

7.11 Proposed Plan

The plan layout for the new hub building has been developed in detail with the client, the current hub operators in the park (Living Under One Sun) and the Community Design Group.

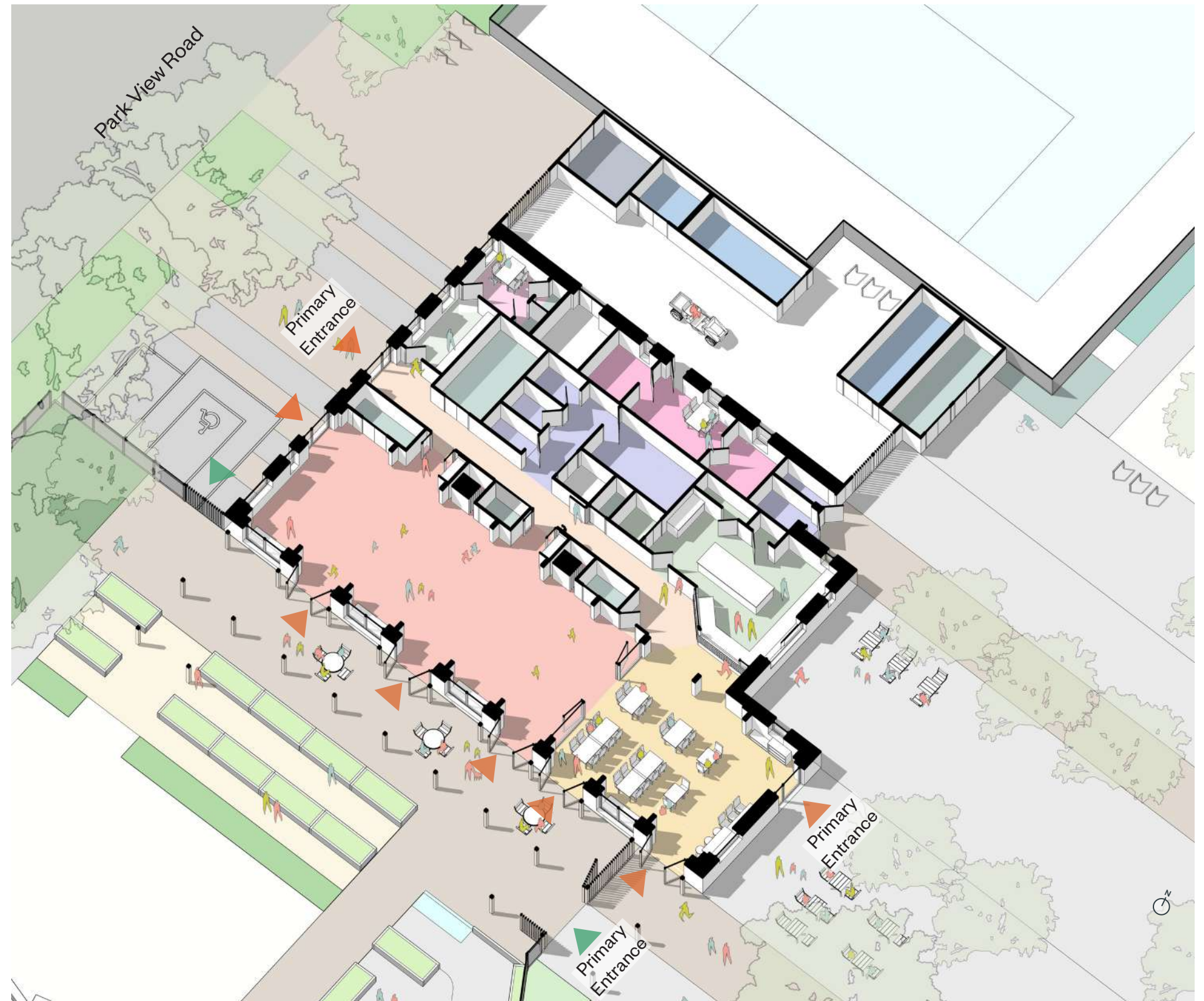
The key spaces for the general public - the flexible community space and cafe - are located on the south side of the building with direct physical and visual connections through to the community garden, providing active frontages to the east, west and south elevations. A glazed wall with glazed doors between the community space and cafe allows visual connections between the spaces, whilst also offering physical/acoustic separation if needed. Curtains or blinds can be used for visual separation and privacy between the cafe and community space if needed.

The cafe forms a key visual termination point within the park to draw people into the building, while the kitchen has a prominent location for passive surveillance throughout the building and out towards the park.

The timber pergola directly adjacent to the south elevation has two key functions; firstly to provide solar shading to the building and secondly, to provide a covered area in the community garden that can be used for seating, planting or informal activities such as dance.

Back-of-house areas (storage and WC's) have been condensed to the centre of the building, whilst the offices and bookable kitchen benefits from natural daylighting and provide active frontages to the north and west elevations.

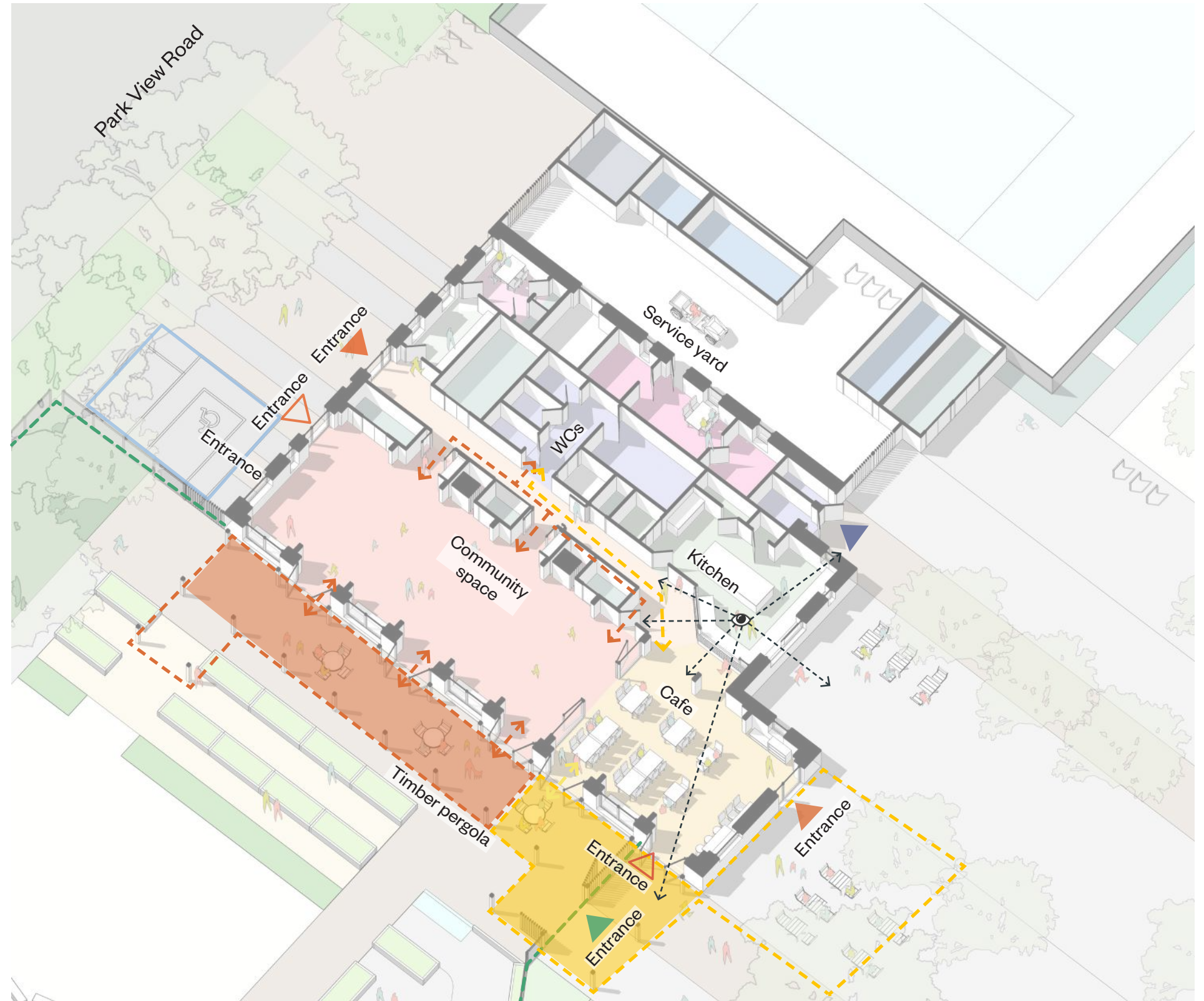
 Community space	 Entrance
 Cafe	 WC
 Kitchen	 Storage
 Kitchenette	 Plant
 Meeting room/office	 Bin store (external)
 Parks office and WC	 Community garden access
 Park storage (external)	 Building access



7.12 Daytime - General Day-to-Day Use

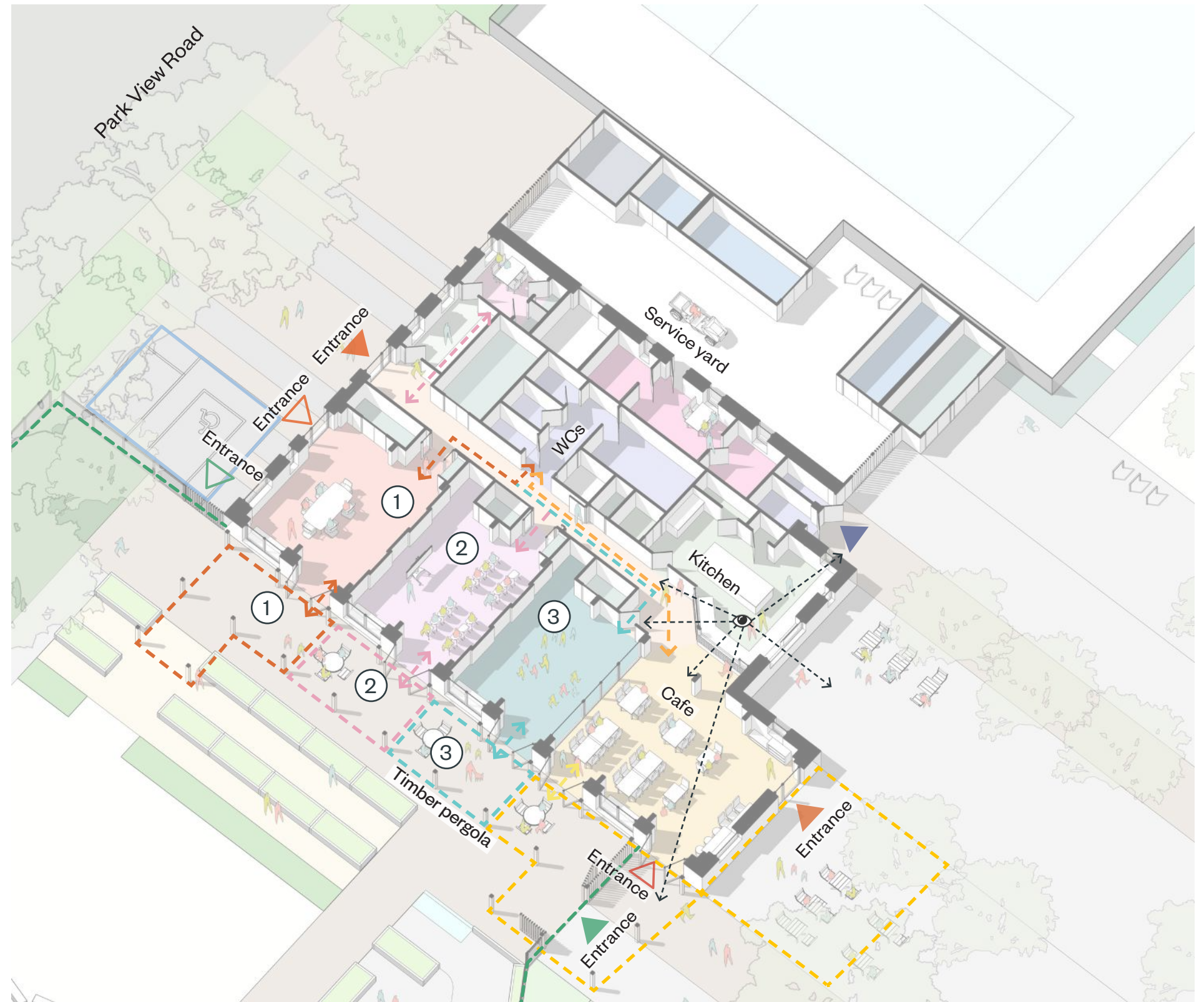
- Primary building entrance through the cafe or via the community garden from the park
- Controlled building and community garden entrances from Park View Road for security and ease of management
- Community space used as one large space with the glazed doors to the cafe left open
- Strong visual and physical connections between the community space/cafe and the community garden
- Covered timber pergola can be used as an extension of the community space and cafe
- Kitchen has strong passive surveillance both within and outside of the building
- External public WC's open to park users.

- Secure boundary to community garden (up to 2.4m high)
- - - External spill out space to community space
- Covered pergola area to community space
- - - External spill out space to cafe
- Covered pergola area to cafe
- Car parking bays
- ▶ Primary building access (level access, controlled automatic opening doors)
- ◁ Secondary building access (level access)
- ▶ Primary community garden access (level access)
- ◁ Secondary community garden access (controlled)
- ▶ External access to public WC's



7.13 Daytime - Multiple Activities

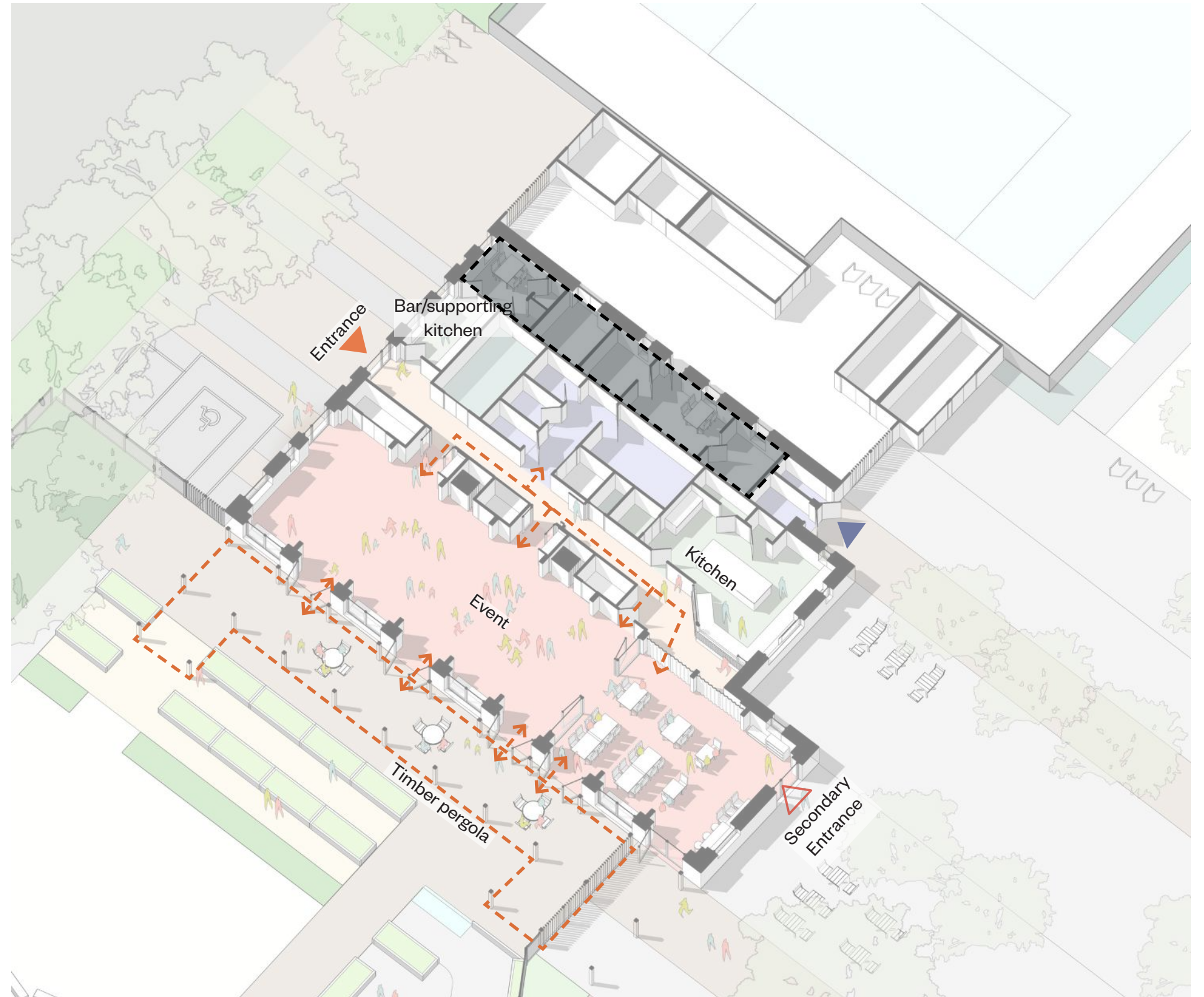
- Community space can be divided into three separate spaces to facilitate different activities simultaneously
 - Each space can be accessed internally and externally to avoid disruption to the other activities. All spaces have access to the internal WC's/storage
 - All community spaces have access to the covered timber pergola, which could be partitioned to provide privacy if required
 - Glazed doors between Activity 3 and cafe closed - if visual privacy is needed, blinds or curtains can be drawn as well
 - Cafe can have freestanding flexible partitions to divide the room into smaller spaces and be hired out
 - Bookable kitchen can be hired out for use with one of the activities, used as a smaller teaching space or to support the cafe kitchen if required
 - Kitchen has strong passive surveillance both within and outside of the building
 - External public WC's open to park users.
- Activity 1 external spill out space (covered)
 - Activity 2 external spill out space (covered)
 - Activity 3 external spill out space (covered)
 - Secure boundary to community garden
 - Car parking bays
 - ▶ Primary building access (level access, controlled automatic opening doors)
 - ▶ Secondary building access (level access)
 - ▶ Primary community garden access (level access)
 - ▶ Secondary community garden access (controlled)
 - ▶ External access to public WC's



7.14 Evening - Private Event

- Community hub hired out for one large event
- Access to the building from Park View Road and cafe entrance from the park side only, for security and control purposes
- Community garden gates from Park View Road and the park are locked for security purposes - access to the garden is via the building
- Kitchens can be used simultaneously to support each other for food preparation, or as a bar
- Accessible parking bays located directly adjacent to community space entrance for ease-of-access
- External public WC's open to park users (subject to opening hours)

-  Private - no access during events
-  Secure boundary to community garden
-  Car parking bays
-  Primary building access (level access, automatic opening doors)
-  Secondary building access (level access, automatic doors)
-  External access to public WC's



7.15 Views

A key requirement for the new hub building is to be highly visible within the park and from Park View Road, but also to promote visual connections between the building and the park.

With this in mind, the position of the hub building has been interrogated within the context of the new masterplan and consideration has been given to key outlook points, offering passive surveillance.

The internal space planning has been carefully considered to ensure active frontages to sides of the building at different times of the day. Windows have been placed strategically not only to provide natural daylighting and ventilation, but also to allow building users to maintain visual connections to the proposed MUGA and play areas.

The cafe is located on a prominent corner of the building, acting as a visual termination point from within the park from a number of different routes and access points into the park.

 Visual termination

 Visual connections

 Key views towards hub building

 Community space

 Cafe

 Kitchen

 Kitchenette

 Parks office

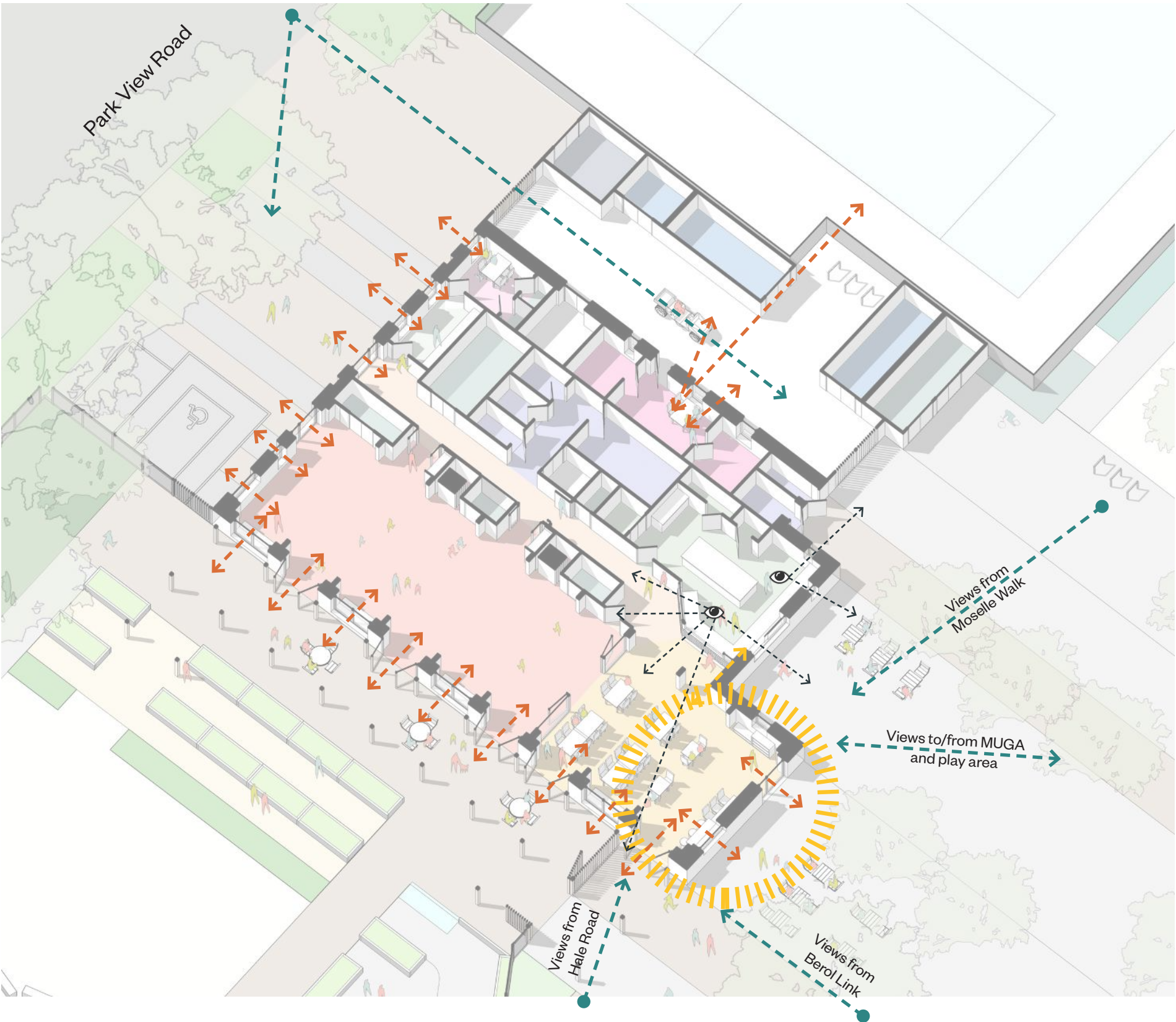
 Park storage

 Entrance

 WC

 Store

 Plant



7.16 Materiality

The design of the community hub building has been refined to use a simple material palette and elegant detailing on the facade.

The Corten identifies the building as a landmark, whilst being sympathetic to the context and embedding the building into the landscape over time as it weathers. The Corten will be used to highlight the celebration spaces (the community space and the cafe) and will be complimentary to the surrounding brick context by matching the warm red/brown brick tones of Park View Road, whilst also expressing the building's identity and character. The use of Corten also provides an industrial reference and ties the building into the wider Haringey wayfinding strategy by using elements of the core material palette.

The sister buildings, clad in a red-multi brick relates to the emerging context around Down Lane Park to provide a familiar material, as well as providing textural contrast to the celebration spaces. Feature brick detailing will add depth and interest to the facade in a simple yet elegant way.

The roof of the celebration spaces will be clad in corrugated Corten for continuity of the material, whilst also being robust and providing texture. Clay tiles will be used on the roof of the sister buildings to compliment the warmth of the red-multi brick whilst also replicating the roof finish to the residential context of Park View Road.

In addition to their complimentary aesthetic qualities, the materials have been selected with consideration given to robustness and durability given the park setting and ease of maintenance for the Council as the asset owner and the future operator.

Signage shown above the pergola and to the building entrances is indicative only.



Park elevation



Park View Road elevation

- ① Weathered steel (Corten) cladding panels to external walls of the celebration spaces.
- ② Perforated Corten panels over inward opening windows for natural ventilation.
- ③ Corrugated Corten to celebration spaces roof.
- ④ Triple glazing with aluminium window surrounds - window frames to match Corten cladding colour.
- ⑤ Red multi-brick to sister buildings. Double soldier course plinth to base of all buildings.
- ⑥ Stack bond, protruding header brick detail.
- ⑦ Clay tile roof to sister buildings.
- ⑧ Timber pergola to shade south elevation with solid roof covering.
- ⑨ Indicative signage to pergola.



7.17 Environmental Design

The brief set by the London Borough of Haringey places an emphasis on embedding sustainability in the design from the outset, with ambitions to achieve Passivhaus certification.

The design seeks a holistic approach to sustainability, from the layout and orientation of the building, consideration of the building fabric and enabling low levels of energy use when the building is in operation.

For further information, please refer to the Energy Statement and Overheating Risk Assessment produced by Etude which supports this planning application.

Key sustainable design features



Passivhaus

The building form, orientation and window sizes and locations have been optimised. The building fabric will have high levels of insulation and high air tightness to enable low running costs for the life of the building.



Building performance

Initial PHPP modelling and calculations for the space heating demand demonstrate that the hub building is likely to be able to meet the Passivhaus requirement for 15kWh/m²/yr (subject to detail design and maintaining construction quality).



Fully electric building - no gas supply.



Promotion of sustainable transport. Provision of secure parking stands for a variety of different cycles.



Utilising south facing roofs for PV panels.



Highly insulated building fabric.



Natural ventilation strategy with purge ventilation (openable windows).

1

Rainwater harvesting to provide water for use in the community garden

2

Timber pergola to provide continuous solar shading to southern elevation

3

South facing PV's to reduce energy draw from the National Grid

4

Openable windows and doors to south elevation for natural ventilation, reducing the need for mechanical ventilation

5

Glulam structural frame exposed within community space and cafe only

6

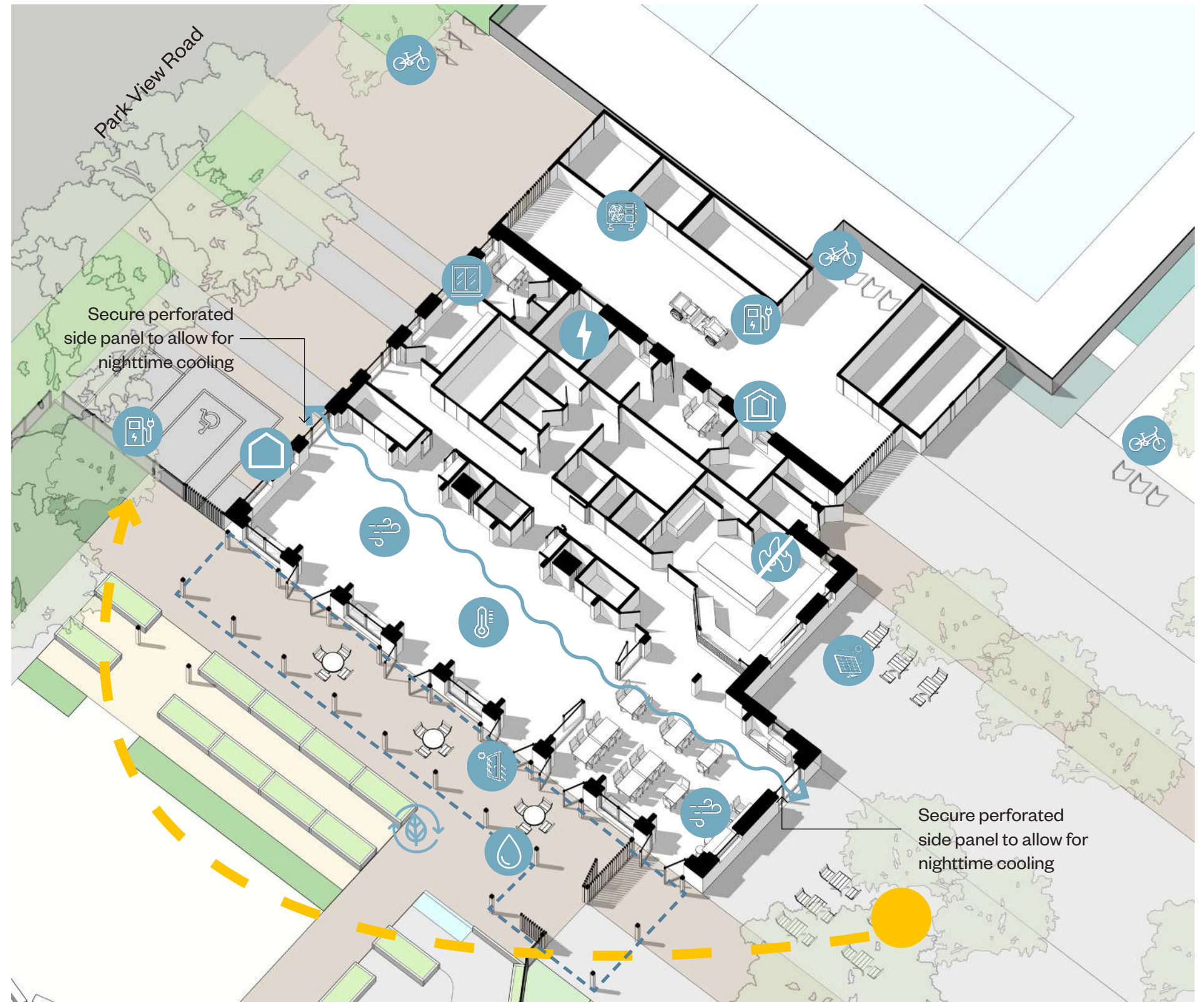
Cross ventilation within community space and cafe - Perforated panels over inward-opening windows will allow nighttime cooling

7

North facing rooflights to provide natural daylight and high level ventilation into the community space and cafe

106

-  Fully electric building - no gas supply
-  Solar gains
-  Simple building form with highly insulated building fabric
-  Cycle parking
-  Future provision of charging points for electric vehicles
-  Openable windows/doors for natural ventilation
-  Rainwater harvesting for use in community garden
-  Optimised building orientation and south facing solar panels
-  Comfortable internal environment
-  Triple glazing strategically positioned - reduced fenestrations to north elevation
-  Air tightness
-  Air source heat pump
-  Potential future connection to DEN
-  On-site composting of food and garden waste
-  Covered areas of timber pergola
-  Sun path
-  Cross ventilation



7.18 Proposed Views



View south along Park View Road
(Signage is indicative only)



View looking west from the 'Berol Link'

(Signage is indicative only)



Community garden and cafe entrance

(Signage is indicative only)



Internal view of cafe / community spaces

7.19 Design Strategies

7.19.1 Accessibility

Feedback from the co-design process has placed importance on the accessibility of the new hub building. An accessibility consultant has been appointed to advise on and ensure the proposals are compliant with all relevant regulations.

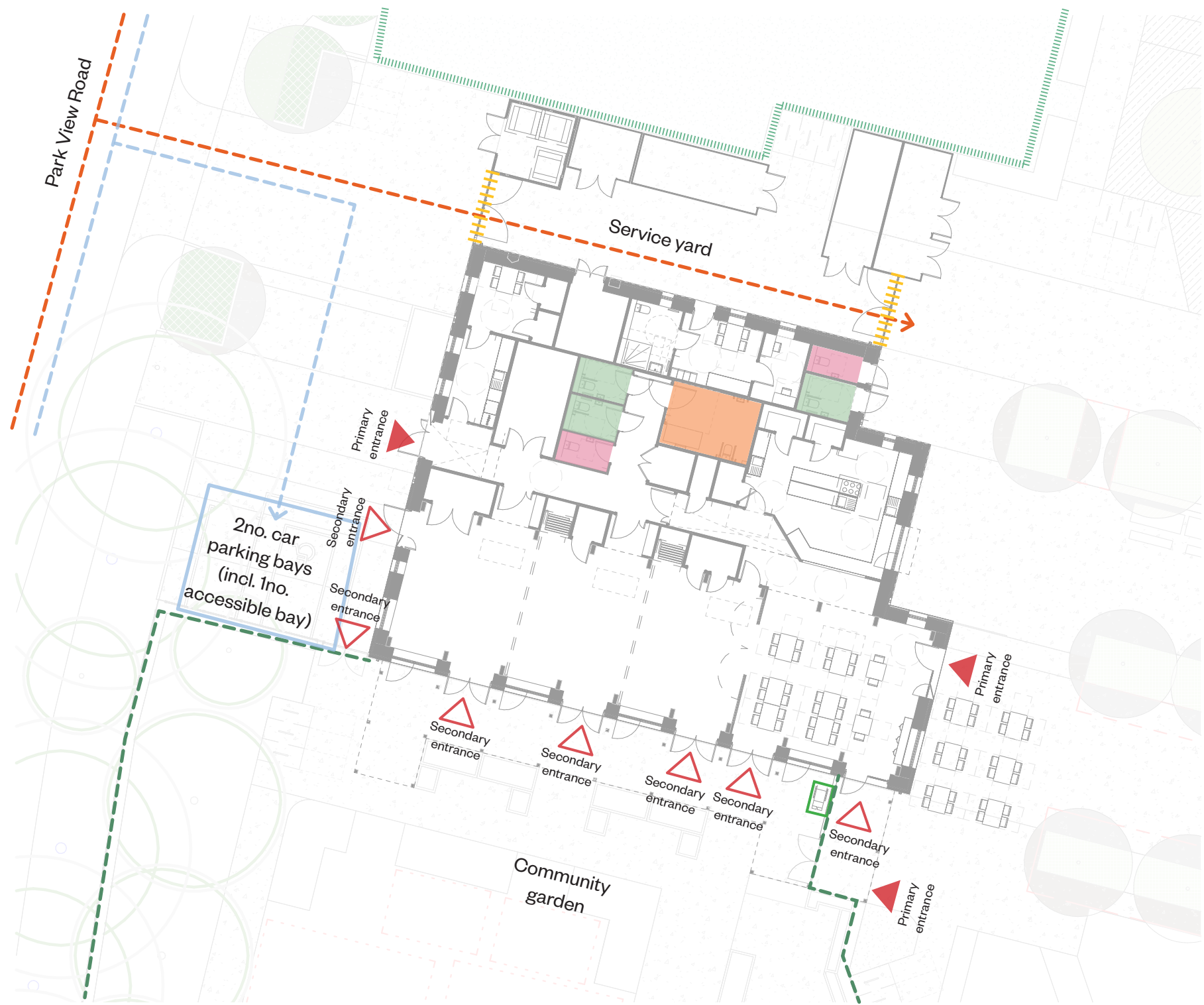
Parking bays: Two parking bays (including 1no. accessible bay) will be provided directly adjacent to the building, for ease of access to the hub building.

Entrances: Level access pedestrian entrances are provided from Park View Road and the park side, and will be clearly designated as entrances through the use of Corten detailing externally. and signage in the entrance. Automatic opening doors will be provided to primary building entrances for ease of access.

Level access: External doors from the community garden to the community spaces and cafe will also be level access to ensure ease of movement into and out of the building. The building is single storey and will be completely level, with no internal ramps or stairs.

Clear door opening widths, turning circles, corridor widths, accessible WC provision, seating and counter heights have all been designed to meet or exceed minimum requirements in the relevant regulations.

-  External mobility scooter charging point under covered pergola
-  Public vehicular access
-  Haringey parks staff vehicular access
-  Secure boundary to community garden (min. 2.1m)
-  Existing fence to AGP
-  Secure boundary to service yard
-  Enlarged, accessible WC's (3no.)
-  Enlarged WC (2no.)
-  Changing Place (1no.)



7.19.2 Security

Security of the hub building and the surrounding landscape has been balanced with creating a welcoming frontage, particularly from Park View Road. The existing gates to the depot and existing railings along Park View Road will be removed in favour of installing bollards at the vehicle and pedestrian entrance. The community garden will have a continuous secure boundary, providing a hard edge to the street, with the existing mature trees as a green buffer to Park View Road.

The hub building will have controlled access from Park View Road to ensure that the future operator can monitor access from Park View Road. The plan layout has been developed with passive surveillance of the building and out towards the park, in mind. The kitchen servery will have unobscured views towards both of the main entrances, towards the WC's, into the cafe and community space, and out towards the toddler play, general play area, MUGA, AGP and tennis courts. This allows the hub building staff to monitor activity in and around the building whilst serving customers in the cafe.

The service yard which will have a secure boundary and lockable gates, will be used exclusively by Haringey Council Parks staff.

Glazed windows and doors will be toughened and internally laminated for improved security performance.

The building will be fitted with a burglar alarm system. CCTV will be installed internally and on the building perimeter to deter anti-social behaviour, particularly in vulnerable locations. The CCTV system and layout of cameras will be designed with SBD guidance in mind.

- Existing park railings retained
- Existing park railings removed
- Existing vehicle gates removed
- Secure boundary to community garden (min. 2.1m)
- Secure boundary to Haringey Parks service yard (min. 2.1m)
- Existing fence to AGP
- Controlled access points
- Removable bollard with padlock



7.19.3 Parking, deliveries, waste

Parking: Two car parking bays (including 1no. accessible car parking bay) will be provided directly adjacent to the community space, for ease of access. A combination of long and short-stay cycle parking will be provided for the public and for staff working in the community hub building. The provision of cycle stands is in accordance with the London Plan and has been confirmed by the Transport Consultant (Civic Engineers) to be compliant.

Waste collection: An external bin store for the building will have easily accessible doors from the street to allow Eurobins to be collected. The existing hub in the centre of the park has significantly extended refuse travel distances, so the new proposals will be a significant improvement although slightly above 10m to the back of kerb. The bin store will hold capacity for 3no. 1100L Eurobins with a total capacity of 3300L, which meets the approximate weekly waste generation of 2325L in BS 5906:2005 based on a restaurant with 31 covers @ 75L. Food and garden waste composted on site in the community garden. The service yard can be utilised for any bulky waste collection required.

Deliveries: Vehicle access can be gained from Park View Road for deliveries, which can then be taken inside through the main building entrance. Garden deliveries can be taken directly into garden via the secure gates.

For further information, please refer to the Transport Statement which has been produced by Civic Engineers to support this planning application.

-  Removable bollards with padlock
-  External bin store - 3no. 1100L wheeled Eurobins
-  Car parking bay - 1no.
-  Accessible car parking bay - 1no.
-  Covered long-stay staff cycle parking (park and Hub staff) - 6no. Sheffield stands (12 spaces)
-  Uncovered public cycle parking - 13no. Sheffield stands (26no. spaces). For overall park cycle parking provision, please refer to Civic Engineers Transport Statement.



7.19.4 Fire strategy

A fire consultant has been appointed as part of the consultant team to ensure compliance with relevant standards and regulations, as well as advising on fire and evacuation strategy.

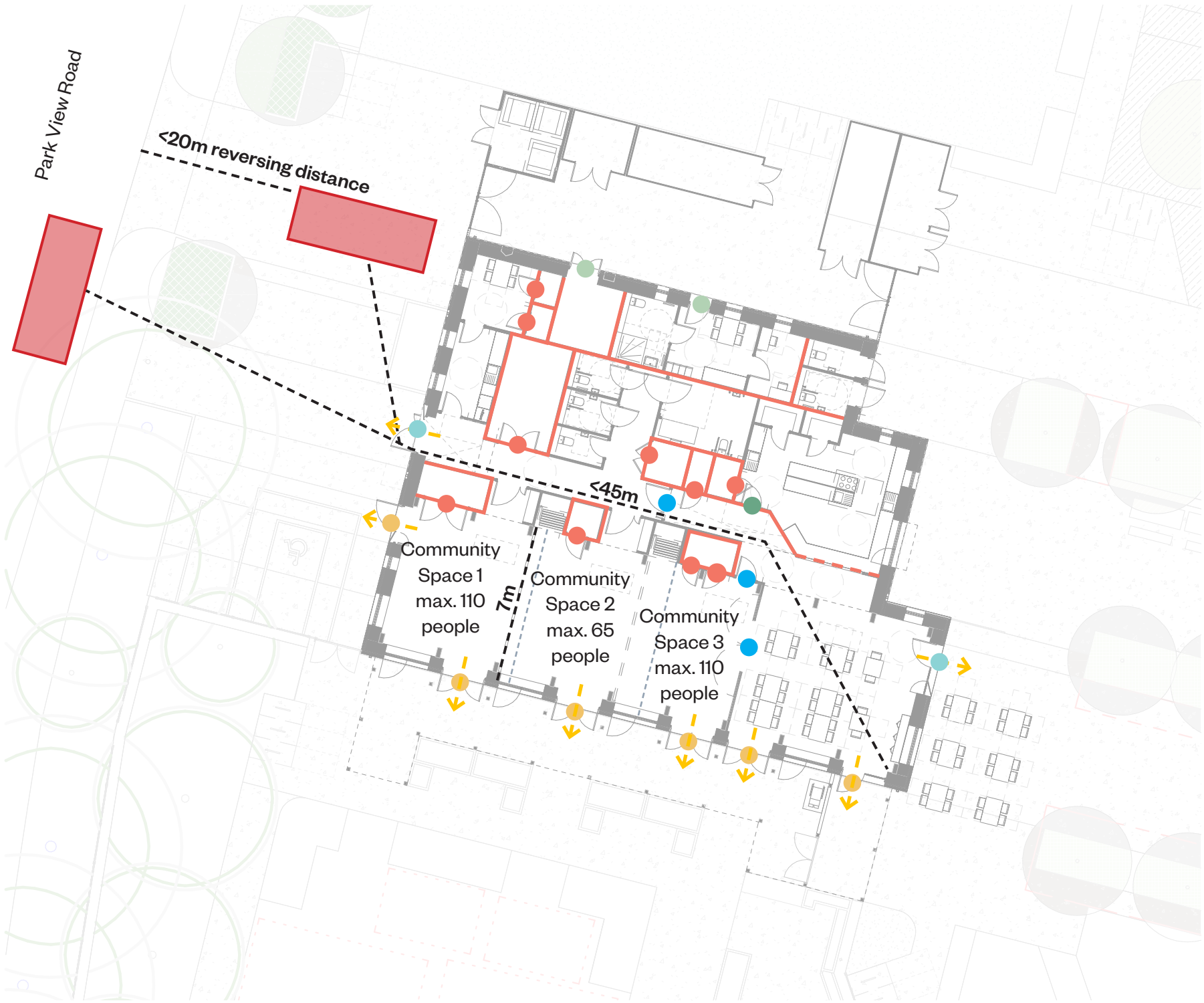
Fire tenders can access the site via Park View Road, either stopping on the road, or driving into the entrance courtyard and reversing out. For further vehicle tracking information, please refer to the Transport Statement which has been produced by Civic Engineers to support this planning application.

Each bookable community space has at least two means of escape, with one direct external egress. Similarly, the cafe has 3no. points of direct external egress. All other spaces within the building have reduced travel distances to final exits and two means of escape.

Fire compartments are proposed in the building (refer to diagram to the right). A fire rated security shutter is proposed over the kitchen servery counter which would close in the event of a fire.

The Parks Office and Meeting Room are classified as inner rooms, however, as there will be less than 60 people in the spaces, this is deemed acceptable if a fully glazed door is provided. Alternatively, detection could be provided in the breakout space and linked to a sounder within the inner room.

-  Fire tender locations
-  30min fire rated enclosure
-  Fire/security shutter
-  Final exit
-  FD30S Door
-  Door pushpad or release button (dependent on final ironmongery strategy)
-  Automatic opening door with override linked to fire alarm
-  Hold open door with override linked to fire alarm
-  Keyed door with thumbturn
-  Lockable doors to be overridden in the event of emergency



7.19.5 Acoustic strategy

Design features and layout of the site and building have been carefully considered to ensure that the proposed building and associated functions do not have a negative impact on the surrounding residential context. An acoustic consultant has been appointed on the project to inform the acoustic strategy.

As the proposed hub building is designed with Passivhaus principles in mind, elements of the building fabric will aid in reducing airborne sound from impacting the external environment. The external walls will be heavily insulated and the windows are proposed as triple glazing. The most active spaces in the building, the cafe and community space, will have additional sound insulation installed internally to reduce noise impact.

In order to mitigate noise to the nearest noise-sensitive receptors, plant noise emission limits have been set at 10dB below background in accordance with typical Haringey Council requirements. Based on the Noise Impact Assessment for the Ashley Road Depot project just to the north of the site undertaken by Anderson Acoustics (in the absence of noise survey at the site), the plant noise emission rating levels are set at 35dB L_Ar during the daytime (0700-2300 hours). It is understood that the kitchen extract will not be running during the night-time period (2300-0700 hours).



7.19.6 Roof access strategy

For roof access, temporary scaffold gantries will be moved into place at either end of the building for access to the main roofs. Central access gulleys have been designed into the roofscape to allow roof access for maintenance of the roof and PV panels or cleaning of the rooflights as required.

A temporary gantry can also be positioned on the park side of the pergola, to access the main run of south facing PV panels on the roof. The pergola canopy will be designed to be load bearing to facilitate maintenance access.

-  Temporary gantry positions
-  Roof maintenance access





8.0 Appendix

8.1 Lighting Design

Lighting design

Down Lane Park is poised to be transformed into a community destination throughout the day and early evenings activated in part by future activities of the Community Hub, local F&B offering and improved play facilities. Lighting will play a critical role, especially during the winter months, when the daylight hours are reduced.

The lighting approach aims to promote feelings of safety and security after dark and support pedestrian movement through the park by creating key after dark routes which are well overlooked and illuminated to an adequate level using warm white LED lighting. Vertical lighting will play an important role to improve perception of brightness without requiring high light levels and contrast to surrounding routes.

Although the red line boundary does not extend to the new development to the East, the lighting aims to create visual continuity from the existing pedestrian route into the park. This will help provide alternate routes within the area for pedestrians and cyclists. Creating positively lit edges will also help reinforce these new routes and lighting to buildings and planted edges will be explored in order to avoid dark edges which do not contribute to improved feelings of safety and security.

The new play and sport offering in the southern portion of the park will provide activities which will require lighting. It is the intent to minimise the use of floodlighting to these spaces in order to provide a more welcoming character as well as limit obtrusive lighting to residents adjacent. At the time of writing the council have completed an upgrade to existing streetlights illuminating the East/West pedestrian path and park diagonal path. It is intended that lighting to the Moselle Walk is designed to replicate the unique character of lighting through Berol Link and extend into the pathways around the Community Hub to create continuity and establish a hierarchy of routes.

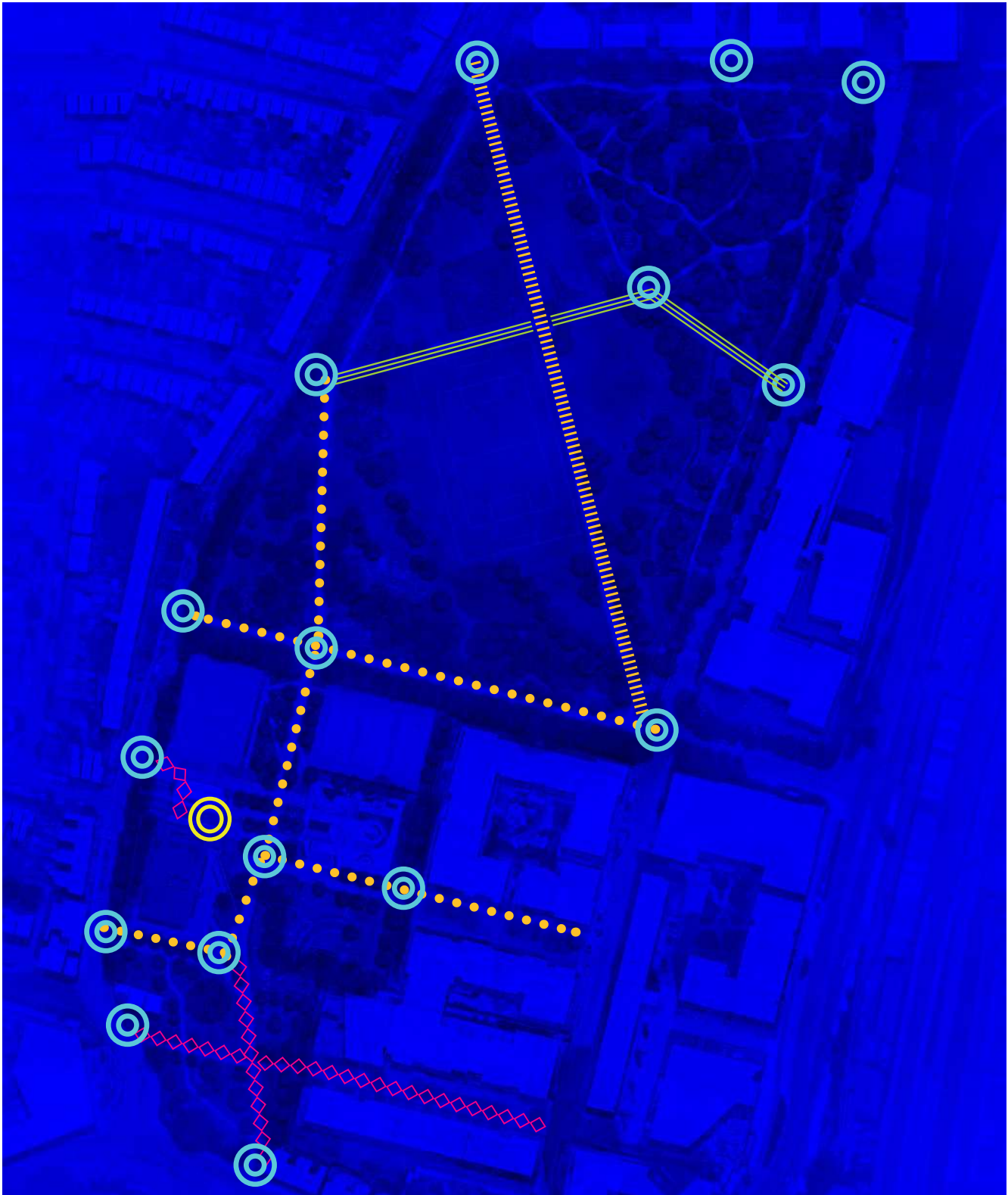
All areas are envisioned to have lighting controls to allow lighting luminaires to switch on and off when required as well as dimming protocols to adjust light levels during commissioning as well as in the future as the character of the area changes and adjusts to future development and use by local communities.

In summary the lighting approach aims to:

- Support pedestrian movement in and around the by day and after dark through improved feelings of safety and security.
- Create continuity of routes with new development and park to reinforce hierarchy of routes and welcoming character.
- Vertical lighting to be introduced at key wayfinding points to improve perception of brightness without overlighting spaces. Where lighting to trees, walls or edges is considered, uplighting to be reduced where possible to limit contributions to light pollution. Where uplighting is implemented, lighting control to be used to switch lights OFF at agreed curfew time to minimise negative impacts.
- Warm white lighting to be installed to support residential character of the area.
- Human scale mounting height of lighting fixtures to enhance pedestrian character and priority.
- Improve visibility after dark at park edges to support feelings of safety and security, including seating areas and activity zones.
- Lighting equipment specified should avoid obtrusive lighting to neighbouring properties.
- Lighting control to be included in order to adjust light levels and set times for lighting to switch ON and OFF, selected dimming profiles and set balanced light levels during commissioning to illuminate routes to the lowest level possible.

Key

- ||||| Urban Link route after dark
- • • Urban Link with enhanced character
- ◇ ◇ ◇ Local Link route after dark
- ≡ Strategic Link route after dark
- ⊙ Key wayfinding point
- ⊙ Local landmark



Plan diagram

Lighting design



Vertical lighting improves perception of brightness



Illuminated entrances support wayfinding and support local character and identity



Residential aesthetic lighting supports local character



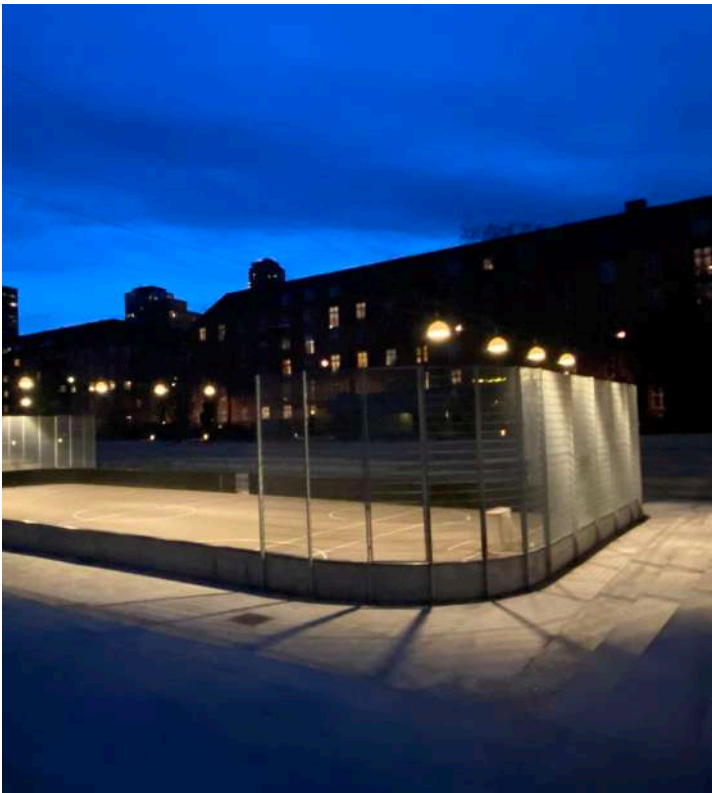
Lighting can enhance character and identity and create hierarchy of routes



Lighting to selected landscape features can enhance seasonality



Lighting of play equipment and seating areas can help activate spaces after dark and improve visibility along or adjacent to routes



Lighting from sport pitches can assist in sensitively illuminating perimeter paths

Lighting design

Safety and Security

The lighting to the Proposed Development aims to improve feelings of safety and security across the Site which is currently lacking. Low glare and increased uniformity will help improve visibility and wayfinding throughout the Site as well as minimise the need for high light levels. The introduction of lighting to vertical surfaces and elements will also help improve the sense of brightness in spaces and create points of reference. In open spaces such as the public parks, it will be critical to consider lighting to spaces adjacent to pedestrian footpaths to create a welcoming space for pedestrians. Drastic drop-off of light levels should be avoided which create pockets of darkness resulting in unease.

Wayfinding After Dark

The ability to orientate and find your way after dark is a critical function of lighting. The proposed lighting will ensure entrances to the park are lit to distinguish them along the streetscape and support a welcoming atmosphere after dark. Key architectural and landscape elements will be illuminated and accentuated after dark to create focal points to help visitors and residents orientate themselves as well as visitors to the estate after dark. Vertical lighting will play a key role in wayfinding.

Mounting Height and Equipment Types

The mounting height of lighting will be maintained at a human scale (4-6m) to support the pedestrian use of spaces, landscape elements and the height of the new Community Hub building. Lighting must be robust and vandal resistant. It is the intention that lighting equipment have a residential aesthetic with utilitarian lighting, such as bulkheads, avoided. Consideration to MUGA and sports facilities should be explored with the council to avoid unwanted spill light and address growing concerns about light pollution.

Wellbeing

Due to the residential character of the site it will be critical to support the health and wellbeing of residents. The lighting approach aims to minimise obtrusive lighting wherever possible through the use of human scale lighting and placement and aiming of lighting away from windows. The use of warm white light and lower levels of lighting will also reduce the negative impact from lighting and light



Lighting can help support feelings of safety and security



Lighting can support wayfinding with limited impact of ecology

pollution. In addition providing light to outdoor spaces will help encourage their use after dark by local residents and communities.

Ecology

The future landscape improvements will enhance the existing ecological importance of the Site. Lighting positions and scale have been considered in order to reduce spill light spill in key areas.

Maintenance

Lighting equipment placement and specification will ensure that maintenance and, if required, replacement of lighting units can be easily accessed by estate and council personnel. Discussions with council during design stages will inform the need for hinged columns or storage of a limited number of units to manage delivery lead times.

Control

A simple yet effective lighting control system is proposed for the site to enable groups of lights to be controlled together and, where possible, also dimmed. At the time of writing, the council has a CMS system in place utilising Zhaga nodes and presence sensors programmed to desired dimming profiles. Time control should be introduced to switch off/dim selected lighting to minimise negative impact to ecology and resident wellbeing. Specifically flood lighting to sport pitches. Exact specification of control system requirements to be agreed with council during detail design. Coordination with DOCO to be introduced to create a strategy during match days to avoid unruly fans entering the southern portion of the site and causing damage as this was specifically raised by community hub managers during engagement.

Glare

Lighting with low glare will be used throughout the site. Where uplights are introduced anti glare accessories should be included to reduce risk of glare and hindering use of the Site after dark by those with visual impairments. Where column mounted lights are used aiming angle should not exceed 30degrees tilt in order to keep glare to a minimum.

Temporary and Meanwhile

Because the project will be constructed over a number of years and possibly phases it will be critical to ensure



Low glare and residential aesthetic lighting support identity and character

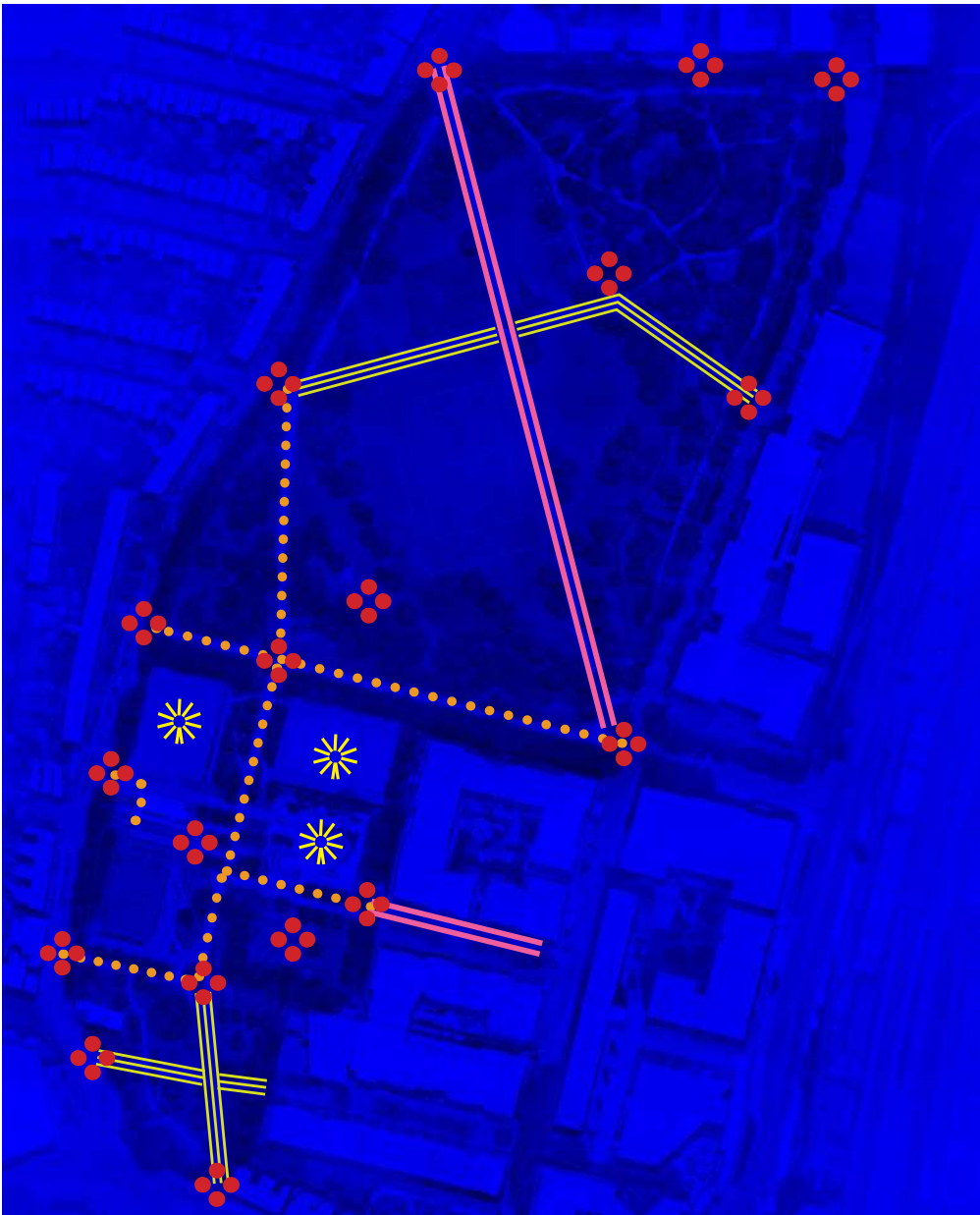


Temporary lighting must not negatively impact residents wellbeing or feelings of safety and security

temporary lighting does not detract from the character of the area or negatively impact residents. Lighting at hoarding lines should mimic the surroundings adjacent with high glare, cool white lighting avoided.

Lighting design

Light Levels
Suggested lighting levels have been determined based on British Lighting Guidelines (BS5489, BS13201) and good practice guidelines on minimising obtrusive light from the ILP and CIBSE. Proposed light levels are intended to support the residential character of the southern half of the park and future Community Hub design. Final light levels to be commissioned on site to lowest appropriate level in order to reduce energy consumption and negative impact of artificial lighting.



Light Levels diagram

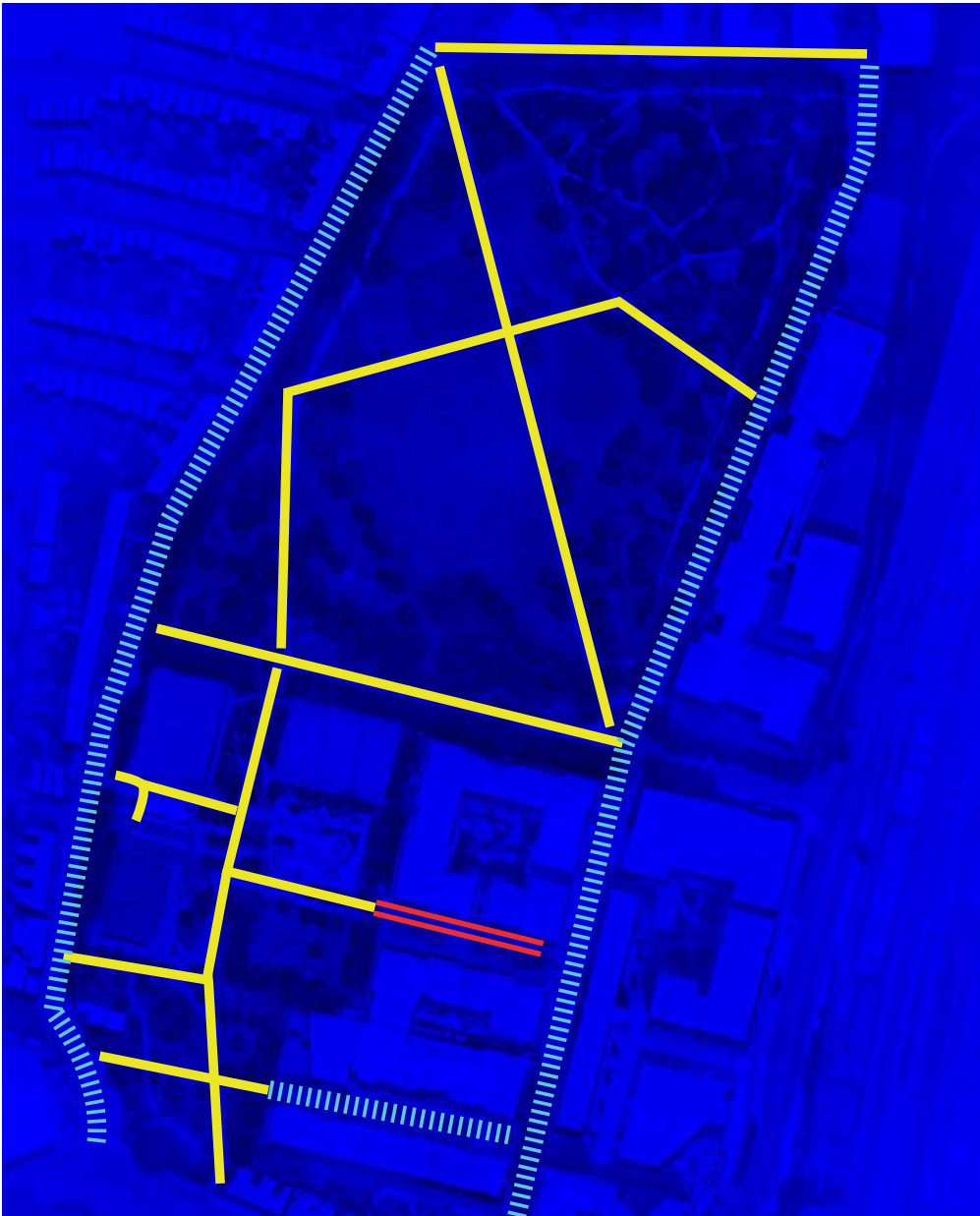
- Key:
- P1 - 15lx avg, 3lx min, 0.2Uo (existing lighting)
 - P2 - 10lx avg, 2lx min, 0.2-0.3Uo
 - P3 - 7.5lx avg, 1.5lx min, 0.2-0.3Uo
 - Activity based light levels for MUGA and sport pitches (dimmed light levels when out of hours)
 - Enhanced vertical illumination along routes

Note:
routes may be designed to higher light levels where agreed and dimmed down after installation.

Light levels indicated on diagram reflect proposed dimming of luminaires.

Colour Temperature
Warm white lighting will be used across the extent of the park to blend into the new residential development adjacent and reinforce the residential character of the park area associated with the Community Hub. At the time of writing 3000K LED streetlights have been installed on the East/West park route which is proposed to be adjusted to suite the masterplan. Existing columns could potentially be repositioned to light the new East West route for students proposed with the north section of the park.

Due to ongoing improvements of LED technology, it will be important to consider 2700K luminaires where CRI90 or higher is proposed due to visibly different lighting quality.



Colour Temperature diagram

- Key:
- 2400K (private)
 - 3000K (where CRI90 or higher luminaires are used, 2700K to be explored due to colour shift)
 - Existing street lighting

Luminaire typologies

Existing Luminaire Styles on Site



Catenary lighting along Berol Link



Streetlighting columns along park routes

Proposed Extension of Luminaire Styles



Human scale, residential aesthetic lighting along routes and play areas



Vertical lighting of landscape and wayfinding elements



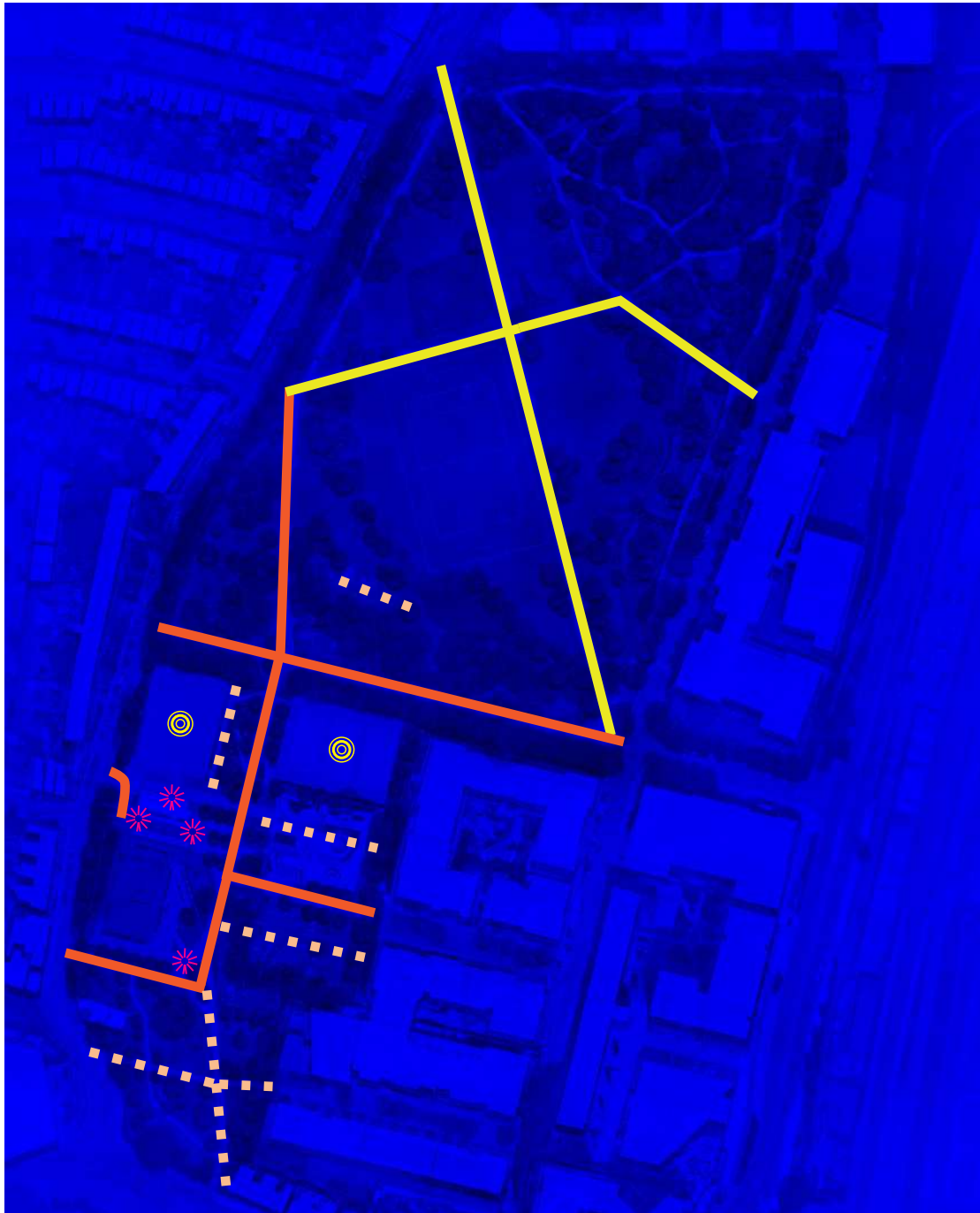
Human scale lighting integrated into landscape elements



Building lighting to enhance character of public realm, consideration to e given to spill light from interior spaces after dark



Luminaire typologies



Equipment Typology Diagram

An indicative guide for lighting equipment has been included for guidance. All lighting should ensure the pedestrian character of the park is supported and enhanced.

Note: Equipment images indicative only. Final specification to be confirmed during detail design.



Post Top Lantern
(enhanced character routes)

Location: Park Paths
Source: LED
Colour Temp: 3000K
Mounting: Post top
Rating: min IP65
Mounting Height: 4-5m



Multi Spotlight Column
(key activity areas in open space)

Location: Park paths, Play areas
Source: LED
Colour Temp: 3000K
Mounting: column
Rating: min IP65
Mounting Height: 5-6m (6m column)



Council Adoptable Streetlight

Location: North Park Paths
Source: LED
Colour Temp: 3000K
Mounting: column
Rating: min IP65
Mounting Height: 5.5m (standard)



Sport Pitch Lighting
Location: Sport Pitches
Source: LED
Colour Temp: 3000K
Mounting: Column
Rating: min IP65
Mounting Height: 6-8m



Building Entrances and Service Yard
Location: Community Hub
Source: LED
Colour Temp: 3000K/2700K
Mounting: surface/wall
Rating: min IP65
Mounting Height: 2m

Lighting Technical Appendix

In addition to the aesthetic and technical intention for lighting noted in the prior sections, a number of technical criteria and best practice guidance should be followed in order to ensure a successful lighting scheme. These elements are listed below:

Control

As stated in the previous pages a simple control system will be proposed and explored for lighting. The lighting control system will allow, at a minimum, groups of lights to be controlled and switched during daylight hours when lighting is not required as well as after an agreed curfew time for designated zones such as the MUGA or tree lighting in order to minimise negative impacts of lighting on the wellbeing of residents and ecology. This system will be programmed to ensure it is automatic.

Sources

All lighting specified on the site will be LED with high quality construction and technical specification. LED lighting will help reduce energy consumption compared to legacy sources and offer better light control and effect through the use of optics and lenses minimising unwanted spill light. Due to the high volume of lighting and considering the lifetime of the installations, it will be critical to ensure colour consistency across sources with high binning.

Supply of Equipment

Due to the phased design of the Proposed Development over an extended time it is critical to ensure manufacturers are reputable and will be able to provide the specification of lighting, or an improved update equal in specification to ensure consistency across the various phases. Where specifications could be improved in future the lighting designer should be made aware and review proposed changes to the original specification.

Colour Rendering

In line with current British Standards and requirements for CCTV lighting specified will be a minimum of 80CRI.

Luminaire Specification

Due to the potentially harsh environment, external lighting is installed onto good quality materials and electrical components result in increased longevity of lighting, minimising the need for maintenance over time. Lighting with low glare designs or accessories are preferred to visible LED sources as they minimise glare and allow the human eye to more easily adapt to conditions after dark. Suitable external IP and IK ratings will be adhered to in line with the location lighting is installed to prevent damage, vandalism and premature failure.

Obtrusive Lighting

In order to minimise the negative impact of lighting, placement and controlled distribution will play a key part to avoid light spill through residential windows and into private areas. Lighting with uncontrolled optics, most notably those in close proximity to residential windows or private space should be avoided to avoid light spill through windows affecting the wellbeing of residents. As noted in the sections above, where upward lighting is used to illuminate trees or landscape elements, by example, care will be taken to focus lighting away from windows and employ a 'switch off' or 'dim down' curfew cut off to minimise negative effects.

Sustainability

As a studio we aim to minimise the negative impact of waste and promote the use of lighting equipment which allows the replacement of parts and components as opposed to entire luminaires wherever possible. Where units are integral due to their specification for outdoor environments we promote manufacturers which recycle and re-purpose luminaires in the rare cases of equipment failure as opposed to products ending up in landfills.



Uncontrolled light optics such as bulkheads to be avoided



Cool white light sources to be avoided



Controlled aiming and light distribution avoids unwanted light spill



Appropriate uniformity and low contrast



Lighting control can switch off or dim uplights and selected lights

levittbernstein.co.uk

London

Thane Studios
2-4 Thane Villas
London N7 7PA

+44 (0)20 7275 7676

Manchester

Bonded Warehouse
18 Lower Byrom Street
Manchester M3 4AP

+44 (0)161 669 8740