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Lighting Impact Assessment
August 2022

ABERFELDY VILLAGE MASTERPLAN

EQUATION

4098

ABERFELDY VILLAGE MASTERPLAN

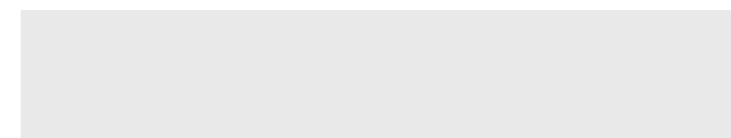
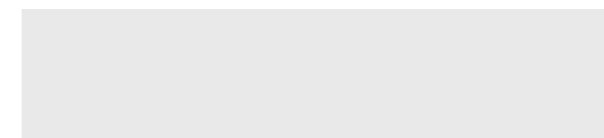
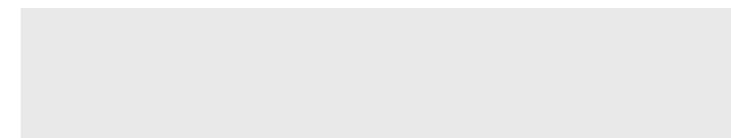
LIGHTING IMPACT ASSESSMENT

19 AUGUST 2022

REVISION P3

DOCUMENT REF: 4098

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1. NON TECHNICAL SUMMARY

Note:

This report is an update to the previously submitted version that was submitted to the Council in support of the hybrid planning application.

This updated version has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development.

This Lighting Impact Assessment considers potential light pollution and light trespass from the proposed development and its potential to cause a statutory nuisance.

National Planning Practice Guidance states that *"Artificial light provides valuable benefits to society... extending opportunities for sport and recreation, and can be essential to a new development. Equally, artificial light is not always necessary, (and) has the potential to become what is termed 'light pollution' or 'obtrusive light'".*

Planning guidance also states that *"...not all modern lighting is suitable in all locations."*

The scope of this report concerns Phase A of the Proposed Development, since phases B, C and D are being submitted as an outline planning application at this stage.

The Site is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets.

The proposed development is located to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road.

The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

Surrounding building uses are predominantly residential dwellings with a small number of commercial retail and trade premises located on Aberfeldy Street. Cultural and religious buildings are also located along this street.

Braithwaite Park located to the east of the proposed development is a dark landscape. Leven Road Green further to the north along Abbott Road is also unlit.

An assessment of the baseline conditions has been carried out which has recorded existing electric lighting installations in the surrounding area and identified potential receptors which may be impacted by lighting installations within the proposed development.

There will be permanent lighting installations provided for safety and amenity during the operational phase of the proposed development, which will have the potential to impact on the local environment through light spill, light pollution and glare. These lighting installations will include light spill from the interior of the development and external amenity lighting.

All species of bat are protected by Wildlife & Countryside Act (1981) and the Conservation of Habitats

and Species Regulations (2017). Electric light can cause a disturbance to bats at roost and can also affect their feeding behaviour. Mitigation of the adverse effects of electric light should therefore be considered in the design of the development. Lighting should be designed in such a way as to avoid isolation of bat colonies.

During the demolition and construction phase, site lighting is likely to be an integral part of the on-site security and health and safety requirements. Any effects associated with construction site lighting are considered to be medium-term in duration and temporary in nature.

For the purposes of the assessment it is assumed that the exterior and interior lighting for the development will be designed in accordance with current good practice design guidance.

On the assumption that these good practice guidelines are adopted in the detailed design and installation of the lighting, the development should not materially alter existing illuminance levels outside the development or adversely affect the use and enjoyment of nearby buildings, open spaces or adversely impact other identified receptors.

2. INTRODUCTION

This Lighting Impact Assessment has been prepared by Equation Lighting Design and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan.

The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

This scope of this report relates to Phase A of the Proposed Development only. Phases B,C and D are excluded.

The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

The purpose of the Lighting Impact Assessment is to assess the potential effects of obtrusive light that could arise from artificial lighting of the application site.

An assessment of the baseline conditions has been carried out which has recorded existing electric lighting installations in the local area and identified potential receptors which may be impacted by the proposed development.

There will be permanent lighting installations provided for safety and amenity during the operational phase of the proposed development, which will have the potential to impact on the local environment through light spill, light pollution and glare.



The proposed development will also introduce temporary lighting during the demolition and construction phase which may temporarily cause adverse effects which may require mitigation.

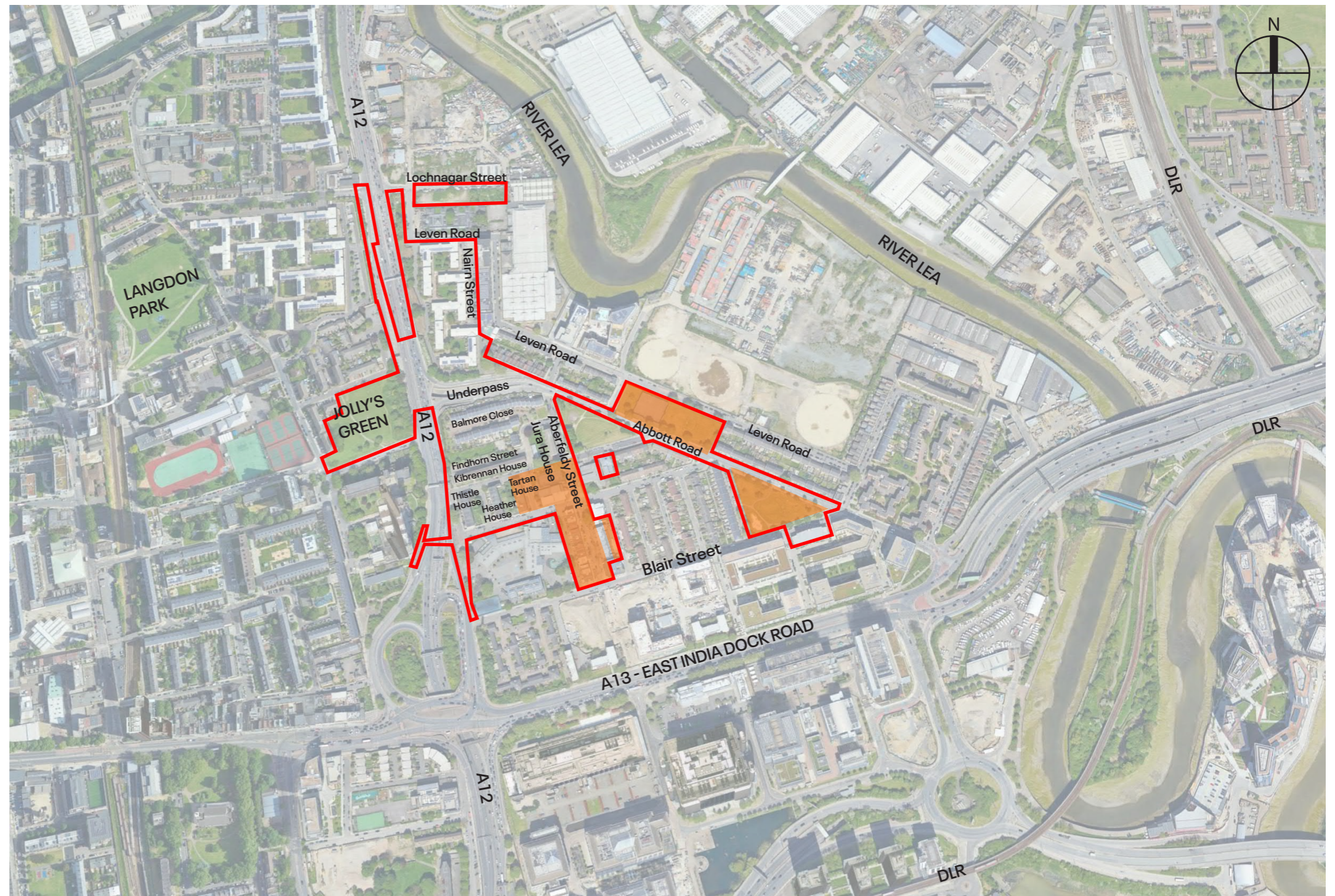
Recommendations for avoiding possible adverse effects are included in the impact assessment together with recommended lighting design strategies.

3. SITE CONTEXT

The Site is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets. The Site is 8.14 hectares (approx. 20 acres) in total and comprises:

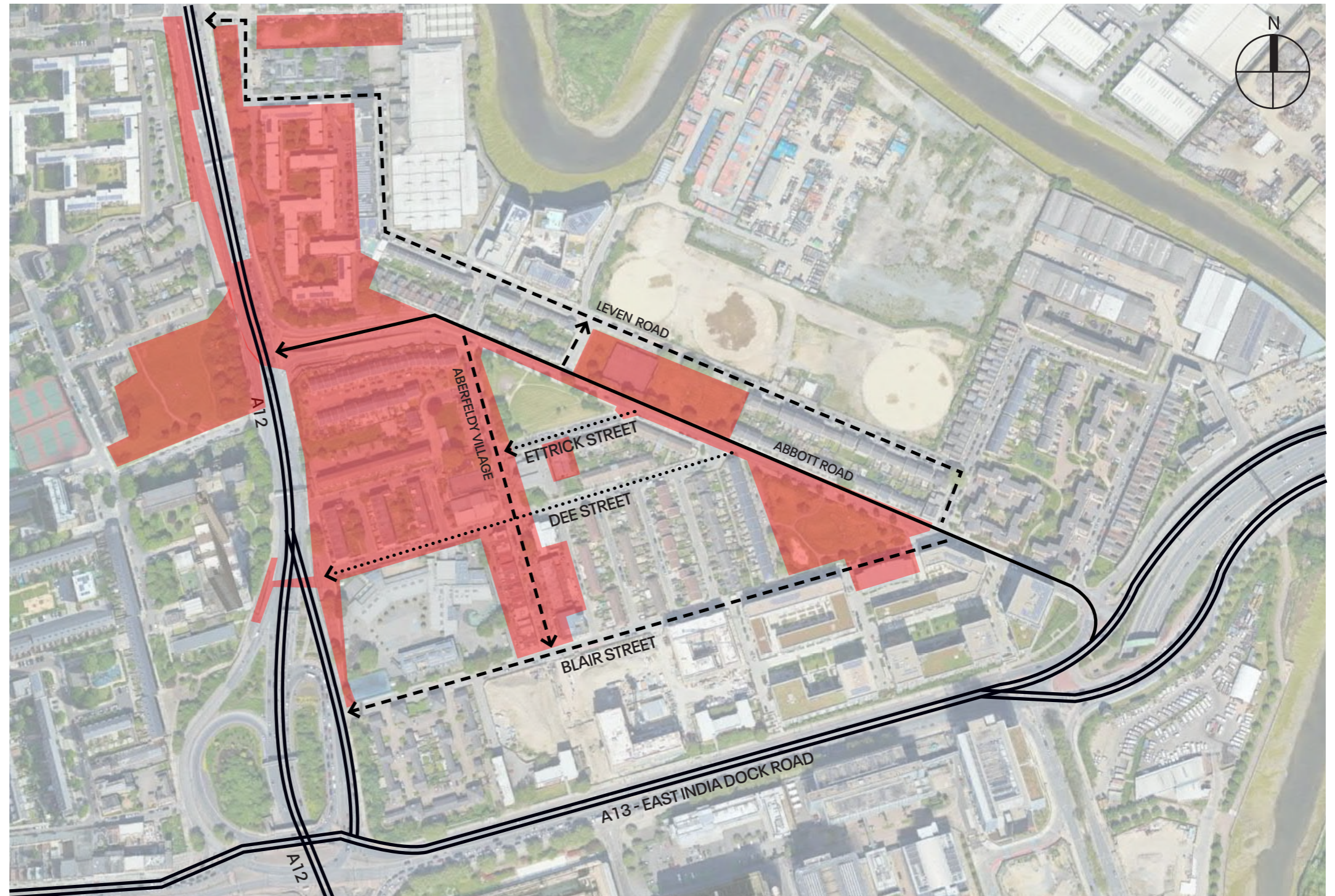
- Abbott Road;
- Aberfeldy Street;
- Balmore Close;
- Blairegowrie House;
- Heather House;
- Jura House;
- Tartan House;
- Thistle House;
- Kilbrennan House;
- Blairgowrie House;
- Nos. 33-35 Findhorn Street;
- 2a Ettrick Street;
- Lochnager Street;
- Aberfeldy Neighbourhood Centre;
- Nairn Street Estate; and
- Leven Road Open Space and Braithwaite Park are included for their enhancement.
- Jolly's Green

- KEY:
-  New Masterplan Boundary Line
 -  Phase A
(September 2022 - December 2024)



3. SITE CONTEXT

The adjacent diagram illustrates the main vehicular traffic routes around and within the Site, according to hierarchy and use of the street.



KEY:
 New Masterplan Boundary Line

3. SITE CONTEXT

- KEY:
- New Masterplan Boundary Line
 - 100 - 150 lux
 - 50-99 lux
 - 20-49 lux
 - 10-19 lux
 - 1-9 lux



3. SITE CONTEXT // BRAITHWAITE PARK

Existing Conditions // Daytime & Night time



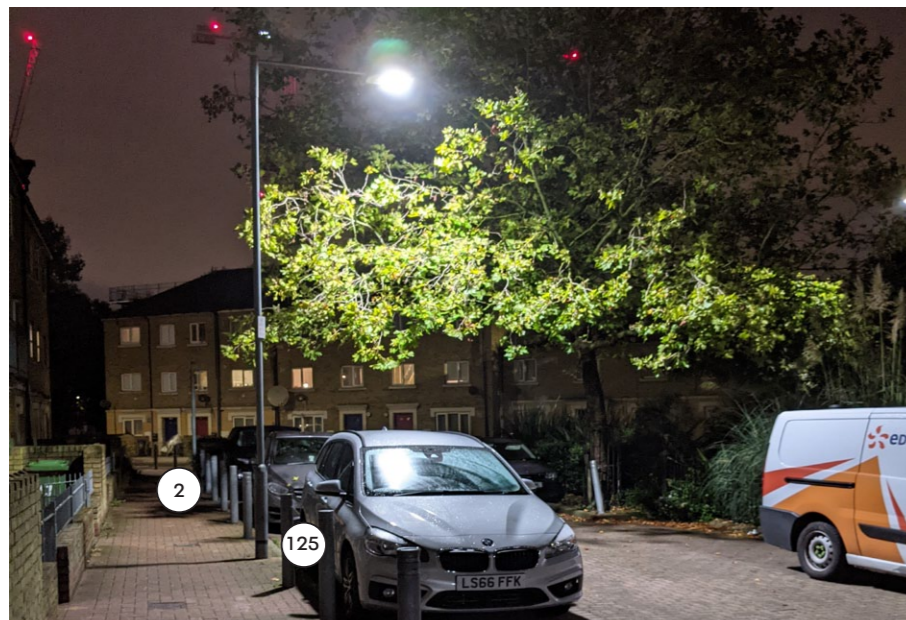
BLAIR STREET LOOKING EAST (ADJACENT TO BRAITHWAITE PARK)



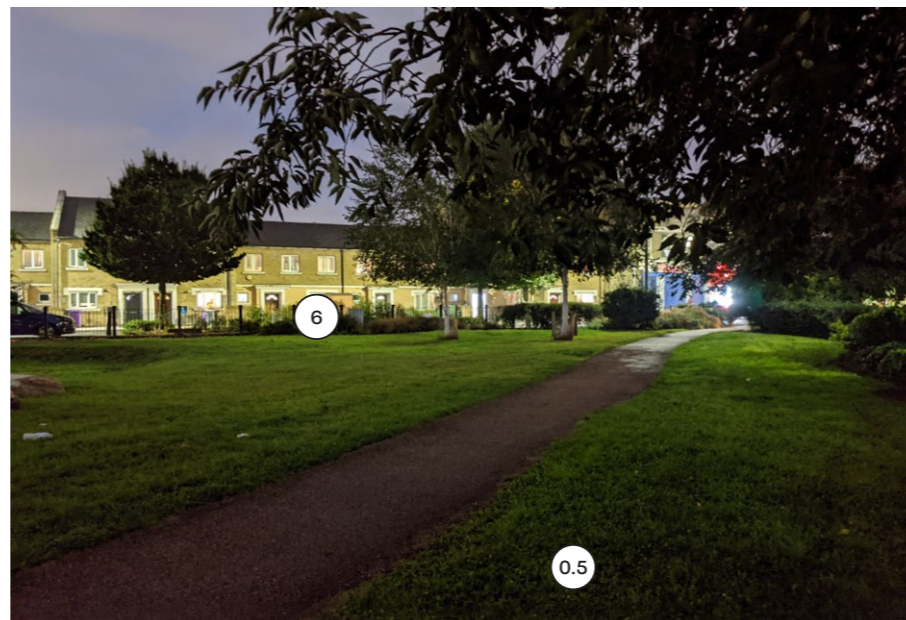
BRAITHWAITE PARK LOOKING EAST (TOWARDS BENLEDI ROAD)



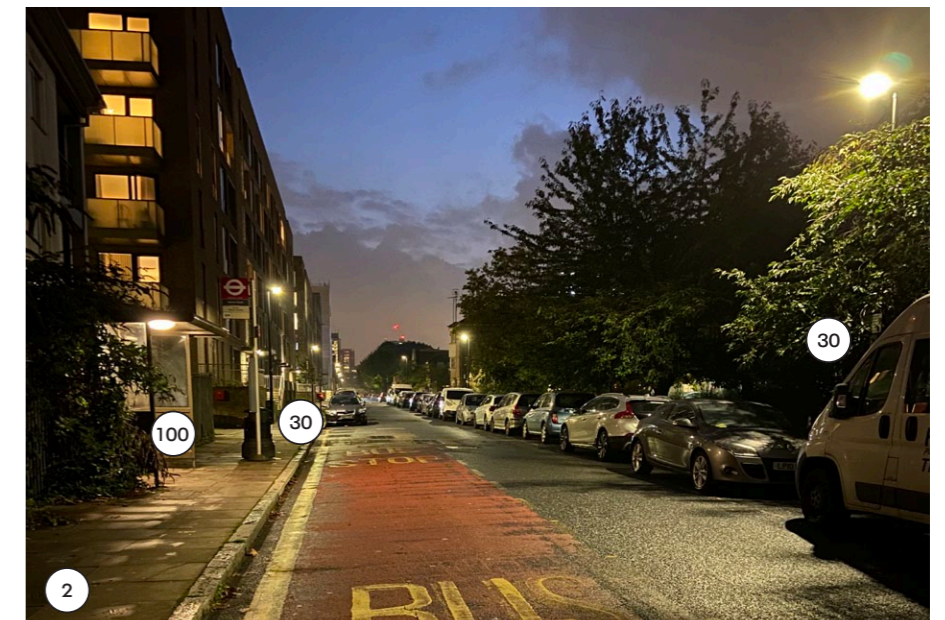
BLAIR STREET LOOKING WEST (ADJACENT TO BRAITHWAITE PARK)



BENLEDI ROAD LOOKING NORTH (ADJACENT TO BRAITHWAITE PARK)



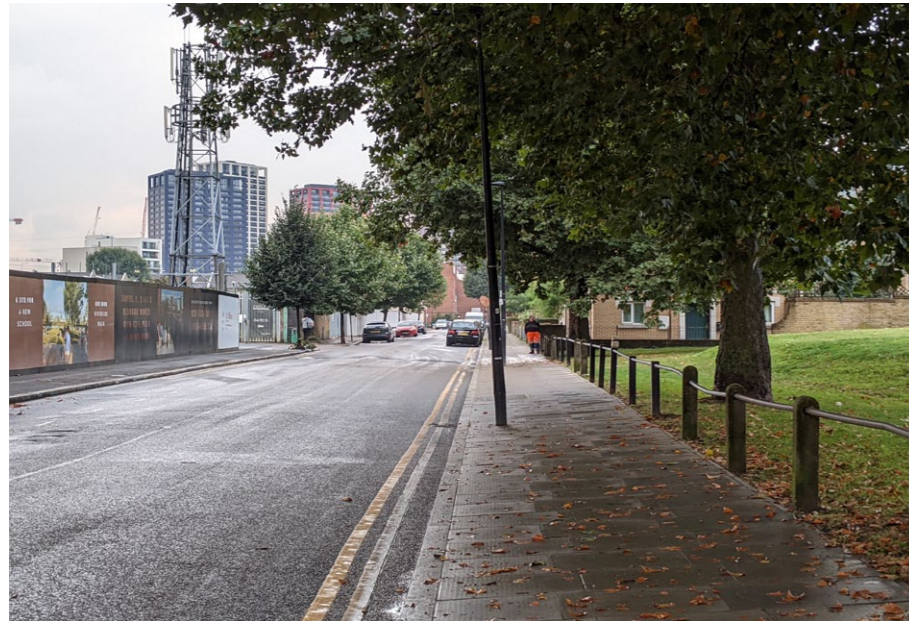
BRAITHWAITE PARK LOOKING EAST (TOWARDS ABBOTT ROAD)



BLAIR STREET LOOKING WEST (ADJACENT TO BRAITHWAITE PARK)

3. SITE CONTEXT // LEVEN ROAD GREEN

Existing Conditions // Daytime & Night time



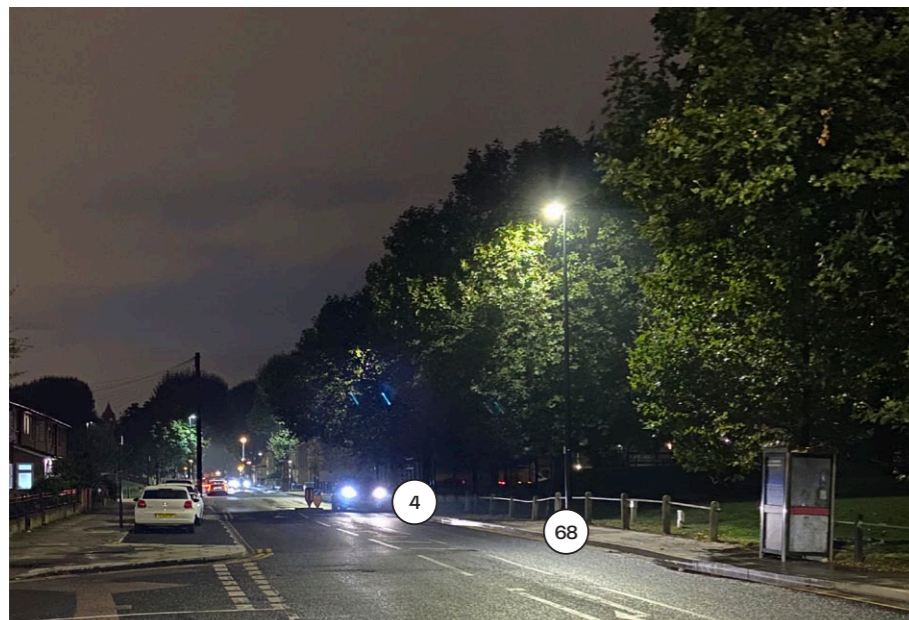
ABBOTT ROAD LOOKING NORTH WEST (ADJACENT TO LEVEN ROAD GREEN)



LEVEN ROAD GREEN LOOKING NORTH



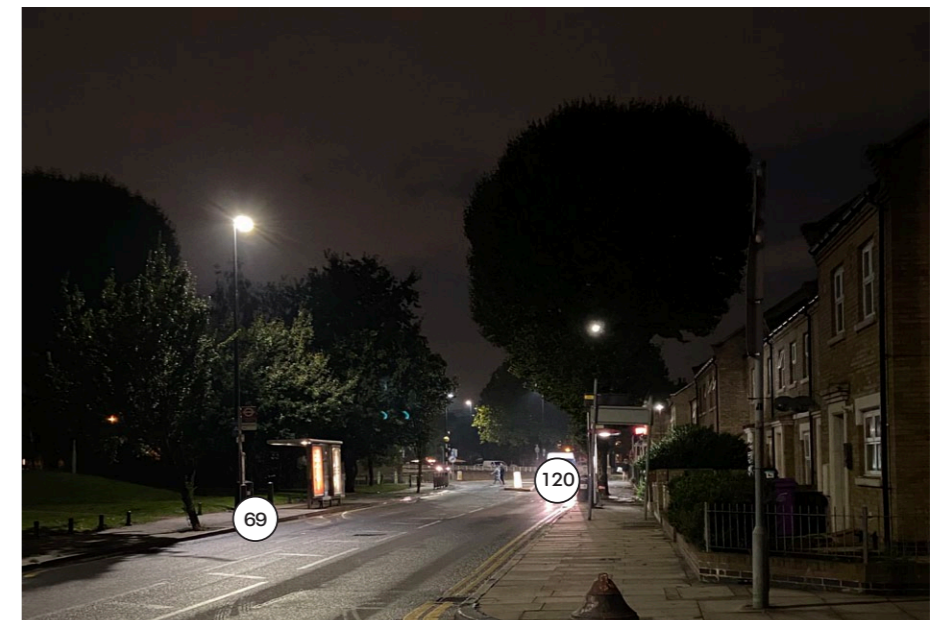
ABBOTT ROAD LOOKING SOUTH EAST



ABBOTT ROAD LOOKING NORTH WEST (ADJACENT TO LEVEN ROAD GREEN)



LEVEN ROAD GREEN LOOKING NORTH



ABBOTT ROAD LOOKING NORTH WEST

3. SITE CONTEXT // LEVEN ROAD // LOCHNAGAR STREET

Existing Conditions // Daytime & Night time



LEVEN ROAD LOOKING WEST (ADJACENT BROMLEY HALL SCHOOL)



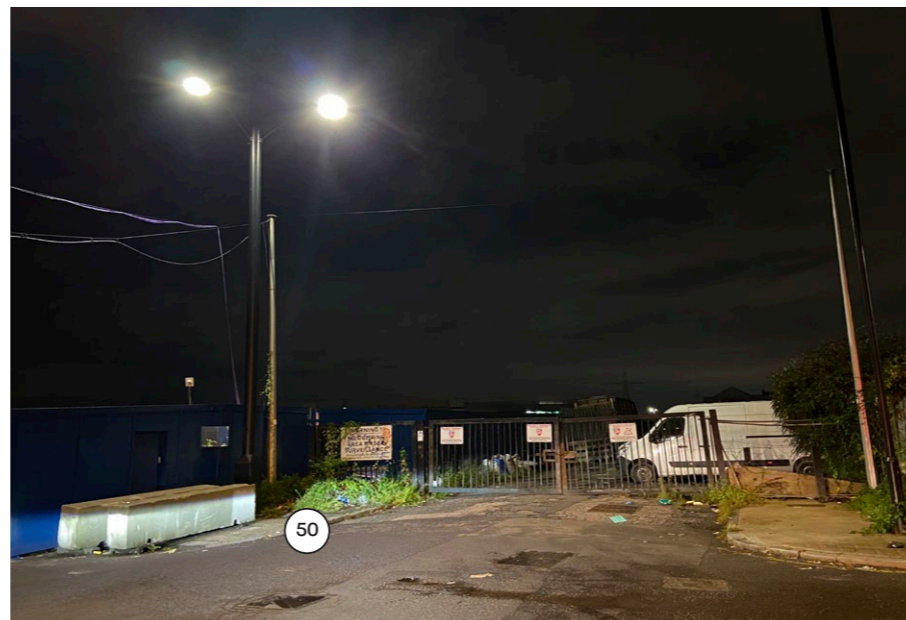
LOCHNAGAR STREET LOOKING EAST



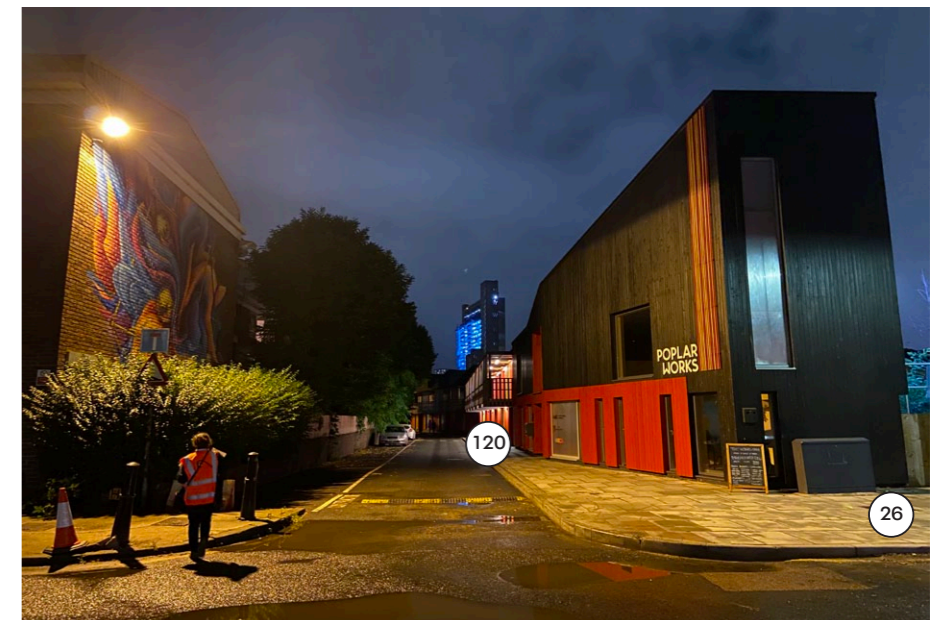
ABBOTT ROAD LOOKING SOUTH



LEVEN ROAD LOOKING WEST (ADJACENT BROMLEY HALL SCHOOL)



LOCHNAGAR STREET LOOKING EAST



LOCHNAGAR STREET LOOKING EAST