



**LUMINAIRE LEGEND**

REF	DESCRIPTION	LUMEN OUTPUT	WATTAGE	IMAGE
A	KOLO BOLLARD	703lm	9 watts	
B	VEGA-D-BL-3000K - ORLIGHT BLACK MODEL: VEGA 17232			
C	ECLIPSE-A-BL-3000K - ORLIGHT BLACK MODEL: ECLIPSE 10933			
D	SPIKE LIGHT MODEL: 14868/5/30			
E	ONE LIGHT BRICK LIGHT BLACK MODEL: 68068C/AN/W			

**NOTES**

The communal external lighting design has been developed to address BHCC planning policy, which states:

19. No development hereby permitted shall be first occupied until:

i) Details of external lighting, which shall include details of: levels of luminance, hours of use, siting, predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors, hours of operation and details of maintenance have been submitted to and approved in writing by the Local Planning Authority.

ii) The predicted illuminance levels have been tested by a competent person to ensure that the illuminance levels agreed in Part 1 are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in Part 1).

iii) The submitted details shall clearly demonstrate that areas to be lit will not disturb or prevent sensitive species using their territory or having access to their breeding sites and resting places.

The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) e.g. Guidance On Undertaking Environmental Lighting Impact Assessments. A report and certification on completion, from a competent person shall be submitted to show the lighting installation complies with the guidance. The external lighting shall be installed, operated and maintained in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to protect light sensitive bio-diversity and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan and policy CP10 of the Brighton and Hove City Plan.

**BREEAM SPECIFICATION NOTES - LIGHTING SERVICES TO COMMUNAL AREAS**

**Criteria Ene03**

2. External light fittings within the construction zone shall have:

- Average initial luminous efficacy of no less than 70 luminaire lumens per circuit Watt.
- Automatic control to prevent operation during daylight hours.
- Presence detection in areas of intermittent pedestrian traffic.

**Criteria Pol04**

- The external lighting strategy shall be designed in compliance with Table 2 (and its accompanying notes) of the Institute of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. Buildings.
- All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.
- If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.
- Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.

**HAZARD NOTES:**

- Based on record information only. Other services may exist. Confirm all buried services by detection and slit trench.
- Contaminated ground conditions. Risk of ingestion of toxic materials. Refer desk study report and any subsequent physical surveys. Further site investigations may identify contamination or hotspots. Provide suitable welfare facilities based on assessment of risks.
- Buried high voltage and low voltage electric cables. Risk of explosion, electrocution and fire. Carry out surveys in accordance with HSG 47 (Avoiding Danger From Underground Services). Employ safe system of work including using hand, rather than power tools or machine implements, provide full scanning of the area to detect services using a cable detector, effectively mark the location of cables and ensure the work is properly supervised.
- Buried gas supplies. Risk of explosion, uncontrolled pressure release and fire. Carry out surveys in accordance with HSG 47 (Avoiding Danger From Underground Services). Employ safe system of work including using hand, rather than power tools or machine implements, provide full scanning of the area to detect buried services where materials are suitable, effectively mark the location of pipework and ensure the work is properly supervised.
- Buried water supplies. Risk of contamination of water supplies if pipework damaged. Risk of uncontrolled pressure release and collapse of trenches if ruptured. Carry out surveys in accordance with HSG 47 (Avoiding Danger From Underground Services). Employ safe system of work including using hand, rather than power tools or machine implements, provide full scanning of the area to detect buried services where materials are suitable, effectively mark the location of pipework and ensure the work is properly supervised.
- Buried communications cables. Risk of interrupting emergency communications. Carry out surveys in accordance with HSG 47 (Avoiding Danger From Underground Services). Employ safe system of work including using hand, rather than power tools or machine implements, provide full scanning of the area to detect buried services where materials are suitable, effectively mark the location of cables and pipework and ensure the work is properly supervised.

**ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES**

- Do have cable drawings with you on site and check them before you start the excavation.
- Do have a cable locator tool on site and use it to help you.
- Mark out the location of electricity cables.
- Do not use a mechanical excavator within 0.5m of electricity cables.
- Use spades and shovels in preference to other tools.
- Never disturb electricity cables and joints or their protective covers.

REPORTING DAMAGED CABLES: EDF Energy 0800 780078

These basic safety precautions are explained in detail in the HSE booklet HS(G)47 - Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.



Suite 29 Level 6  
New England House  
New England Street  
Brighton  
BN1 4GH

Tel: 01273 626247

BUILDING SERVICES  
DESIGN ENGINEERS

Email: mail@pjrservices.co.uk

Client: LONGHILL DRIVE OIVINGDEAN LTD

Project: 28-30 LONGHILL ROAD  
OIVINGDEAN  
EAST SUSSEX

Title: SITE PLAN  
EXTERNAL LIGHTING  
LAYOUT & DETAILS

Drawn: MJN

Checked: JSF

Date: JANUARY 2022

Scale: 1:150 @ A1

Drawing Number: L15/01/404

Rev: B

Amendments:  
A: 12.02.22 REVISED TO INCLUDE 6N° HOUSES.  
B: 13.12.22 EXTERNAL LIGHTING ADDED TO HOUSES.

**Notes:**

- Under no circumstances should scaled dimensions be used for setting out.
- All dimensions to be checked on site.
- This drawing to be read in conjunction with architects drawings.
- This drawing is copyright and shall not be reproduced without permission.