

The Edge Cumbria

Hoare Lea Response to Planning Comments

External Lighting

Introduction

Further to submission of the External Lighting Proposals the following comments have been received:

Condition 6 (external lighting)

The information provided refers to the utility luminaires for general illumination of the site (fitting types but not illustrations in use), and colour-changing feature lighting of the building (CGI illustrations) – but only on the north east or ‘rear elevation’ as the application refer to it. Is the feature lighting only to this elevation? If so, what is the reason? If on both or all elevations (it is a pavilion), why not show that?

The colour display could be very enhancing but again, information is fragmented so there is no possibility of gaining an overall impression of combined utility and display lighting to see if one clashes with or dilutes the other, and what the cumulative visual impact is when seen across the harbour from the town or other key viewpoints.

Seeing the aggregated physical impact of lamp posts, bollards and barriers would be helpful to avoid cluttering the setting of the building conveyed in the concept images.

Concern has been expressed whether sunlight reflections on the main building will cause glare. Though unlikely, it is possible that the lighting scheme could cause reflected glare if from the utility or projected feature lighting – but it is not possible to tell.

Given the above, it is difficult to see how the planning authority has enough information to be able to consider that Condition 6 has been met satisfactorily.

Comments are provided below to hopefully satisfy any concerns.

Paragraph 1

The Client required the option to provide an element of feature lighting to the building. CGI's were produced to illustrate the effect of projecting light onto each end of the building to create a decreasing wash of light to the 'long' elevations of the building with the intensity at each end. This will be provided via pole mounted projector lamps with the ability to select the colour or combination of colour that is best attributed to the building. The seaward side of the building will be receiving the wash of light to the upper half of the building and trials will take place to identify the optimum location for the lighting columns. At commissioning stage this will be demonstrated and set up.

It was not the intention to colour wash the whole building in a regimented fashion.

Paragraph 2

Utility lighting to the seaward side of the building is at low level and utilises 'dark sky' diffusers to direct light downward to the external circulation area and is also used for emergency lighting. These are located above the entrance and emergency exits as indicated on the drawing.

The two lighting scenarios can work together to provide independent functions without one affecting the other.

Paragraph 3

There are no lighting columns to the front (seaward) side of the building), these are located to the utility/car parking/road areas to provide adequate illumination for safety.

Paragraph 4

There will be no glare from the proposed lighting scheme, designed to enhance the building features subtly.

Paragraph 5

We consider there is enough information assuming the above response satisfies the queries.

Please provide any additional comments

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Hoare Lea

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