

## Appendix 16.2 – Night-time Views

### Methodology for Appraisal of Night-time Views

- 16.1 An appraisal of the potential effects of the Development on night-time views is included within this Appendix. This involves the consideration of the external lighting strategy and internal lighting associated with new built form. It then considers the likely change to the existing baseline and therefore the likely effect on night-time visual amenity, as experienced from a given viewpoint.
- 16.2 The likely changes as a result of the completed Development are illustrated by consideration of views towards the Site from viewpoint location 4 (refer to **Figure A1**).
- 16.3 Where the Development is shown at night-time, the light generated by a scheme and the night time light effects on the various elements within a picture is created using specialist graphical software. The application of effects within the picture is guided by professional judgement as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph. However, exact light levels are not based on photometric calculations and the resulting image can therefore only be presented as being a reasonable interpretation of what might be the night time views. For this reason, the night-time photomontage image cannot be described as an Accurate Visual Representation (AVR).
- 16.4 Proposed lighting and fenestration details are provided within the detailed application area of the Site only. Such information is not provided for the outline application and school areas of the Site. As such, illustration of lighting in the night-time photomontage is limited to only the detailed application area of the Site. It is therefore not possible to illustrate lighting of the entire Development.
- 16.5 An approximate '75:25' rule has been employed in the photomontage whereby 75% of windows show lighting and 25% do not. When applied randomly across building facades, this ratio represents a subjective judgement of realistic illustration and relates comparably to illuminations from existing adjacent buildings. However, this approach does not account for elements of the building interior which may further limit or prevent such illumination such as blinds, curtains, light shades, dimmable lighting, obscured glass, intervening furniture etc. and so a consistent level of illumination has been used for illustrative purposes.
- 16.6 Due to the degree of professional judgement used within the night-time photomontage, non-standard appraisal criteria have been adopted specifically for the night-time view. Likely changes to night-time views resulting from the proposed lighting are categorised as:
- Neutral: - There would be no effect as a result of the proposed lighting or the proposed lighting would cause very limited changes to night-time views but would create no significantly discernible effects.
  - Increase: - There would be a discernible change to night-time views in the form of an increase in lighting intensity and / or numbers of points of light.
  - Decrease: - There would be a discernible change to night-time views in the form of a reduction in lighting intensity and / or fewer points of light with comparison to the existing baseline.
- 16.7 Furthermore, an important consideration for the effects on night-time visual amenity is the likelihood and frequency of visual receptors (people) being present at the viewpoint location during hours of darkness. For example, the likelihood of visual receptors being present at night on remote public footpaths, at visitor attractions (day-time) or at sports and recreational locations, is likely to be very low and changes would potentially be of negligible concern for such receptors.

Residential, pedestrian or motorist receptors associated with a specific viewpoint are more likely to continue to experience visual effects at night-time.

### Appraisal of Potential Effects on Night-time Views

- 15.1 The appraisal of the potential effects on night-time views considers the proposed lighting in relation to existing lighting both on Site and within the local context. Refer to **Figure A1**.
- 15.2 As the above assessment describes, the Development includes some relatively visually prominent built form, as perceived from viewpoint location 4. Lighting of the Development includes interior lighting of habitable rooms, stairways and communal areas. Such lighting would follow the fenestration pattern of building facades.
- 15.3 With comparison to the baseline night time view, the dark, unlit façade of the Maltings building (Building 4) would see a substantial increase in points of light through proposed windows. Elsewhere in the view, the illuminated façades and windows of buildings in the baseline view (both on and off Site) would be replaced with many points of light through north and west facing windows of the new buildings. The Development would be prominent at the river frontage, exacerbated by light reflections on the water, though viewed in the context of a well-illuminated urban scene.
- 15.4 For night time views from viewpoint location 4 changes resulting from the Development would be discernible in the form of an **increase** in numbers of points of light.

## Figures

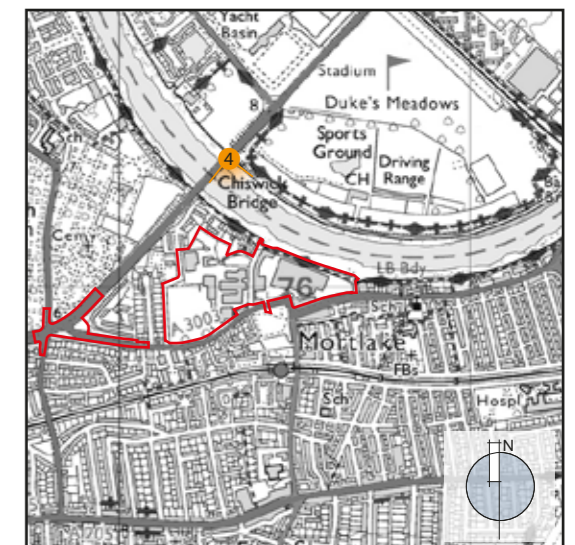
Figure A1: Viewpoint 4 Existing and Illustrative Proposed Night-time View



Viewpoint 4: Existing night-time view from the northern end of Chiswick Bridge across the River Thames, towards the Stag Brewery component of the Site



Viewpoint 4: Proposed night-time view from the northern end of Chiswick Bridge across the River Thames, towards the Stag Brewery component of the Site.



<b>Project Details</b>	WIE10667-101: Stag Brewery, Mortlake
<b>Figure Title</b>	Figure A1: Viewpoint 4 Existing and Illustrative Proposed Night-time View
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