



DESIGN AND ACCESS STATEMENT

Installation of a replacement floodlighting system consisting of 42no LED floodlights fitted to 24No. existing 6m columns.

at

The Avenue Lawn Tennis, Squash and Fitness Club

Southleigh Road

Havant

PO9 2RS

JANUARY 2023

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2022/ALTFC/02 – EXISTING AND PROPOSED BLOCK PLAN

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DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 The Design and Access Statement is submitted in support of a full planning application for replacement LED directional sports lighting on existing columns at The Avenue Lawn Tennis, Squash and Fitness Club. The statement sets out detailed design and access considerations relating to the proposed installation and demonstrates conformity to planning policy covering the relevant information with respect to the issues set out in the National Planning Policy Framework (NPPF) The Design and Access Statement is to be read in conjunction with all the supporting application documents.

2.0 CLUB AND CLUB HISTORY

- 2.1 The Avenue dates back to 1902 when a group of players leased 4 grass courts on Havant Recreation Ground from the council. In 1908 the subscription was recorded at seven shillings and six pence per member. In 1912 the club became affiliated to the Hampshire LTA at a cost of one guinea.
- 2.2 In 1919 the decision was taken to move to the present site and the club became known as the Avenue Lawn Tennis Club. It is believed that the Club got its name because the original entrance from Emsworth Road was down a track winding between an avenue of trees. It took only 2 years for the club to be out of the red, having paid for the small pavilion and ground levelling.
- 2.3 In 1929 five new grass courts were laid, making nine in all. In 1939 a new pavilion was built, positioned where the car park and court 1 adjoin. During the Second World War one row of courts had not been used, the club was overdrawn and subscriptions had to be increased again. Arrangements were made for one member to graze his sheep on the unused grass courts.
- 2.4 In 1947 a new lease for 21 years was obtained from the owner Miss Marter. The rent was £15 per year. Croquet was also played at the Avenue and in 1955 a croquet match was played on 2 courts. In 1959 three shale hard courts were laid where courts 15, 16 and 17 are today
- 2.5 In 1964 Miss Marter died and Havant Council purchased her land which included the Avenue Club, the market garden, the thatched cottage and most of the lane between Emsworth Road and the shore. The Club purchased the grounds from the council on September 25th 1967 for the sum of £5,000. The agreement included the council retaining a ransom strip around the club effectively making it impossible to re-sell to anyone other than the council. A new entrance was created in Southleigh Road replacing the original entrance on the Emsworth Road.
- 2.6 In the early seventies it was decided to build two squash courts and these were completed in 1972. The Club then became The Avenue Lawn Tennis and Squash Club. A year later the present club house was completed for approximately £12,000. In 1976 the third squash court was built.
In 1977 the three shale courts were replaced with three macadam courts. In 1980, just seven years after the pavilion was built, the state of the changing rooms was discussed at the AGM, and probably every AGM since.

- 2.7 In 1993 the multi-gym was introduced and in 1994 the Emerald hard courts were laid and floodlighting installed on two courts.
- 2.8 In 2001 the four Astroturf courts were laid and the other three hard courts renewed, with new high fencing all around and with floodlighting now on four courts. Since 2004 improvements have been made to the bar, lounge and function room areas and the fitting of sliding doors between the latter two rooms has greatly improved flexibility. The gym has been extended to accommodate additional equipment; a tennis practice wall has been added and floodlighting extended so that all seven hard courts can now be illuminated. Last year a process of 'rejuvenation' was carried out on the four Astroturf courts which should extend their life by a further 5 years. In addition, security fencing and a secure entry system have been installed to prevent illegal access to the courts, the fencing between the two rows of grass courts has been renewed and the car park has been resurfaced.
- 2.9 On the social side the Club now has an active Social Committee who organise many functions such as Quiz nights, BBQs, dance classes, Christmas dinner, games evenings, themed events (eg James Bond night) and Halloween party.

Other activities held at the club include: Racketball, Pilates, Zumba, Tai Chi, Circuit Training and Spinning. There are Table Tennis teams competing in the Portsmouth Leagues as well as a Bridge club. The Club has its own website and a fully licensed bar offering a wide range of wines, spirits, cider and draft lager. It also serves 'Guest Real Ales' that are regularly updated for members' tasting pleasure. The lounge bar is available to members for private hire at competitive prices and a separate function room is also available.

- 2.10 The first Avenue Open Tournament took place in 1910 and continued every year with the exception of the years during both wars. In its heyday in the seventies, when the event was held as a warm-up to Wimbledon, the tournament attracted players such as Virginia Wade, Roger Taylor and Geoff Masters (an Australian who won the Wimbledon Men's Doubles). On two occasions we had the complete Japanese and Egyptian Davis Cup squads competing in order to gain grass court experience before playing Great Britain.
- 2.11 When the event went 'Open' we were unable to meet the prize money and expenses required by the professional players and moved our date to August to attract the players on the holiday circuit. In 1992 the event became part of the Reebok tour which allowed us to attract sponsorship and improve the prize money. Several club members were heavily involved in making this tournament a success for so many years, in particular Eric Udall who was referee for 28 years, and on the committee for even longer. In 2004 a new closed tournament format was introduced.
- 2.12 2015 saw the re-introduction of an open competition – The Avenue Seniors ITF Open Grass Court Tournament. This was a great success and is now a permanent fixture on The Avenue's calendar. We are proud to have been recognised as the 'Seniors Tennis GB club of the year' in 2017 and to have won the LTA County 'Tournament of the year' for the same event in 2019. We recently heard that we have been selected as the regional winner of the Competition of the Year for the South West region in the 2020 LTA Tennis Awards! We were put forward for the National award and were placed in the last 7 nationally.
- 2.13 The club brings together people of all ages in the community;
Tennis teams - Summer 26 tennis teams, 18 Winter tennis teams.
Squash teams – 8 Winter squash teams, 1 summer squash team
Racquetball teams x2.
Overall membership 874 - Adults 758 juniors 116, broken down to tennis members: Adults 380 juniors 112

- 2.14 Teams participate in The Hampshire League, Portsmouth league, East Hants League and National league The club also host events for the LTA and Seniors Tennis GB.
- 2.15 The club affiliates to Lawn Tennis Association (LTA) & England Squash

3.0 COURTS AND EXISTING FLOODLIGHT LOCATION

- 3.1 The existing 7 Courts are located to the North of the main clubhouse building.
- 3.2 There are 24No. existing 6m high floodlight columns around the Courts each with old halogen style floodlights. These halogen lights have poor light spill. The lamps are now in need of replacement.

Photo 1: Google maps



4.0 THE PROPOSED DEVELOPMENT AND REASON FOR PROPOSAL

- 4.1 The proposal is to retain the 24No. existing 6m columns and install the very latest directional LED floodlighting to them. There are 2No. lamps to each column except for the east and west sides which will have 1 lamp to each column.
(See Drawing 2022/ALTFC/02 PROPOSED BLOCK PLAN and Appendix A-B)
- 4.2 The retrofit process comprises installing new LED lighting to existing columns. New electrical equipment in existing boxes located at the bottom of each pole.
- 4.3 Renewal of the existing system is required to update the ageing and failing existing floodlight system with a modern floodlight system that is more efficient and gives less light pollution. Upgrading the old system is in line with current good practice and energy saving plus demand due to current growth in tennis. Due to the age of the existing system, it is also difficult to source replacement lamps.

- 4.4 This development is part of a programme of improvements in facilities. Discussions between Carbon8Lighting and The Avenue Lawn Tennis and Fitness Club have taken place to ensure the best optical control is delivered, in keeping with LPA Planning Policy, whilst achieving lighting standards to National Governing Body specifications to minimise the local impact all well within the Institute of Lighting Professionals Guidance on light to buildings.

5.0 PREVIOUS PLANNING HISTORY

- 5.1 1992 – 92/50790/005 – Floodlights to 2No. Courts
1999 – 99/50790/006 – Erect 6 No. Columns & 3 floodlights to existing columns.
2004 – 04/50790/010 – Install Floodlight columns to 3 hardcourts.

6.0 LIGHTING SYSTEM DESIGN AND CONSIDERATION

- 6.1 The design has taken account of key material planning considerations:
- Impact of floodlighting upon the character and appearance of the surrounding area.
 - Impact of floodlighting upon neighbouring properties.
- 6.2 The proposal is in accordance with National Planning Policy Framework and the proposed floodlighting solution meets the Institute of Lighting Professionals – Guidance Notes for the Reduction of Obtrusive Light. The system is designed taking account of the latest planning guidance and Dialux software, an industry leading software to accurately map out light spill.
- 6.3 The proposed lighting system comprises of 24No. existing columns and 42 x 400W Athlima luminaires with T4B optics delivering an average of 507 -582 lux. (See Appendix A-B)

Photo 2 – Athlima



- 6.4 The vertical light to buildings guidance on illuminance is 10 lux and the attached lux illustration shows 1.00-7.00 Lux impact to the residential properties around the Courts. (See Appendix A)

7.0 ENVIRONMENTAL STATUS

- 7.1 Reference to The Institute of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011. The Guidance Notes categorises five zones ranging from E0 (Protected) to E4 (City Centres). The application falls within E3 Medium District Brightness – (See Appendix C)
- 7.2 The proposed design delivers a scheme that falls within the planning guidance of The Institute of Lighting Professionals, although, additional consideration has been given to the proximity of the neighbouring properties when selecting the lighting technology and Carbon8Lighting has advanced optical glare and spill control. The limit of vertical light to windows will not exceed 7 lux. One key issue to consider is the different types of LED sports lighting technology available which produce very different outcome on spill and glare. The club have taken great lengths to review the different manufacturers.

8.0 VISUAL IMPACT

- 8.1 This replacement lighting system utilises existing columns. The new LED lights will have less light spill than the old 40-year-old halogen lamps to be replaced.

9.0 TIMES OF USE

- 9.1 The proposed usage of the lighting will be as follows:
7 Days a week Dusk until 21.30hrs. (16.00hrs – 2130hrs)
This is unchanged from existing current usage times.

10.0 ACCESS AND PARKING

- 10.1 Access to the facilities will continue to be via the existing main entrance and parking arrangements remain unaltered.

11.0 DRAINAGE

- 11.1 The works will not impact or change any existing drainage arrangements.

12.0 ECOLOGY

- 12.1 The primary use of the lighting will be during the winter (November to Easter) and the directional lighting is confined to lighting the playing areas. As the use is outside the season where bats would be foraging, and the level is 230 lux on the playing area a bat survey has not been commissioned. This is also a replacement system and not a new installation.

13.0 LIGHTING IMPACT

- 13.1 The attached lighting design report (Appendix A), provides details of the level of illumination the proposed lighting scheme will produce. The scheme incorporates the latest LED technology to ensure that light spillage beyond the pitch area is kept at an absolute minimum. As demonstrated from the below tables taken from the ILP Guidance to planners and system designers the proposed lighting system is within Zone E3 Medium District Brightness (See Appendix C)

Table 1 – Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers						
Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

14.0 SUMMARY AND CONCLUSIONS

- 14.1 This Design and Access Statement has explained the need for the proposed directional lighting and described the many benefits that the development would bring.
- 14.2 This replacement installation is required to bring the lights up to a modern standard and will save significant running costs against the old halogen lighting.
The current halogen floodlights are not fit for purpose and are part of an aged system.
- 14.3 The proposal can be considered a renewal of an existing system.
- 14.4 The proposal is based on the most up to date LED lighting system. This is far more efficient than the previous approved metal halide lights.
- 14.5 The comprehensive lighting design has shown that careful positioning and design of the new LED Lamps and choice of manufacturer will minimise the visual impact both at night and during the day.

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January 2023