20m in width.

We look forward to hearing further developments when appropriate

Kind regards

Stacey



Stacey Andrews

National Partnerships Manager | Mobile 07794498122 | E-mail
Stacey.andrews@englandhandball.com

The Halliwell Jones Stadium, Winwick Road, Warrington WA2 7NE

Website www.Englandhandball.com | Twitter @englandhandball | Facebook
<https://www.facebook.com/englandhandball>

Get all your Handball equipment at the [EHA shop](#) and know the profits will be reinvested in the sport we love.

From: Anna Dalton [mailto:anna@slc.uk.com]

Sent: 22 August 2017 11:48

To: stacey.andrews@englandhandball.com

Subject: Stag Brewery Development - Mortlake, Richmond

Hi Stacey

Thank you for taking the time to discuss the proposed development of the Stag Brewery site in Mortlake, Richmond with me earlier.

As I understand it, there is a severe shortage of sports halls which can accommodate a court suitable for competitive handball in London. Although there are 15-20 competitive clubs in London, there are only 3 sports halls large enough to accommodate competitive matches, all of which are in East London.

The sports hall proposed as part of this development is not of a sufficient size to accommodate a handball court suitable for competitive matches at present, and as such would only be suitable for recreational handball and / or training.



As always in London, additional sport hall provision is welcome given the overall shortage of facilities, but from a handball perspective, this facility would be of significantly greater value if its width could be increased by c. 2m which would allow it to accommodate a competitive handball court of some description in an area where there is a severe lack of similar facilities.

If you are able to confirm by return that this is the case, and that England Handball would support additional sports hall provision in this area, although a facility with increased width would be of much greater value to you, that would be much appreciated.

Kind regards

Anna

Anna Dalton

Senior Consultant



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England Netball

Our Ref: Mortlake – Richmond



Sophie Johnson
1-12
Old Park Road
Hitchin
Herts
SG5 2JR

28th August 2017

Dear Anna

PROPOSED NETBALL FACILITY DEVELOPMENT In Richmond

I am writing in support of your application to develop indoor netball courts at the Stag Brewery site in Mortlake. I can confirm that we have been involved with development of the project and are keen to ensure that the new facilities meet the requirements for community level netball activity.

England Netball has an ambition to achieve 10:1:1:

- | | |
|----|---|
| 10 | Grow participation in the game by an average of 10,000 participants per annum. |
| 1 | Deliver a 1st class member and participant service. |
| 1 | Establish England Netball as the number 1 team in the world by winning the World Netball Championships. |

The new netball courts in Richmond will assist England Netball to achieve growth of netball in the local community. This we hope will ensure sustained use of the venue over the long term by local clubs, England Netball and potentially schools for the following netball programmes and activities:-

- Back to Netball
- Netball in the City
- Junior Clubs

England Netball fully supports the submission of this bid and is committed to ensuring that netball is developed at this new venue. Please let me know the outcome of the bid when it is known and contact me for further information if required.

Yours sincerely,

Sophie Johnson
Netball Development Community Coach

ENGLAND NETBALL
T: 07973407213
Email address: sophie.johnson@englandnetball.co.uk
www.Englandnetball.co.uk



London Volleyball Association

Anna,

Yes this is a fair reflection of our discussion.

Charlie Orton
020 7402 6279
Chairman
London Volleyball Association
www.londonvolleyball.org.uk

On 22/08/2017 14:44, Anna Dalton wrote:

Charlie

Thank you for taking the time today to discuss the proposed development at the Stag Brewery site in Mortlake, Richmond.

As discussed, there is insufficient sports hall provision in the area in general. There are two major volleyball clubs operating in the area, Richmond Volleyball Club and IBB Polonia. The proposed sports hall is of insufficient size to meet their requirements - IBB Polonia, for example, currently uses an 8 court hall in Brentford Fountain Leisure Centre and attracts c. 150-400 people to matches. The sports hall, however, would be sufficient to accommodate training or junior level volleyball.

If you are able to confirm that this is a fair reflection of what was discussed with regard to this development proposal by return that would be much appreciated.

Regards

Anna

Anna Dalton
Senior Consultant



M: 07730 565553 T: 01444 459927

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Appendix B

Appendix 8



Stag Brewery, Mortlake

Lighting Masterplan

For Reselton Properties

February 2018

PROJECT TEAM

CLIENT

Reselton Properties Ltd
28-30 The Parade
St Helier
Jersey, JE1 1EQ

ARCHITECTS

Squire & Partners
The Department Store
248 Ferndale Road
London, SW9 8FR

LANDSCAPE ARCHITECTS

Gillespies
1 St John's Square
London, EC1M 4DH

DAYLIGHT/SUNLIGHT CONSULTANT

eb7
Studio 1
63 Webber Street
London, SE1 0QW

LIGHTING CONSULTANT

Michael Grubb Studio Ltd
Bryanstone Road
Bournemouth
Dorset, BH3 7JE



CONTENTS

1.0	ANALYSIS	
1.1	Introduction	04
1.2	Context	05
1.3	History	06
1.4	Vision	07
2.0	STRATEGY	
2.1	Lighting Strategy	09
2.2	Site Survey	10
2.3	Edges	11
2.4	Evening Use	12
2.5	Gateways, Vistas & Nodes	13
2.6	Routes	14
2.7	Spaces	15
2.8	Architectural Lighting	16
3.0	LIGHTING PRINCIPLES	
3.1	Site Wide	18
3.2	Safe & Secure Environment	19
3.3	Accessibility	20
3.4	Wayfinding	21
3.5	Sustainability	22
3.6	Protecting Surrounding Ecology	23
3.7	Light Pollution, Flicker & Glare	24
3.8	Operational Requirements	25
3.9	Lamps & Luminaires	26
3.10	Colour Temperature	27
3.11	Heritage	28
3.12	Use of Colour	29
3.13	Standards & Guidelines	30
4.0	MASTERPLAN	
4.1	Masterplan	32
4.2	Routes	33
4.3	Spaces	37
4.4	Architecture	45
5.0	GLOSSARY	
5.1	Glossary	47
6.0	APPENDIX	



1.0 ANALYSIS

1.1 INTRODUCTION

"Lighting is decisively important when considering the experience of an external environment after dark. The making of a place is directly influenced by interplay of light and space, light and form, light and surfaces, light and texture, light and colour and most importantly, light and human activity".

Michael Grubb Studio has been appointed by Reselton Properties Ltd to review, consult and advise on all relevant lighting design issues associated with the proposed development of Mortlake Stag Brewery.

Michael Grubb Studio is an independent lighting design consultancy, specialising in exterior lighting schemes that are sensitive to their surrounding environments. We are not linked to any individual supplier or manufacturer, which means we give unbiased expert advice based on the most appropriate technologies, techniques and best practice.

This document has been developed in conjunction with the client, design team and with the projects long-term objectives in mind. The intention of this strategy is to identify a clear set of guiding principles that will be used to guide future lighting schemes. Doing so will ensure a cohesive lit environment across the development after dark, it will also add character, improve wayfinding, improve safety, reduce energy consumption and support surrounding habitats and ecology.

This strategy has been specifically developed to ensure that the environmental impact of artificial light is minimised. The ILP guides and resources regarding Light Pollution have been adopted and will be adhered to. This includes reducing light pollution, minimising energy and also mitigating unwelcome impacts on flora, fauna and the waterways.

1.2 CONTEXT

Reselton Properties Limited, represented by Dartmouth Capital, is developing plans for a mixed-use scheme for Mortlake's Stag Brewery site, London, UK.

The Stag Brewery Redevelopment is an emerging masterplan that will create a new vibrant village with a view to deliver a new heart for the Mortlake neighbourhood through regeneration.

The site is located along the edge of the River Thames with good connections to both Chiswick Bridge and Mortlake Rail Station.

Existing factories and industrial buildings will be replaced with a mixed use development comprising units for commercial retail frontages, an office building, residential apartments, new entertainment centres, extra care facilities, a nursing home, health facilities and a school.



1.3 HISTORY

Mortlake is a suburban district of the London Borough of Richmond upon Thames on the south bank of the River Thames between Kew and Barnes. For many centuries it had village status and extended far to the south, to include East Sheen and part of what is now Richmond Park. Its history was economically one of malting, brewing, farming, watermen and a great tapestry works.

According to Domesday Book (1086) the manor and parish of Mortlake (by which name Mortlake was then known). The manor belonged to the Archbishops of Canterbury until the time of Henry VIII, when it passed by exchange to the Crown. From the early part of the 17th century until after the English Civil War,

Mortlake was celebrated for the manufacture of tapestry, founded during the reign of James I at the Mortlake Tapestry Works.

Mortlake was reduced by 732 acres when Richmond Park was created by Charles I in 1637. Other parishes also lost smaller amounts of land to the new deer park.

Since 1845, the Oxford and Cambridge Boat Race has had its finish point at Mortlake, marked by the University Boat Race stone just downstream of Chiswick Bridge. Several other important rowing races over the Championship Course also either start or finish at the stone.

In the 1840's, Charles James Philips and James Wigan acquired Mortlake Brewery, which had existed since the 15th century. In 1889 the brewery was acquired by James Watney & Co., which in 1898 became Watney Combe & Reid after acquiring Messrs. Combe Delafield and Co. and Messrs. Reid and Co. When Watney's Stag Brewery in Victoria, London, was demolished in 1959, the name became officially applied to Mortlake Brewery. The brewery became part of Scottish Courage, briefly part of Heineken and was then divested to Anheuser-Busch Europe Ltd as it produced the company's Budweiser pale lager.

In December 2015, Reselton purchased the site and in 2016 consultation regarding the future of the Stag Brewery got underway.



1.4 VISION

The Stag Brewery will be home to many people whilst also a place to work, shop, dine, play and relax.

The site will boast open green spaces and views across the River Thames – all of which will help define the development as a destination in its own right and in turn, will create a vibrant night time economy.

Light will be used to help create focal points and a sense of place after dark, which will also help reinforce a sense of community and security.

It is envisaged that the Linear Park, Maltings Plaza and the River Terrace will be vibrant and active during the evening. Al fresco dining will help to activate these areas which will in turn create a positive perception and enhanced security. Street lighting will be used to support both shopping and outdoor dining by providing an appropriately low-key backdrop that supports an outdoor dining experience.

The well-being of residents will be promoted both through; **light** - helping to encourage exercise and play outdoors and through **darkness**, reinforcing a closeness to nature, whilst helping to avoid light trespass and disturbance to sleep.

2.0 STRATEGY



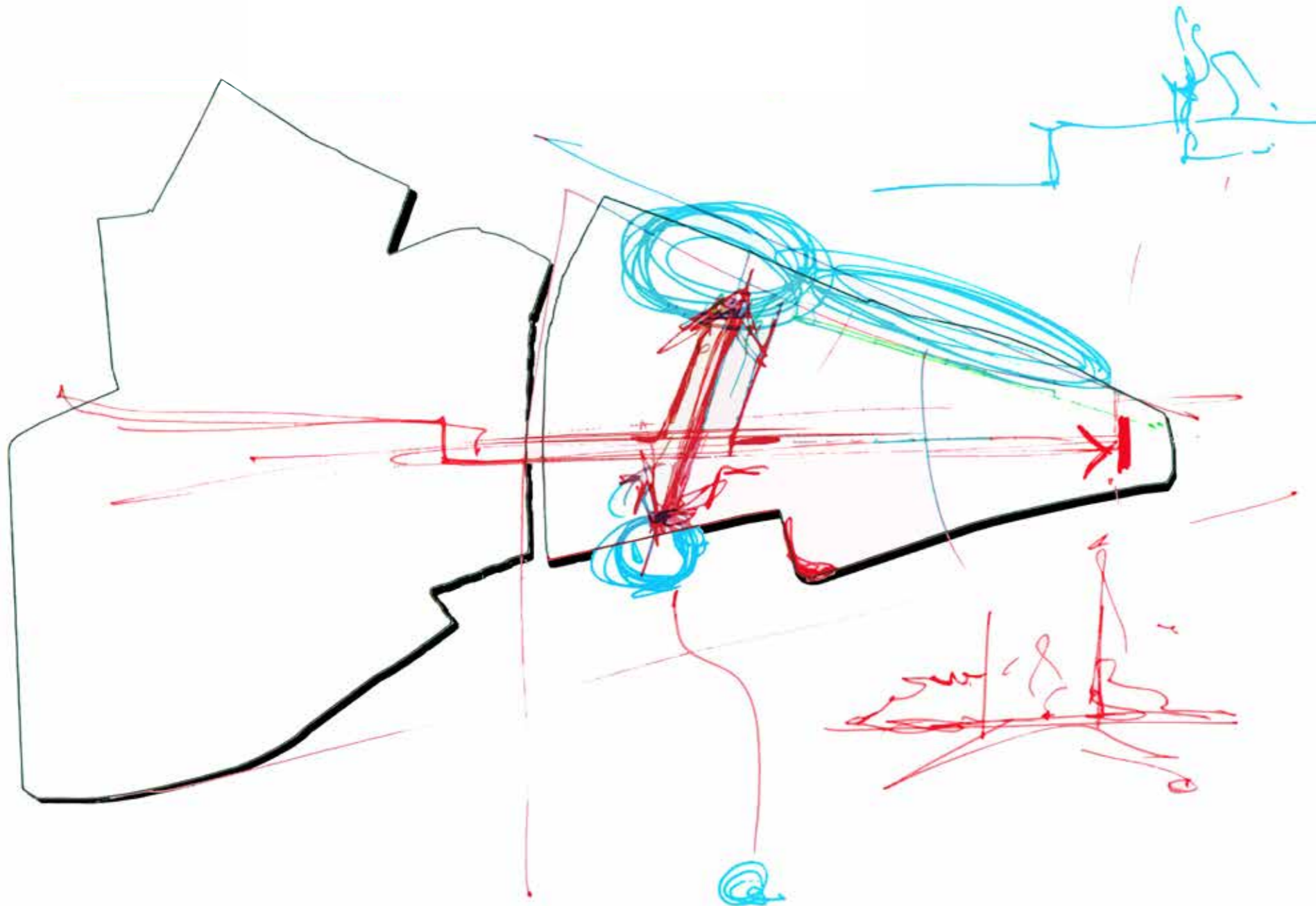
2.1 LIGHTING STRATEGY

The purpose of this Lighting Strategy is to help create a unique lit environment for Mortlake Stag Brewery. This will be achieved by enhancing both the character of the surrounding buildings and the newly proposed landscape.

The primary goals of this Lighting Strategy are:

- To create a cohesive lit environment after dark;
- To use lighting to develop a character and identity for the site;
- To establish a visual hierarchy of the lighting to assist wayfinding;
- To protect and support surrounding habitats;
- To use appropriate levels of light with respect to security and safety without over-lighting;
- To minimise light pollution, glare and flicker;
- To generate a low energy solution that is easy to maintain;

It is envisaged that the Lighting Strategy will be implemented over 2 - 3 phases. With this in mind, this strategy document establishes key strategic principles that will help guide future lighting proposals, whilst always ensuring a cohesive aesthetic after dark.



2.2 SITE SURVEY /PHOTOGRAPHY

Michael Grubb Studio (the lighting consultant) undertook a site survey assessment on the evening of 12 September 2017. The purpose of the survey was to review and record existing lighting conditions during twilight hours and after dusk.



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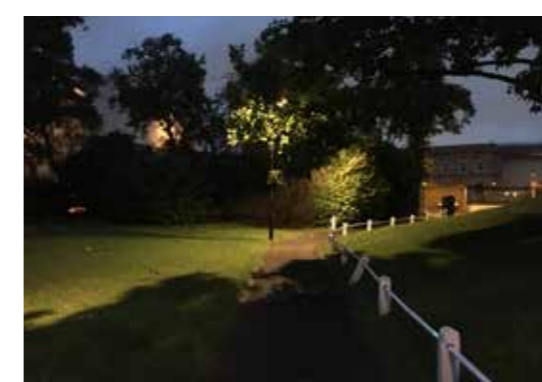
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12.



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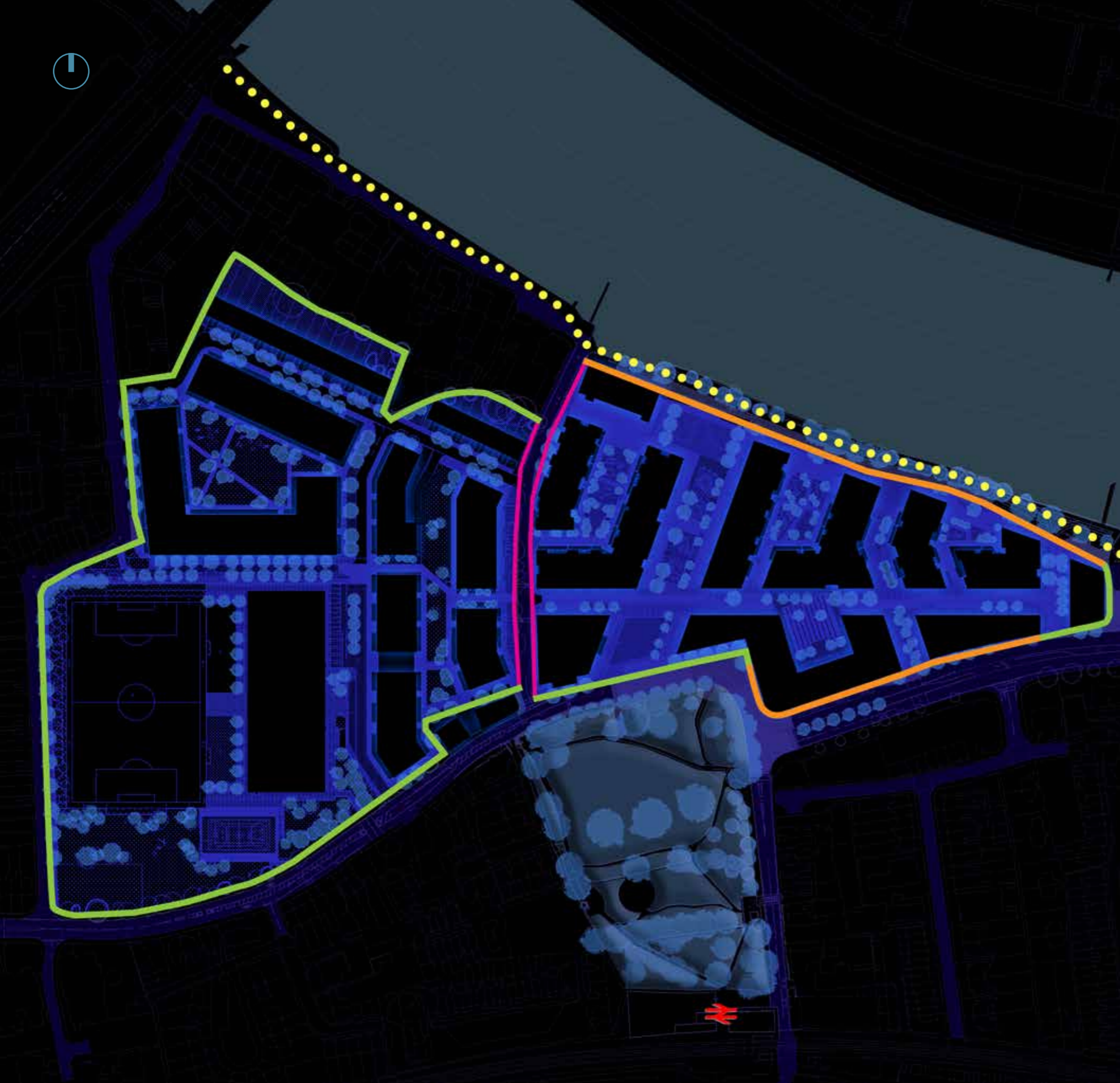
2.3 EDGES

The majority of the site is surrounded by highways, with residential properties and historic Stag Brewery buildings adjacent to these routes.

The River Thames towpath route runs parallel to the north of the East Development. This is separated by a retaining flood wall, which will be refurbished and retained in part and replaced by new flood defence protection works. The towpath is included within the planning application boundary.

Ship Lane is an adoptable highway that runs north through the centre of the site, creating East and West plots.

-  Hard Edge
-  Adopted Highway
-  Boundary Edge
-  Existing Towpath (light sensitive area)



2.4 EVENING USE

The development will be accessible to the public 24/7. This includes the residential communal gardens, the River Terrace and all associated routes and spaces. However, there will clearly be areas that are more active than others after dark. The Lighting Strategy looks to create a cohesive lit environment, which supports the operational needs of these areas, whilst providing added character and enhanced wayfinding through the site.

Primary Use

- Mortlake Green Gateway
- Linear Park, including Cinema, Retail, Bar and Restaurants. Also main connection through site.
- Maltings Plaza, destination and flexible space for special events.
- The River Terrace, for Bar & Restaurant use.

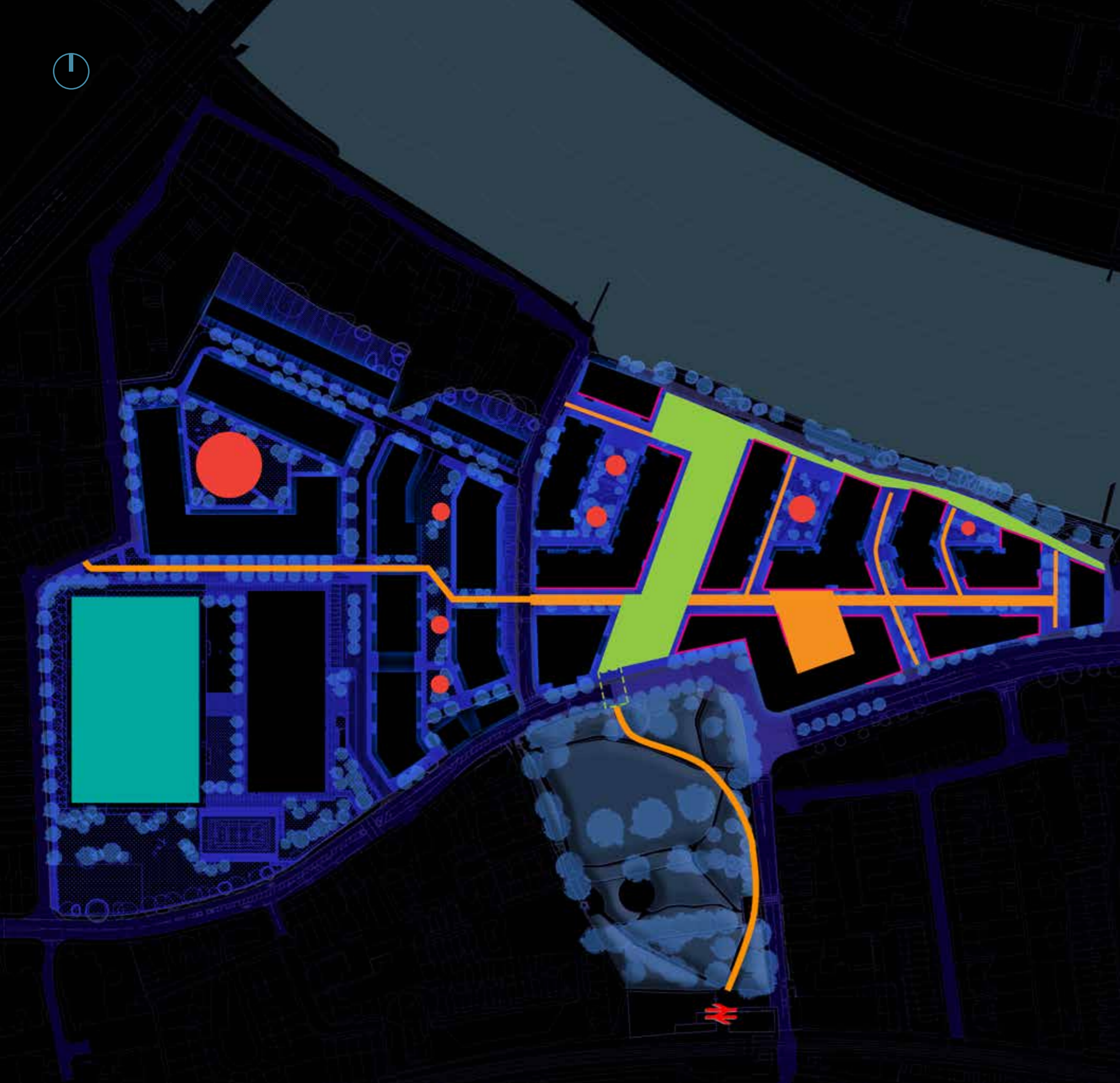
Secondary Use

- Thames Street, East - West connection
- Pedestrian routes to river towpath
- Residential 'communal' gardens
- Bottleworks Square
- Existing park, Mortlake Green, for pedestrian movement from Mortlake Rail Station into site.

Sports Field

- The sports field will be available for community use / hire during evenings.

-  High Level
-  Medium Level
-  Low Level
-  Sports Field
(*used on certain days/hours of the year)
-  Retail/Restaurant Frontages



2.5 GATEWAYS, VISTAS & NODES

Gateways are the thresholds at which people enter the site.

Vistas promote the ability to see elements of the mental map, encouraging movement and familiarity with the site.

Nodes are 'strategic spots' that form final or interim destinations. They help provide guidance and create structure across the site at night.





Gateways will be warm and welcoming. Layers of light will combine, with ambient and architectural lighting working in harmony to add character and interest. Ambient 'warm white' light will be used to provide safe levels of illumination to the various routes and spaces. Accent lighting will then be added to highlight architecture and key landscape features. This approach will provide depth and interest as well as define the various spaces by providing enhanced way-finding after dark.

Vistas towards key nodes and landmarks should be controlled in terms of the balance of light and dark and the location of lighting equipment. Doing so will actively protect and promote adjoining nodes.

The positive illumination of architectural and man-made features terminating vistas along routes will also help to make people feel secure and confident when navigating the area after nightfall.

Nodes include structures, landscape areas, meeting places and key intersections of paths. Lighting to such nodes must consider the nature of activities within the space and how the lighting can create an appropriate ambience within them. Lighting to vertical surfaces will make them identifiable from afar. This will aid way-finding, provide confidence and heighten the perception of security.



-  Primary Gateway
-  Secondary Gateway
-  Vistas
-  Nodes

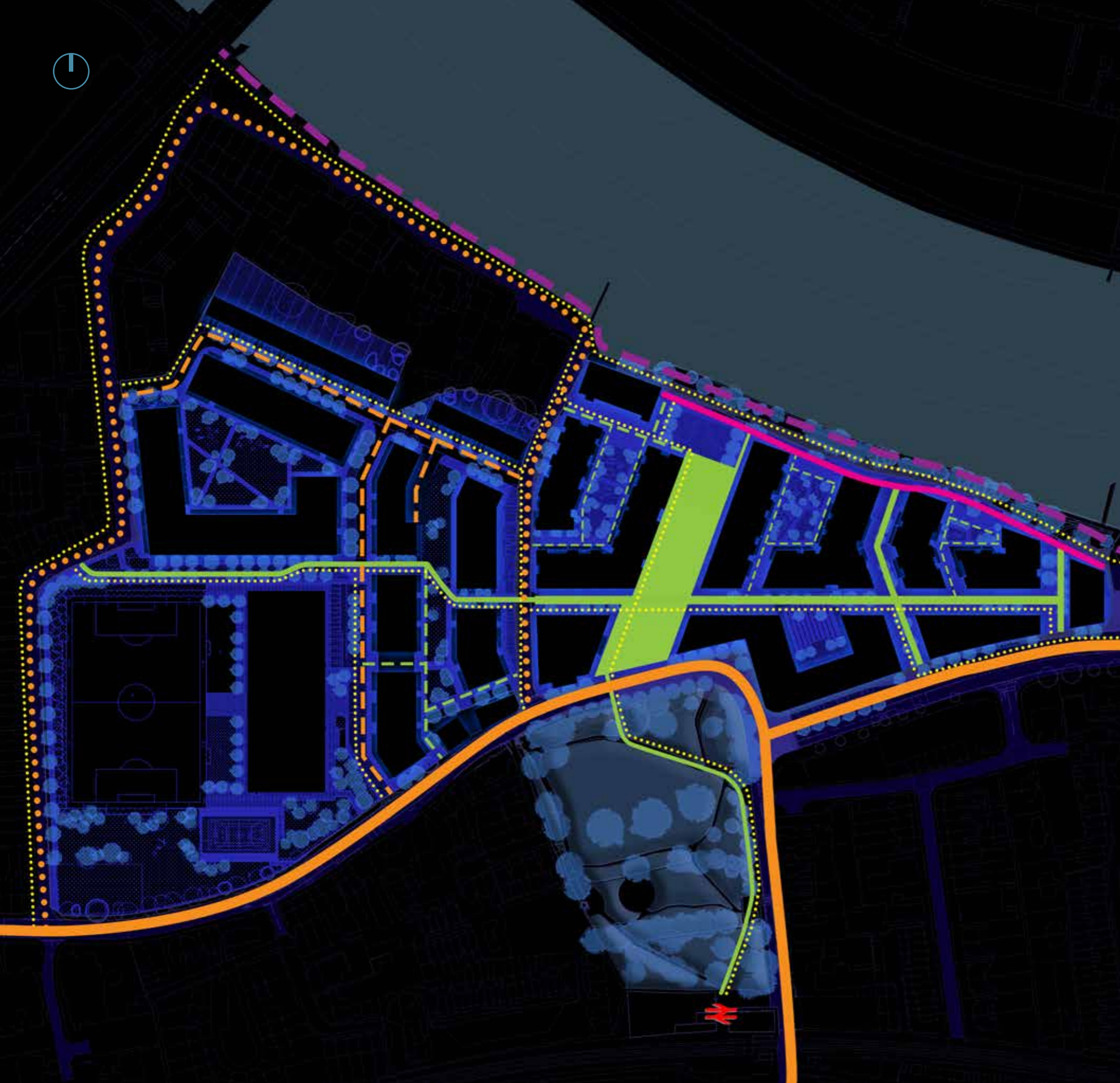









2.6 ROUTES

Routes have been considered with regard to their intended users, whether these are pedestrians, cyclists, motorists or any combination of the three.

On vehicular routes, horizontal illumination with good uniformity will be important to ensure that the roadway and its junctions with the pavement are visible and that the lighting does not cause visual distraction.

Lighting to pedestrian paths must be designed to support human scale, aid way-finding, provide good facial recognition and to promote a sense of character.



-  Highway Primary
-  Highway Secondary
-  Pedestrian Primary
-  Pedestrian Secondary
-  Cycle Route
-  River Terrace Route
-  Existing Towpath



2.7 SPACES

The external environment is open to the public 24/7, with certain areas being more active than others after dark.

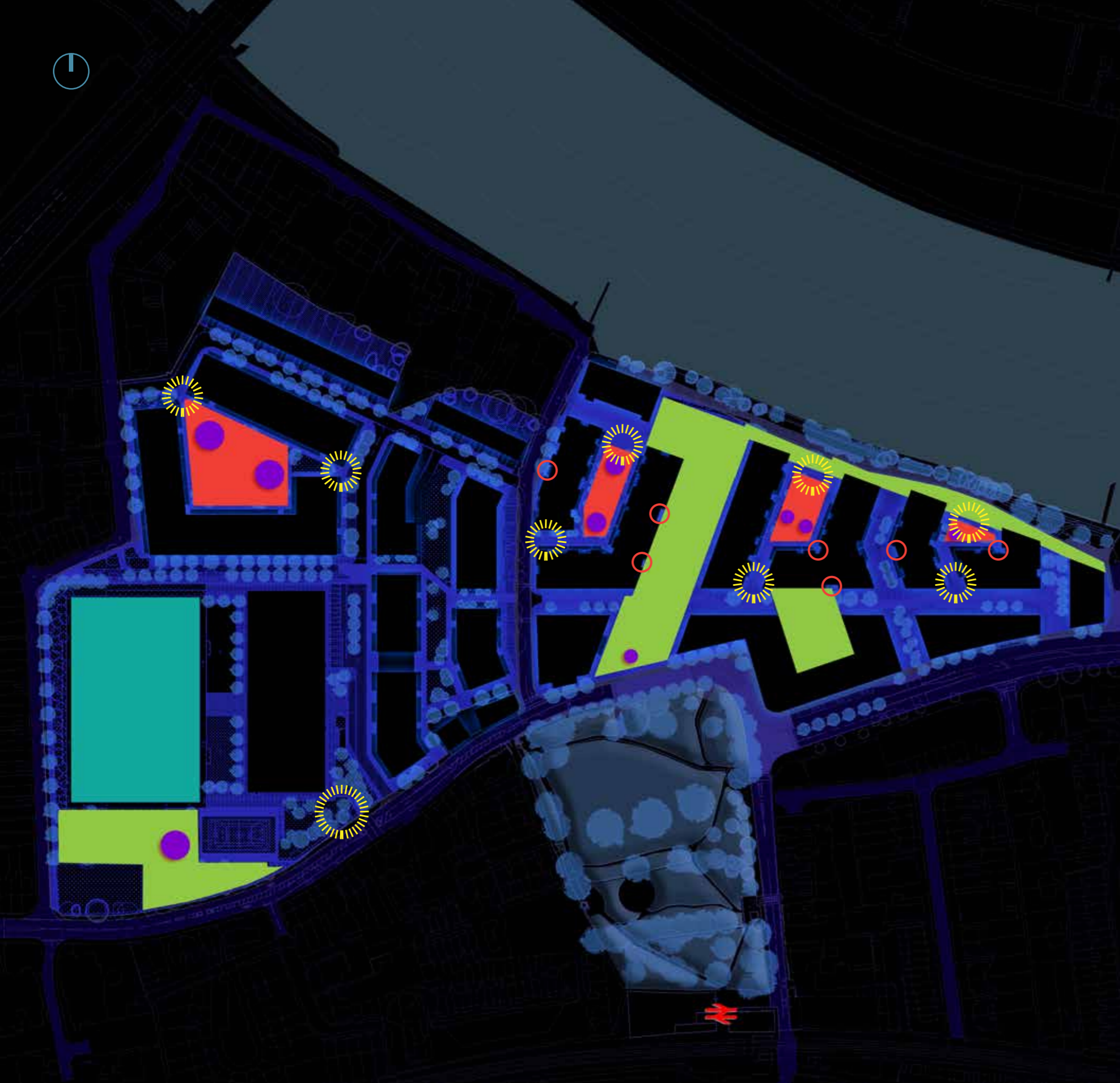
Entrance Plaza and Linear Park will act as a gateway to the site, hosting a variety of restaurants, bars and retail stores coupled with good links to the cinema. In addition, both the River Terrace and Bottleworks Square will also be destinations for those visiting at night.

Maltings Plaza will provide the backdrop for festivals and other temporary events throughout the year. It is therefore, imperative that the setup is flexible, easy to control and maintain.

Gateways into the Residential Courtyards will need to be warm and welcoming, with the internal spaces providing a tranquil quality for those surrounding properties.

It is our intention that all Play Spaces will be lit.

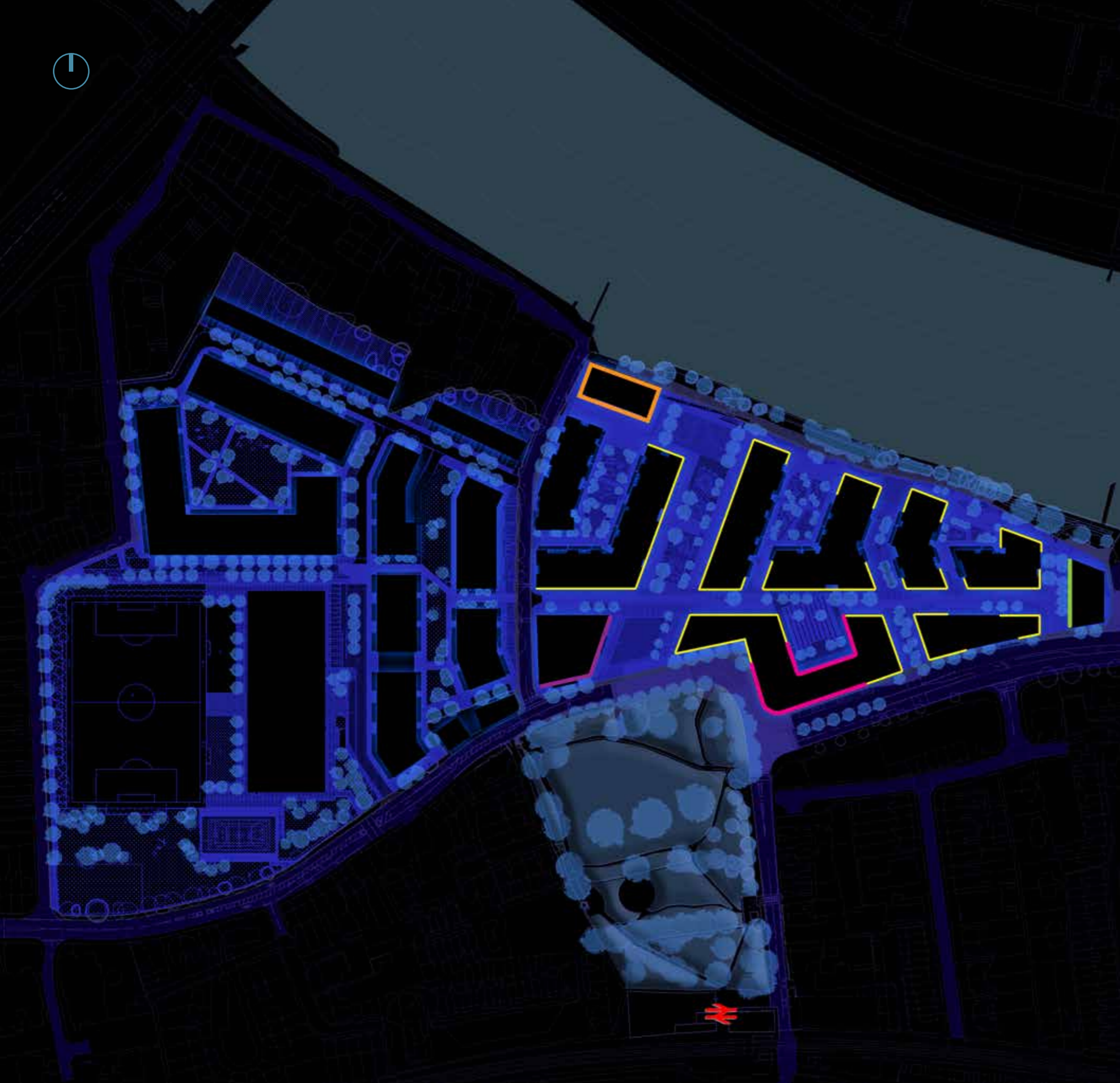
-  Public Open Space
(including community park)
-  Residential Courtyards
-  Residential Gateway
-  Play Space
-  Park Gateways
-  Sports Field
(*used on certain days/hours of the year)



2.8 ARCHITECTURAL LIGHTING

Architectural lighting will add depth and interest to the site after dark.

Certain buildings / facades have been selected based on their contribution towards wayfinding, place making and heritage. It is important to note however, that at this stage, only detailed elements are being considered.



TIER ONE

- █ Maltings Building
- █ Cinema

TIER TWO

- █ The Bottleworks Hotel & Bottleworks Square
- █ Rowing Club

TIER THREE

- █ Commercial Facades
(Retail / Bars & Restaurants)

3.0 LIGHTING PRINCIPLES

3.1 SITE WIDE

This Lighting Strategy will help to ensure that an appropriate atmosphere is created to reinforce a strong sense of place whilst remaining balanced and visually integrated with the surrounding environment. Psychologically, light will play an important role in influencing the manner in which people perceive and behave in the development after dark.

Lighting within the site needs to fulfil a range of requirements for various uses and people. This includes both commercial and residential use, along with the cinema and the various bars and restaurants that will be visited by those travelling into the development by night. It is therefore imperative that lighting enhances the character of the site, aids way-finding and improves the overall visitor experience.

Lighting is also required to meet the specific requirements for both personal and wider security and through its contribution to the prevention of crime. This is a complex area as good lighting cannot prevent crime - rather it can help reduce the fear of crime. It can also support other measures such as surveillance.

A range of 'overarching' lighting design principles have been developed for the project and are relevant to all areas of the Stag Brewery site. These are as follows:

1. Safe & Secure Environment
2. Accessibility
3. Way-finding
4. Sustainability
5. Protecting Surrounding Ecology
6. Light Pollution, Flicker & Glare
7. Operational Requirements
8. Luminaires & Lamp Sources
9. Approach to Colour Temperature
10. Heritage
11. Use of Colour
12. Lighting Standards & Guidelines



3.2 SAFE & SECURE ENVIRONMENT

A primary function of the lighting will be to provide adequate levels of illumination to enable people to see in the absence of natural light.

The extent to which people need to see after dark will vary from area to area, with some requiring high levels of visual acuity whilst others should enable just a basic understanding of scale and the ability to identify a safe path through a space.

Flooding a space with light does little to improve the perception of a safe and secure environment after dark, it instead creates a negative and unwelcoming environment that results in minimal use. Within the residential settings low levels of light will be important in maintaining a sense of security and privacy.

Creating an environment that feels secure will largely depend on ensuring that spaces are legible, appear well maintained and do not inhibit adaptation of the eye through excessive contrast and glare.

Facial recognition is important for CCTV operation and must be considered, however, this should not dictate the lit environment. A more constructive approach would be to create an environment that combines both horizontal and vertical illumination.

3.3 ACCESSIBILITY

The accessibility of the site during the hours of darkness is a key issue.

The design of artificial light must support the various needs of those visiting and inhabiting the neighbourhood after dark. This includes people with visual impairments, wheelchair users, the young, the elderly and those with special needs.

Supporting a highly accessible after-dark environment will include avoiding excessive contrasts, avoiding direct and reflected sources of glare, avoiding shiny, mirror-like surfaces at pedestrian level, controlling shadow and limiting potentially confusing upward lighting.



3.4 WAYFINDING

Lighting to architectural and landscape features will enable people to form a 'mental map' of the Stag Brewery site and inform the way in which they experience and remember it.

After dark (including winter mornings, afternoons, late evenings and night-time) many of these visual signs can disappear from view and leave residents and, in particular, visitors feeling disorientated and uncomfortable.

For example, it can become difficult to understand both the scale and boundaries of spaces and to identify safe routes after dark, which can heighten feelings of unease and insecurity. After nightfall it will be largely left to artificial light and preserved natural darkness to 'edit' the visual landscape to render some elements more prominent whilst allowing others to visually recede. This balance between light and dark will help to reinforce a collective 'map' or 'image' of Stag Brewery and support orientating around it, with a view to improve the enjoyment and image of the development.

It should be noted that creating a legible after-dark environment will predominantly rely on achieving an appropriate balance of light and dark on vertical rather than horizontal surfaces as these are the surfaces that help to describe the scale and layout of built and natural forms and help draw views through to particular locations.

3.5 SUSTAINABILITY

The extent and manner with regard to the use of light will become a very visible symbol for the development's sustainability credentials.

Light is a highly visible form of energy use that not only exploits the earth's precious natural resources but also creates unwanted impacts such as light pollution. The amount of light, its distribution and direction and the manner in which it is delivered and controlled must all be carefully designed. Over-lighting and light pollution (particularly light trespass) must be avoided.

Light levels will be minimised when and where possible but without compromise to safety and security.

Efficient light sources, control gear and luminaire optics will help to focus light onto the desired surfaces, whilst defined areas of unlit public realm - i.e. the River Thames - will ensure that a connection to nature and the night sky is clearly promoted.

The preservation of darkness will also play an important social role, helping to protect privacy and, alongside the considered selection of light sources, helping to support well-being by minimising light trespass and disturbances to circadian rhythms.

3.6 PROTECTING SURROUNDING ECOLOGY

Artificial lighting can cause disturbance to ecological systems because animals, insects and plants can all be affected adversely. For this reason, the lowest appropriate amount of light should be used to achieve the needs of the various routes and spaces. Lighting should also be controlled with minimal light spilling upwards. Additional glare control accessories should be used where appropriate. Uplighting within the courtyard is acceptable, but should be designed on a human scale with light focused on the lower levels of the building façades only. Lighting beyond this is unnecessary and could prove problematic for local habitats.

Artificial night lighting harms species directly by triggering unnatural periods of attraction or repulsion which can lead to disruptions in reproductive cycles by fixation, disorientation or by interfering with feeding and sustenance. Light can also have an effect on the life of plants as well as on the animals that use plants for feeding or nesting.

Many studies show that different species of birds are affected by certain wavelengths of light in different ways. Where rare and protected species are known to exist, research should be undertaken to establish whether the intensity of artificial light or specific wavelengths of light should be minimised generally or at specific times of the evening/year to help protect species.

It should be noted that sky glow can disrupt local biodiversity as well as distant ecosystems.

Light levels within the site will vary depending on use and location, especially with regards to protecting surrounding ecology along the river edge. Light level guidance has therefore been provided and is fully detailed in Chapter 3 of this document.

3.7 LIGHT POLLUTION, FLICKER & GLARE

All efforts should be made to minimise light pollution. Particular attention should be paid where light spill could have a detrimental effect on ecology. The following principles should be applied to ensure light pollution is kept to an absolute minimum:

- Lighting will be carefully focused once installed, Lockable luminaires will be used, where possible, to ensure that they are not accidentally refocused during servicing and maintenance;
- Provision should be made for louvers, cowls, snoots, and other accessories that control upward light spill and reduce glare or light trespass.

In addition to the above, each lighting scheme should comply with both the ILP Guidance Notes for the Reduction of Light Pollution and the CIBSE SLL Lighting Guides for The Outdoor Environment.

3.8 OPERATIONAL REQUIREMENTS

The controls of luminaires will have a significant impact on the sustainability and environmental impact of the project, especially as it concerns the amount of energy that the equipment uses.

The simplest and most cost effective way to control a luminaire is to switch it on or off. Although dimming may be a solution, it is much more complex, costly, requires more equipment and some types of lamp do not dim effectively.

Switching systems have to be controlled by some form of input. The input can be an automatic input that is triggered by either ambient light levels (daylight falling below a certain level or rising above a level), by the presence or lack of activity (presence detectors or similar devices), by time (a time switch) or by a combination of all of these inputs.

Amenity lighting will remain operational between dusk and dawn. Feature lighting will be switched off at curfew (midnight). This simple philosophy allows the lighting control to expand through each of the design phases, for all areas of the site.



3.9 LAMPS & LUMINAIRES

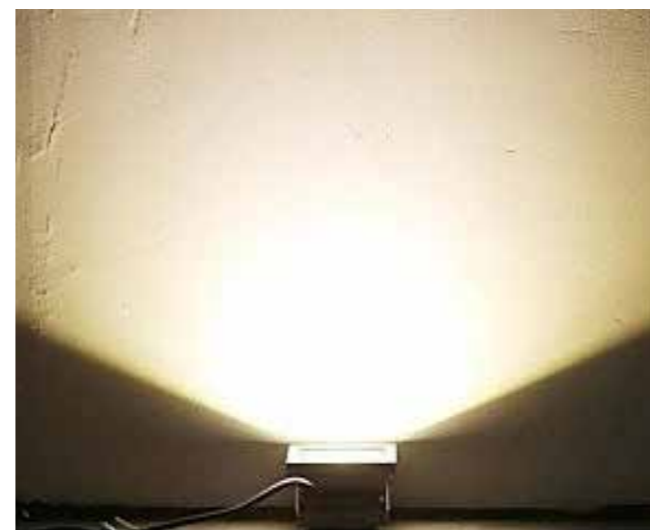
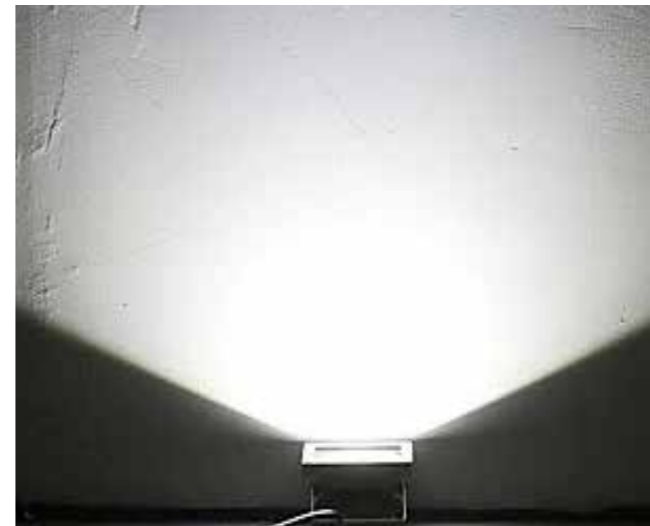
As part of the development of individual lighting schemes, consideration must be given to the types of lighting equipment selected as well as their mounting locations, materials, the longevity of their finishes and the types of light sources utilised. This will ensure minimal disruption to day and night-time activities when the installation needs maintenance or replacement.

Lighting equipment should be as discreet as possible. Where possible all lighting equipment will be hidden from view, where this is not possible all lighting will be detailed in such a way that it complements its immediate environment.

A reduced palette of luminaires and light sources is proposed as this will help simplify maintenance regimes. See Chapter 4: Lighting Strategy for full details.

Lighting must be designed to the prevailing best practice and, in general, to European and British Standards and Regulations. Individual lighting schemes should utilise long life, efficient light sources and control gear to help minimise long term maintenance and energy costs. In all cases the aim is to provide suitable amenity, ensure ease of adaptation, limit excessive contrast and avoid potential problems of over-lighting and glare.

LED Technology is proposed for all areas of the site. Colour temperature of LED lamps will vary dependant on location and use.



3.10 COLOUR TEMPERATURE

Colour temperature describes the coolness or warmth of light. The lower the number in degrees Kelvin, the warmer the appearance of the light. For example, 1800K light has a warm appearance, similar to candlelight, while 5000K light is very cold looking.

Many of our town and cities are now lit in cold white light, which can result in uninviting, unpleasant and underused spaces.

The general principle for the Mortlake Stag Brewery site is to use only warm white light, with a colour temperature of 2700-3200K, for all pedestrian routes and spaces. This simple approach will help create a warm and inviting environment after dark.

1800K

3000K

5000K

3.11 HERITAGE

The Maltings building, the former bottling plant and hotel are all identified as Buildings of Townscape Merit (BTM). The new lighting scheme must respect the heritage of these buildings and do everything to ensure that they are preserved for future generations.

These buildings will outlive even a 50-year LED Lighting scheme so it's imperative that the building fabric is respected, physical damage avoided and visual impact considered. External lighting to reinforce a building's patterns can increase the appreciation of architectural details. Crosslighting, uplighting and backlighting should all be considered, although uplighting must be limited and well controlled to avoid light pollution. The approach should be to illuminate selected architectural and sculptural features such as pediments, columns, portico or niches, rather than illuminating the whole building / structure.

It is essential that all luminaires are inconspicuous, easy to install and maintain, and respectful of the historic fabric. Even though a lighting design may give the desired effect at night, if the floodlights cannot be effectively hidden from view or disguised, the scheme must be rethought.

Proposed lighting schemes must follow English Heritage guidelines for 'Exterior Lighting of Historic Buildings'.

3.12 USE OF COLOUR

The use of coloured light can be dramatic when used effectively, but it can also dominate and distract.

Coloured light has a low Colour Rendering Index (CRI) and so it is hard to see colours accurately. This has implications for security (CCTV) and the recognition of objects, such as signage. For this reason coloured lighting will be restricted to architectural components, hard landscaping features and light-art interventions only. Even then, the use of colour needs to be relevant to the environment and justified.



Lighting for the built environment

LG12: Emergency lighting



LIGHTING AGAINST CRIME

A GUIDE FOR CRIME REDUCTION PROFESSIONALS



3.13 STANDARDS & GUIDELINES

This Lighting Strategy adheres to current British and European Lighting Standards coupled with the existing adopted highway standards. Examples include, PD CEN/TR 13201-1:2004, BS EN 13201- 2:2003, BS EN 12464-2:2007 and BS 5489:2013.

Whilst this Lighting Strategy prescribes lighting criteria from set standards, it is well established in the field of urban lighting that solely fulfilling such requirements will not necessarily lead to a satisfactory lighting solution.

A purely functional, quantitative approach to lighting can lead to a design that is bland and overly utilitarian, placing the emphasis firmly on the immediate visual task and relegating spatial experience to a secondary consideration.

Creating an after-dark environment that enhances safety, security and accessibility does not necessitate high light intensities and strong horizontal illuminance, but rather the selective illumination of key surfaces, forms and details. The illumination of vertical surfaces, whether they be natural (e.g. trees) or man-made (e.g. architectural and landscape features) will be critical in revealing the proportions and boundaries of spaces within Mortlake Stag Brewery after dark. Even soft lighting to vertical surfaces can greatly increase the legibility and perceived brightness of a space, whilst providing visual interest and creating character. Lighting to vertical surfaces can also help to provide diffuse reflected light to peoples' faces, helping to aid facial recognition and further heighten perceptions of security.



External lighting for historic buildings

ENGLISH HERITAGE

Lighting

CIBSE Commissioning Code L: 2003



Lighting Guide 6: The exterior environment



Lighting for the built environment

Guide to limiting obtrusive light



4.0 MASTERPLAN



4.1 MASTERPLAN

Lighting has been configured according to use after dark. This approach ensures that visitors subconsciously understand the various spaces, buildings and adjoining routes. To help achieve this a lighting hierarchy has been developed, with emphasis placed on elements that contribute most in terms of wayfinding and added character.

The Stag Brewery development will be a predominantly residential neighbourhood with retail / commercial areas running through the heart of the site and along the river edge. The lit environment caters for both these scenarios, with more focus and feature lighting in those commercial areas with higher footfall. Residential areas will be calmer to allow for privacy and the general well-being of residents.

The proposed lighting scheme comprises layers of light, with each layer complementing one another. The ambient (warm white) light layer is used to provide a safe and secure environment and to provide general illumination to the various routes and spaces. The accent light layer comprises additional sources of light, which will highlight key landscape features and surrounding architectural structures. The purpose of this layer is to enhance the feeling of the space and to introduce illumination to vertical surfaces. Accent lighting is proposed along key strategic routes and destinations only, such as the Linear Park, Maltings Plaza and the River Terrace for example.



4.2 ROUTES

The following lighting criteria is proposed for each route.

— Highway Secondary

Lighting Class:	P3
Light Source:	LED
Colour Temperature:	3000K
Colour Rendering:	Ra85+
Lantern Mounting:	Column
Mounting Height:	5-6m

— Pedestrian Primary

Lighting Class:	P3
Light Source:	LED
Colour Temperature:	2700K
Colour Rendering:	Ra85+
Lantern Mounting:	Column
Mounting Height:	12m & 4m

— Pedestrian Secondary

Lighting Class:	P4
Light Source:	LED
Colour Temperature:	2700K
Colour Rendering:	Ra85+
Lantern Mounting:	Column
Mounting Height:	5-6m

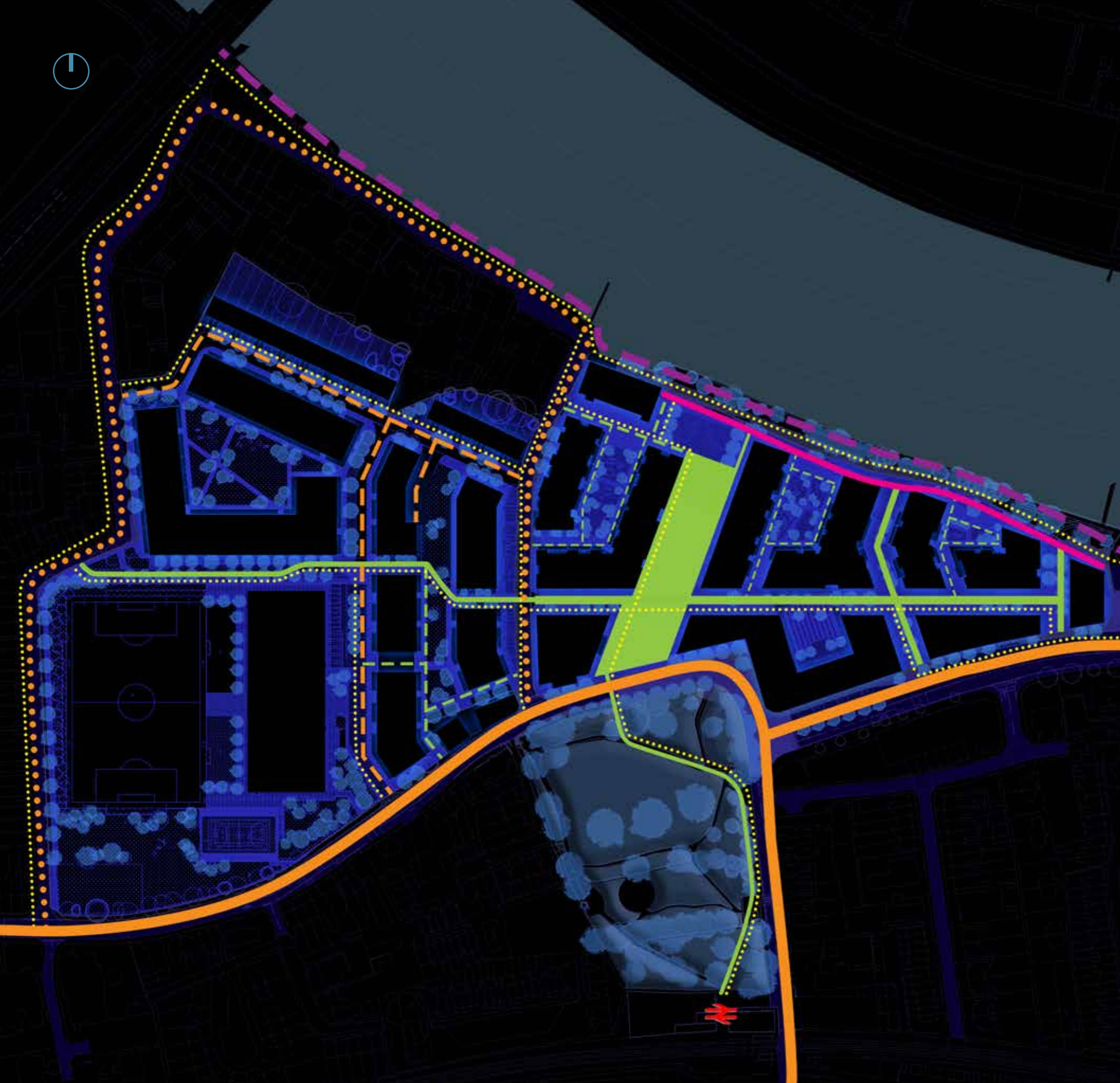
— River Terrace, including steps to Towpath.

Lighting Class:	P4
Light Source:	LED
Colour Temperature:	2700K
Colour Rendering:	Ra85+
Lantern Mounting:	Bollard
Mounting Height:	1m

●●●● Cycle Route

Lighting Class:	P3
Light Source:	LED
Colour Temperature:	3000K
Colour Rendering:	Ra85+

— Site Boundary



ROUTES

/ SHIP LANE

Ship Lane is owned by London Borough of Richmond-Upon-Thames and is an adoptable highway. The current lighting scheme consists of concrete columns housing outdated 70W Low-Pressure SON lamp sources.

Low-pressure sodium lamps only give monochromatic yellow light and so inhibit colour vision at night, the colours of objects illuminated are also difficult to distinguish. This can be problematic for CCTV operation and can also misrepresent form and materials of the built environment. SON lamps are therefore being phased out and replaced with LED technology. LBRuT have advised that all existing columns along Ship Lane are due for replacement.

The intention is to work in conjunction with Richmond's Street Lighting Team to develop a mutually agreeable specification. This will mean matching sitewide characteristics whilst specifying highway approved products and suppliers. This includes columns by Mallatite, and the Philips Luma lantern with 3G City Touch technology.

The Street Lighting Team have provisionally suggested that Ship Lane should be lit to P3 Lighting Class.

PROPOSALS INCLUDE:

- 5-6 metre high 'Mallatite' lighting column with Philips Luma lantern (3000K) with 3G Citi Touch technology.



ROUTES

/ THAMES STREET



Thames Street is strategically very important as it provides a strong east / west connection through the heart of the development. The route will be predominately used by pedestrians and cyclists, though it will allow for deliveries and servicing at certain hours of the day. Lighting must therefore enhance wayfinding whilst providing suitable levels of illumination for vehicular / operational use.

The illumination of shopfronts will heavily influence the street level experience. Individual retail, bar and restaurant tenants should be encouraged to implement high quality illuminated windows where light contributes to the overall ambience of Thames Street.

The use of building mounted lanterns should also be considered, so to reduce street clutter.

The final street lighting proposal will also need to consider the approach to Bottleworks Square and surrounding retail outlets as well as any bars / restaurants.

PROPOSALS INCLUDE:

- 6 metre high lighting columns, staggered, along both sides of the highway (and / or the possibility of building mounted lanterns).
- Uplighting of trees.

ROUTES

/ TYPICAL RESIDENTIAL STREET

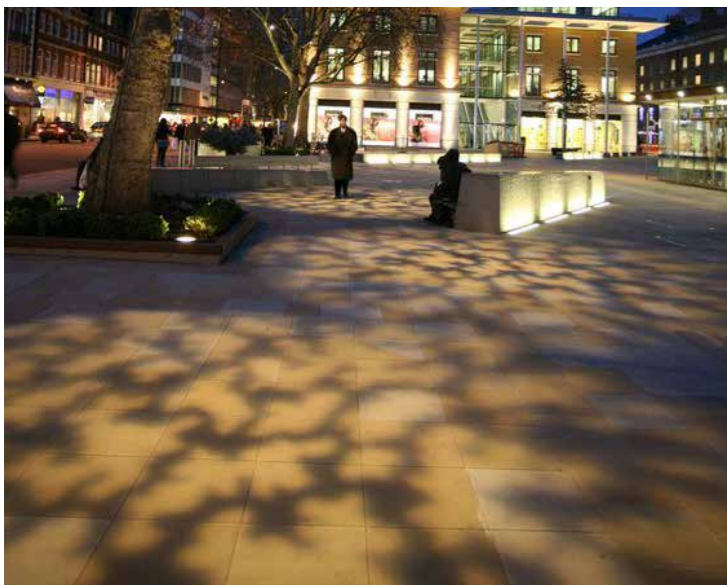
Lighting within residential areas needs to be calm and allow for both the privacy and general wellbeing of residents.

Lighting columns housing multiple spotlights will be located within the central soft landscape. Warm white light will then be projected through the tree canopy to create a soft 'dappled' ambience below.

Lighting will be optically controlled to prevent light spill into adjacent properties. Glare shields will also be used to ensure that all lamp sources are hidden from view.

PROPOSALS INCLUDE:

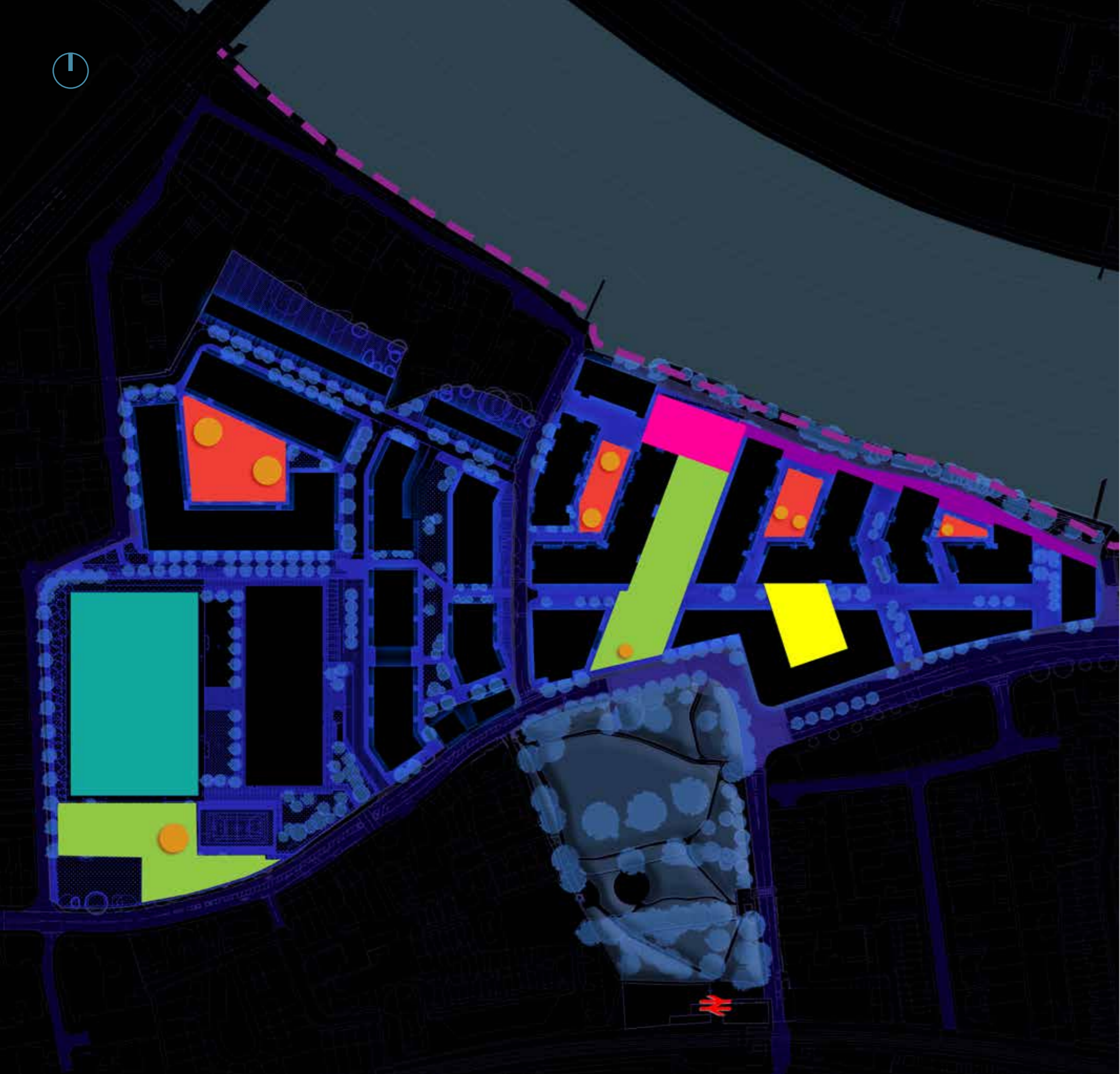
- 6 metre high bespoke column with multiple spotlights attached.



4.3 SPACES

The lighting scheme for open spaces must consider vertical illumination as an important design factor to enable horizontal illumination levels to be minimised whilst still maintaining high levels of perceived brightness and security.

Landscape lighting should be designed to assist with the overall legibility of the site and its constituent spaces as well as to assist with place-making.



- Entrance Plaza / Linear Park
- Maltings Plaza
- River Terrace
- Towpath
- Residential Courtyards
- Bottleworks Square
- Play Space
- Sports Field



SPACES

/ ENTRANCE PLAZA & LINEAR PARK



An 'architectural lighting' approach has been adopted and combines both horizontal and vertical illumination to key features along the route. This includes a series of 'bespoke' multi-purpose 10m lighting masts that have been introduced to support the narrative of the site and to create a positive image, aid wayfinding and add to the sense of place and memory after dark.

The masts have been located along the west side of the Linear Park as this strengthens the gateway entrance through Mortlake Green. In addition, we have proposed one to be added over the highway.

This route also connects with the Cinema, which will be beneficial for evening use. A secondary row of 4m high columns are located along the east side. We are also proposing the uplighting of trees and some low level lighting within seating, etc.

Illumination levels / lighting standards have not been applied to all areas of the Linear Park, but only to key spaces and routes that pass through it. This adopted approach ensures safety whilst respecting the residents living above ground floor level.

The illumination of shopfronts will heavily influence the street level experience. Individual retail, bar and restaurant tenants should be encouraged to implement high quality illuminated windows where light contributes to the overall ambience of the public realm.

PROPOSALS INCLUDE:

- 10 metre high 'bespoke' multi-purpose lighting columns with internally lit section, which will illuminate depending on tide heights. Each column is to include spotlights and provision for additional luminaires and infrastructure, such as gobo-projectors, festive lighting, WiFi, PA systems and banners. The intention being that these will act as wayfinding beacons between Mortlake Green and Maltings Plaza, both by day and by night.
- 4 metre high columns located along the east route, linking the Riverside Terrace.
- Architectural lighting to key facades and hard-landscape features.
- Uplighting of trees.



SPACES

/ MALTINGS PLAZA



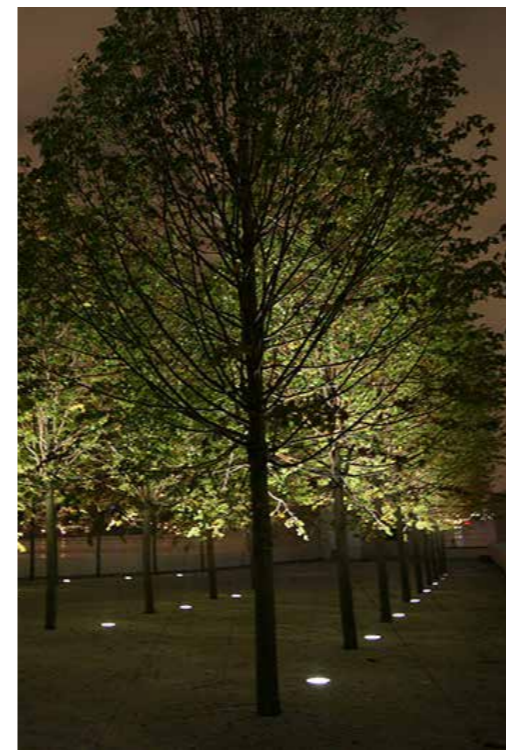
Lighting needs to fulfill a range of requirements for various uses and people. To accommodate this, a flexible lighting scheme has been developed where lighting conditions can be easily reconfigured and adjusted. This will allow the space to be used for temporary events, festivals and other activities throughout the year.

10m high decorative 'bespoke' lighting columns will signal Maltings Plaza as the final destination of the route through Linear Park.

Spotlights and gobo-projectors will be used to illuminate and animate the space after dark. Subtle projections will be used to support amenity lighting, with additional feature lighting incorporated within the water feature.

Additional lighting will be added to support any temporary events or festivals. All lighting will be controlled and focused on to the floor only, with no spill on to the towpath or surrounding area.

As part of the design for new lighting schemes, an infrastructure for events lighting should be considered. This may include the introduction of power supplies, data points and luminaire mounting locations. Where possible, infrastructure for events should be concealed from view as far as possible and integrated with existing structures to minimise clutter. In some cases, especially in spaces with infrequent events, a temporary infrastructure may be more appropriate.



PROPOSALS INCLUDE:

- 10 metre high 'bespoke' multi-purpose lighting columns with internally lit section, which will illuminate depending on tide heights. Each column is to include spotlights and provision for additional luminaires and infrastructure, such as gobo-projectors, festive lighting, WiFi, PA systems and banners.
- Water feature lighting.
- Lighting incorporated within steps and associated handrails.
- Uplighting of trees.
- Small power will be provided for third parties to provide additional lighting for temporary events.

SPACES

/ RIVER TERRACE & TOWPATH



The River Terrace will benefit from low levels of light. This will support both the surrounding ecology as well as the commercial operators (cafes, bars & restaurants) who will utilise the space at night.

High level lighting is to be avoided as this is likely to provide glare and spill onto the river / towpath. Low level lighting will be provided by either bollards or luminaires recessed / incorporated within the retaining river wall. This approach will ensure safe levels of illumination, whilst providing a tranquil backdrop that protects surrounding ecology along the river edge.

A small amount of light will be provided to the steps that lead down to the towpath. This is required for safety reasons only. Light will be carefully focused on the step treads with no glare or upward spill.

The towpath will remain unlit.

PROPOSALS INCLUDE:

- Intergrated low level lighting or bollards.
- Low level lighting of steps



SPACES

/ RESIDENTIAL COURTYARDS

Aerial views experienced by residents in the tall buildings must be considered. The selective illumination of landscape and architectural features within Residential Courtyards, for example, can provide pleasant views for residents whilst supporting passive surveillance.

The wellbeing of residents and visitors will be promoted both through light and darkness. Light will help encourage use and provide a safe experience. Darkness will reinforce a closeness to nature and will help avoid light trespass and disturbance to sleep.

In general, all lighting should be low level, utilising bollards and landscape related lighting. Additional lighting to entrances should be added but controlled.

PROPOSALS INCLUDE:

- Low level bollards (1 metre max).
- Possible uplighting of trees.



SPACES

/ BOTTLEWORKS SQUARE

Bottleworks Square will be a tranquil and quite space by night.

Lighting will be limited to routes and key landscape features only. This will include both trees and associated seating, which will be underlit with warm white light to clearly define the form and contribute to the amenity lighting.

Additional architectural lighting to surrounding facades should be considered as this will add depth and interest to the space.

The illumination of shopfronts / surrounding buildings will heavily influence the street level experience. Individual retail, bar and restaurant tenants should be encouraged to implement high quality illuminated windows where light can contribute to the overall ambience of the public realm.

PROPOSALS INCLUDE:

- 4 metre high columns around the perimeter of the square.
- Uplighting of trees.
- Architectural lighting to key facades and hard-landscape features.
- Small power will be provided for third parties to provide additional lighting if required after the curfew.



SPACES

/ PLAY AREAS

A single lighting column housing gobo-projectors and spotlights will be used to animate each of the play areas. The intention being to create a playful and dramatic look after dark - rather than just providing safe levels of illumination. Coloured lighting could be considered for these areas. All lighting should be switched off at the given curfew.

PROPOSALS INCLUDE:

- 10 metre high 'bespoke' multi-purpose lighting columns with internally lit section, which will illuminate depending on tide heights. Each column is to include spotlights and provision for additional luminaires and infrastructure, such as gobo-projectors, festive lighting, WiFi, PA systems and banners.

