

CONSULTANCY SERVICES

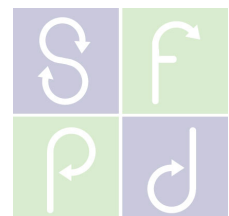
DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT

AT

PRIORY PARK

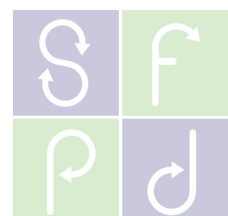
Dated 23.08.2023 Issue 02



CONSULTANCY SERVICES

CONTENTS PAGE

1.0	Introduction
2.0	Assessment
3.0	Involvement
4.0	Evaluation
5.0	Design
6.0	Access
7.0	Conclusions

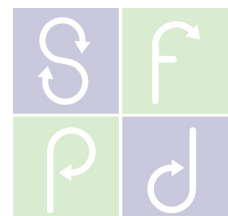


CONSULTANCY SERVICES

1.0 Introduction

- 1.1 This Design and Access Statement accompanies an application for full planning permission submitted to Haringey Council for the installation of new low level L.E.D. floodlighting to two existing outdoor tennis court Nrs 3 - 4 and associated works.
- 1.2 The Statement is structured in accordance with the advice set out in Circular 01/2006 'Guidance on Changes to the Development Control System' and the guidance contained in the CABI publication 'Design and Access Statements'. Accordingly, the Statement is structured as follows:

- Assessment
 - *Physical*
 - *Social*
 - *Economic*
 - *Planning Policy*
- Involvement
- Evaluation
- Design
 - The Proposal*
 - *Use*
 - *Amount*
 - *Layout*
 - *Scale*
 - *Landscaping*
 - *Appearance*
- Access
- Conclusion



CONSULTANCY SERVICES

2.0 **Assessment**

- 2.1 This section of the Statement assesses the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical

- 2.2 The application relates to an outdoor area of land at Priory park comprising three existing outdoor tennis court Nrs 3 to 5 inclusive.

Priory Park currently has five existing outdoor doubles tennis courts and two mini tennis courts. The three courts currently comprising one block of three doubles courts and will be converted to two one doubles court blocks and two mini courts under permitted development rights.

Existing court Nrs 1 – 5 are not currently floodlit.

New reconfigured tennis court Nrs 3 - 4 are proposed to be floodlit with new LED panel fittings (with new 7.0m high columns) lie within the heart of an established public park. Existing timber fencing with the gardens of residential dwellings beyond are present to the Western boundary elevation. A conifer hedge with open Parkland beyond is present to the Southern boundary. A pedestrian access pathway is present to the East with court Nrs 1 – 2 and two mini tennis courts beyond.

Existing court Nrs 3 - 4 are partly screened from the domestic dwellings to the Eastern and Northern boundaries by the presence of the existing court perimeter chainlink fencing 2.75m high and rigid panel weld mesh fencing 3.0m high.

The site topography indicates the proposed new floodlight columns and fittings will only be partly screened from adjacent residential properties.



CONSULTANCY SERVICES

Only part of the new columns and fittings will be visible from adjacent properties as per the existing floodlighting arrangement with the lower section screened by existing timber fencing, chainlink mesh and rigid panel weld mesh fencing.

No vehicular access is available to the site.

No car parking spaces are available on site.

Car parking is available within Middle Lane public highway.

Cycle storage provision on site is available for 8 cycles.

Social

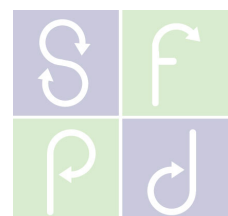
2.3 The site is excellently located to serve a considerable local population who can easily access the site by foot, cycle or car.

2.4 In terms of impact on the wider area this is likely to relate to the effect of the development on the character and appearance of the area and the limited impacts associated with increased activity.

Economic

2.5 The benefits of the site and the proposed development derive largely from the sporting and recreational value rather than economic value.

Nonetheless the facilities available provide an invaluable asset to the local population who will be provided with inexpensive and improved recreational facilities immediately on the doorstep and without presenting the need to travel.



CONSULTANCY SERVICES

Planning Policy

- 2.7 National Planning Policy is now contained in the National Planning Policy Framework (NPPF) published in March 2019. This now supersedes the provisions of PPG17. NPPF sets out twelve Core Planning Principles, one of which is to *“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”* [paragraph 17]
- 2.8 NPPF also acknowledges that *“The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities”* [paragraph 69]. It recognises the benefits of social, cultural and recreational facilities to a community and seeks to facilitate their protection and enhancement. Paragraph 70 seeks to ensure that (inter alia) facilities and services are able to develop and modernise in a way that is sustainable and allows them to continue to provide those services. It also asks Councils to plan positively for the provision of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and to guard against the unnecessary loss of valued facilities and services.
- 2.9 Local Planning Policy is contained within the Local Plan Strategic Policies 2013 and Development Management Development Plan Document.

Generally the local planning policy can be summarized as follows :-

All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaption (i.e. sustainable development).



CONSULTANCY SERVICES

Development proposals for lighting schemes should not have a demonstrably harmful impact on environment, residential amenity or biodiversity.

In particular Policy DM23: Environmental Protection Clause F is in respect of Light Pollution and states proposals will be required to submit details demonstrating that the external lighting is :

- a Appropriate for its purpose and setting ;
- b Designed to minimize and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats
- c Energy efficient

Light pollution is covered within clauses 4.61 to 4.64. Clause 4.63 states that details of lighting schemes should be in line with established industry guidance, which is currently set out by the Institute of Lighting Professionals. The submitted scheme fully complies with the ILP Guidance Note for the Reduction of Obtrusive Light 2021 for an E3 zone.

Haringey Council advocates the provision of facilities to improve the health and the quality of life within the Community.

This vision is consistent with Central Government policy either expressed directly or through Sport England.

- 2.10 The proposals perform well when assessed against all of these policy objectives promote and increase the sporting and recreation facilities at Priory Park.



CONSULTANCY SERVICES

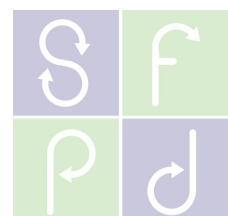
3.0 Involvement

- 3.1 The proposals have been prepared in conjunction with Haringey Council, The Lawn Tennis Association and Sports Facility Planning & Design Limited facility development consultants with appropriate liaison where necessary.

They are informed by the professional expertise of specialist providers of this type of facility who have advised throughout.

- 3.2 Prior to the submission of the planning application the Council park representatives have informed the closest adjacent local residents of the proposed new LED floodlighting development to reconfigured court Nrs 3 - 4 by letter with opportunity to respond with comments and the wider community by a general consultation process.

The Priory Park Friends Group were also consulted in regard to the proposed scheme.



CONSULTANCY SERVICES

4.0 Evaluation

- 4.1 From an assessment of the context of the site, the key opportunities and constraints of the site are set out in the table below:

Opportunities	Constraints
• Opportunity to improve sporting and recreational facilities. • Secure a high-quality facility. • Existing boundary fencing to the West boundary will reduce lux level spillage in this direction. • Existing court block configuration side lit scheme which moves columns and fittings away from dwellings • Provide natural surveillance and increased activity to reduce potential for criminal activity. • Create a community asset which is valued and appropriately maintained	• Floodlighting installations to be within the very close vicinity of surrounding existing domestic dwellings • Wattage of LED fittings to be as low as possible • Floodlight columns to be located as far as reasonably practicable from the rear facades of adjacent dwellings. • Closest fittings to be directed away from residential facades with minimal rear lux spillage • Need to minimise sky glow and spillage from floodlighting • Need to minimise light pollution • Columns and ducting to be located to avoid disturbance to areas outside the court block

CONSULTANCY SERVICES

5.0 Design

The Proposal

- 5.1 Permission is sought for installation new low level LED floodlighting to two existing outdoor tennis courts reconfigured as two one doubles court block's position side to side.

The tennis court shall be floodlit to the L.T.A. minimum standard (400 Lux PPA with 0.7 uniformity and 300 Lux TPA with 0.6 uniformity) from 6.7m high columns in a side lit arrangement using the minimum number of columns and LED lighting fittings. A total of nine 7.0m columns will be installed together with twelve number 660 Watt LED 'projector' type fittings with both an integral louvre and front / side or rear deflector plates (as indicated within the design) with a mounting height of 7.2m.

This represents a reduction in the order of 40% of power required for the existing courts using 1Kw metal box type halide fittings in order to meet the L.T.A. minimum standard this reducing overall spillage and sky glow.

The Signify Optivision BVP 518 LED fitting has been selected for its relative compact small size and manufacturers inclusion of an integral louvre (within the casing not external to the front face) installed by the manufacturer at the factory which significantly reduces lux spillage and source intensity (candela). All the LED 'panel' type fittings will be installed at a tilt angle of less than 20 degrees with a zero upward light ratio rating.

The colour temperature of the proposed fittings is only 3000 Kelvin which has been specifically developed by the manufacturer for floodlighting sporting areas where bats may be present and is in accordance with the latest guidance from the Bat Conservation Trust dated 2018. Note : The Bat Conservation Trust guidance has been produced for lighting in general and not sports lighting in particular.



CONSULTANCY SERVICES

The floodlit tennis courts will be individually switched and each court will be turned off when not in use. The use of LED fittings permits instant on and off switching with no problems of 'hot striking' which affect metal halide fittings which leads to metal halide fittings being left switched on even when the courts are not in use which is a common cause of complaint from neighbours.

The S.F.P.D. lighting scheme has been designed with a maintenance factor 1.00 to indicate the maximum lux vales at the initial installation or switch on all in accordance with the recommendations of the Institute of Lighting Professionals dated 2021/01.

The design life of an LED panel fitting will be in the order of 25 years or over 50,000 hours.

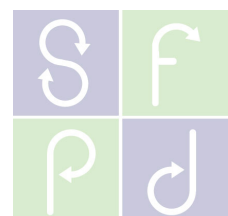
The Uniformity ratio is defined as the ratio of Minimum illuminance value to Average value within the prescribed area.

The floodlights are proposed to be used up to 9.00 p.m. each week day evening and 9.00 p.m. each weekend evening.

The columns have been positioned inside the tennis court fencing and within the existing hard court surfacing.

Use and Amount

- 5.2 The application seeks a more intensive sporting recreational use of Priory Park site by the provision of new LED floodlighting to reconfigured outdoor tennis court Nrs 3 and 4.



CONSULTANCY SERVICES

Layout and Scale

- 5.3 The proposed layout is shown on the drawings accompanying the planning application.
- 5.4 The scale of facility is in keeping with the nature and extent of the area available and appropriate to the location of the site and the relationship with adjacent facilities and structures.

Landscaping

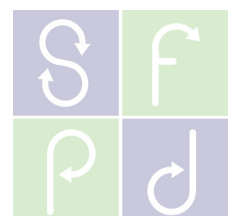
- 5.5 Existing landscaping will be retained as indicated within the lighting design documentation.

Appearance

- 5.6 There will be little change to the appearance of the site. The only structures visible in front of the existing 3.00m court block perimeter fencing will part of the new floodlight columns and the LED luminaries visible.

The floodlight columns will be of slender design with a painted dark green finish (RAL 6005). The floodlight luminaries will be power coated dark green RAL 6005 with the exception of the driver which shall be dark grey.

LED 'panel' type 660 Watt fittings together have been selected to reduce light spillage and sky glow due to the inclusion of an internal louvre to each LED module. Additional bespoke front, side and rear deflectors have been included. The angle of fittings will be less than 25 degrees from the horizontal. As such, the power requirement for the new floodlighting will be only a total of 7.92 Kw for the two court block compared to 13.2 Kw for a traditional metal halide box fitting scheme.



CONSULTANCY SERVICES

The proposed installation of floodlighting represents a more sustainable solution over tradition metal halide 'box' type fittings.

The proposed mounting or installation height of the LED panel fittings is only 7.20m.

The lux level spillage plots included within the proposals indicate that no adjacent domestic properties will be adversely affected by the new floodlighting in terms of lux and candela.

The Institute of Lighting Professional guidance would indicate Environmental Zone E3 Suburban Medium District Brightness (January 2021 Guidance Notes) light trespass criteria should apply to the scheme i.e. 10 lux to windows when the floodlighting is operational. The information submitted from S.F.P.D. Limited indicates that the E3 zone criteria is achieved to the facades of the adjacent dwellings. The lighting design model indicated that direct light falling onto the facades of adjacent dwellings will not exceed 1 lux which is significantly less than the 10 lux permitted as stated above.

Photographs of the proposed floodlight column with light fitting mounted are set out below :-



CONSULTANCY SERVICES



CONSULTANCY SERVICES

6.0 Access

- 6.1 Previous sections have set out the excellent accessibility of the site to potential users. The site is within the heart of an established residential area and is already well used. Many users will inevitably arrive by foot and access to the ambulant disabled will be easily facilitated.
- 6.2 In addition many existing users will access the site by cycle and will be able to utilise cycle parking facilities.

7.0 Conclusion

- 7.1 This Statement has sought to set out the design rationale to the proposal in the context of Development Plan policy. It has described how the site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.
- 7.2 The outcome is a proposal that is policy compliant at every level. It will improve the appearance of the area and enhance the sporting and recreational value of Priory Park and its surrounding communities.

