

Lighting Strategy
In respect of the erection of
5 residential dwellings
at
Eastfield Stables, May Walk,
Stansted CM24 8SS



1 INTRODUCTION

This Lighting Strategy is a supplementary document to be read in conjunction with the Design and Access statement with appendices and the reports from specialist consultants.

2 LOCAL CONTEXT

Eastfield Stables is in Uttlesford District, situated immediately north of the B1051, to the west of Stansted and immediately to the east of Elsenham.

3 PRINCIPLE OF DEVELOPMENT & DESIGN APPROACH

The development proposal is brought forward to provide residential dwellings at a time when there is a proven need for additional housing units within the district.

The development proposal is to be determined under local and national planning policies

This development proposal seeks to complete the development potential of Eastfield Stables in a sensitive manner at a low density with special consideration to the previous uses of the site incorporated within the design features of the new dwellings.

With only a limited immediately local vernacular on which to model the design of the new dwellings and, given the importance of reducing any visual impact, inspiration was taken from the previous equestrian use of the site.

By ensuring that all dwellings were single storey it would ensure therefore they would not be visible above the height of the substantial tree belt fronting the B1051.

The concept for the overall function of the development was to create a parkland setting either side of a wide sweeping road with the new stable style detached dwellings set well back.

4 LIGHTING STRATEGY

As noted in section 3 above, all the dwellings are to be single storey.

It has been recommended in the Preliminary Ecological Assessment that is one of the application reports, that in order to minimise risk of disturbance to potential features that may provide bat commuting and foraging habitat during the construction phase and as part of the completed development, a low impact lighting scheme is advised.

The only external lighting will be affixed to the dwellings, there will not be any general area external lighting.

It is anticipated that a condition will be attached to the approval of this application that will include a requirement for the details recommended within the PEA are approved by the LPA prior to commencement.

The attached picture is the external lighting that the LPA have approved for other developments on Eastfield Stables.

It is intended to fix the center of the fitting at 1100mm above ground level. Operation will be controlled dusk to dawn by motion sensors.

V F Ranger on behalf of NB Investments UK Limited

DATASHEET



WALL1LBK

230V IP65 Aluminium Powder Coated Black Fixed GU10 35W Fitting



MLA PART CODE	WALL1LBK
DESCRIPTION	230V IP65 Aluminium Powder Coated Black Fixed GU10 35W Fitting
NET WEIGHT (KG)	0.41
FINISH	Black
DIFFUSER	Clear
DIMENSIONS (MM)	Diameter - 64 Height - 112 Projection - 94 Base Diameter - 78 Base Depth - 25
CONSTRUCTION	Construction - Die-cast aluminium
CLASS	I
IP RATING	IP65
MAX. WATTAGE (W)	35
LAMP TECHNOLOGY	Halogen / LED Compatible
LAMP BASE	GU10
LAMP INCLUDED	No
LED COMPATIBLE	Yes
DIMMABLE	Lamp dependent
INPUT VOLTAGE	230V 50Hz
CABLE ENTRY (MM)	20
CABLE GLAND INCLUDED	Blind grommet
WARRANTY	1year(s)
MANUFACTURED IN ACCORDANCE WITH	BS EN 60598
ORIGIN OF MANUFACTURE	China
DECLARATION OF CONFORMITY (HELD ON FILE)	Yes