



Langstone Quays Spa & Wellness

Application PP-08814648

Exterior Lighting

by SPA Creators

12th August 2020

Langstone Quays Hotel
Northney Road
Hayling Island
PO11 0NQ

GPS Grid Position
Latitude 50.8311
Longitude - 0.9710

Lighting Information



Langstone Quays Hotel is situated at the inner end of Chichester Harbour on the northern shore of Hayling Island east of Langstone Bridge crossing of Langstone Channel to the mainland. This area accommodates the Langstone Quays Hotel and the Marina and boat services.

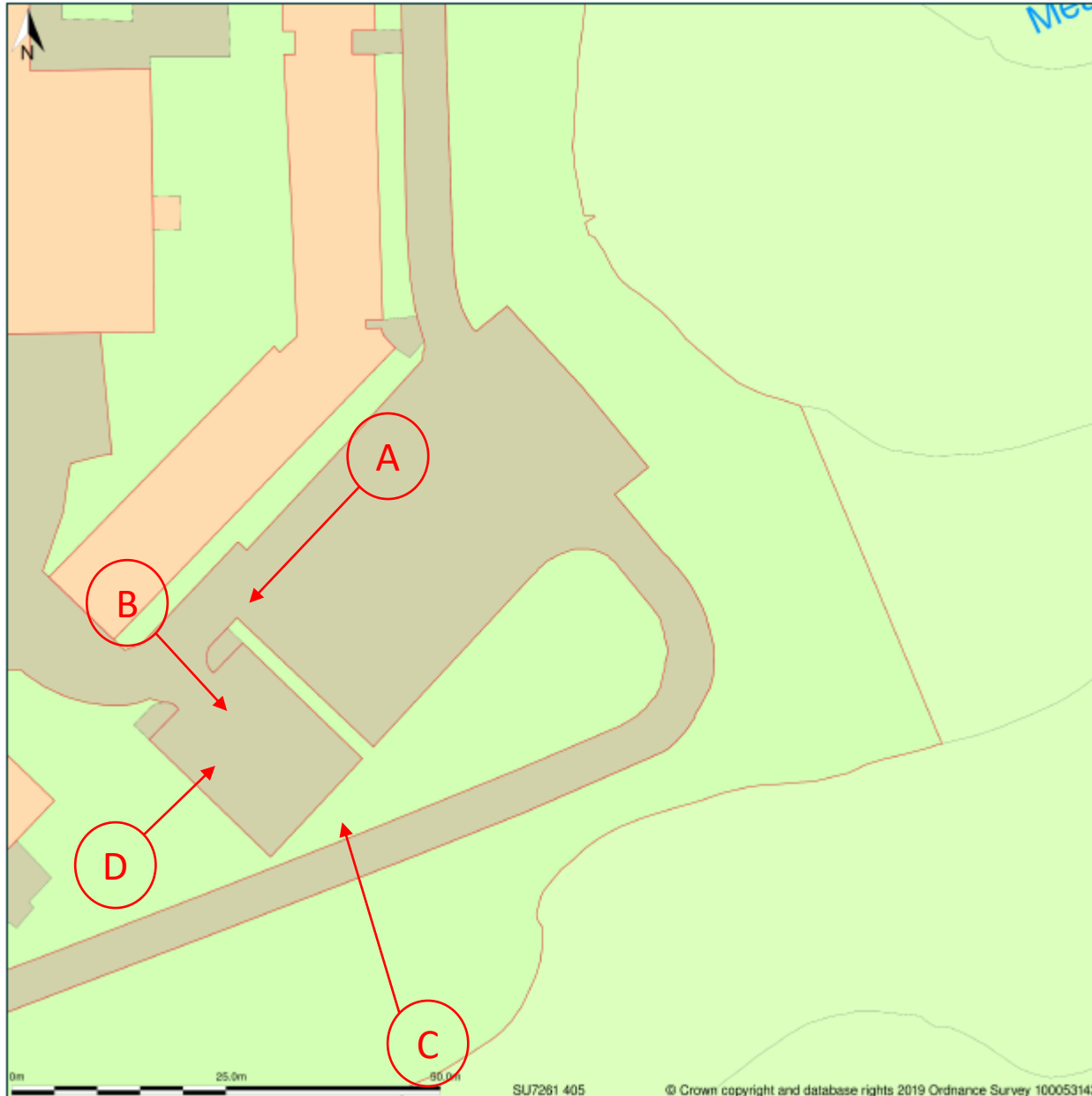
The proposed development of modular clad portable building for health and wellness activities.

The building will be located in the car park at the rear of the hotel, there is currently high level street lighting and low level way finding around the perimeter of the car park. In addition there are some existing sources of light in the vicinity of Langstone Quays Resort including the Marina and nearby residential areas such as Spinnaker Grange.

The proposal includes external lighting on and around the new building. This includes downlighters on external walls at ground floor level, lighting on the roof terrace, wayfinding and security lighting. The large windows will also emit light from interior lighting at dark.

The opening hours of the building will be from 8.30am until 10.30pm. Only the way finding and security lighting is anticipated to be used outside of these hours.

Langstone Quays Hotel Site Plan & Current Lighting

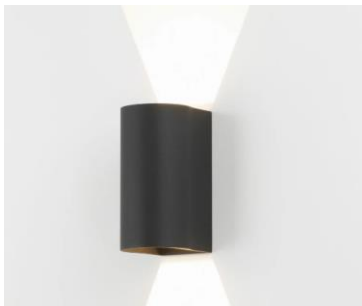


The proposed site is currently a car park with a backdrop of the bedroom block of the hotel. Indicated is the current views of the site.

The car park is currently illuminated with tall street lights which are on during the hours of darkness on an auto light sensor. There is perimeter lighting around the car park which is low level. There are various illuminated signs and wayfinding signs.



Langstone Quays Hotel – Proposed Lighting



Exterior Wall Lights
Dunbar 160 LED
Textured Black1384004
LAMP TYPE & WATTAGE: 6.8W LED
IP RATING: IP65



Terra 42 LED
Anodised Aluminium1201002
LAMP TYPE & WATTAGE: 1 x 2.2W LED
IP RATING: IP67
DIMMABLE: Yes



Napier LED 650 Bollard
Textured Black1357006
LAMP TYPE & WATTAGE: 8.7W LED
IP RATING: IP54

It is planned that the entrance to the development will have a water wall feature which will be up light with low voltage LED lights. The entrance will also have some floor up lighters and downlighters on the decked entrance and the steps up to the entrance [Terra].

Around the building approximately every 3m there will be an exterior wall lights, this will include the first floor.

Within the overhang of the ground floor roof structure there will be downlighters [Terra]

Within the overhang of the first floor roof structure there will be downlighters [Terra]

The roof terrace will have up lighters within the deck [Terra]

There will be lighting within the living wall which will be the same as the exterior lights [Dunbar].

The existing street light lighting will be retained in the areas of the car park away from the planned development.

Bollard lighting currently between the buildings will be complimented with additional lights to improve the access and way finding [Napier].

Conclusions

SPA Creators engaged Nicolas Pearson Associates to conduct a visual impact assessment. The report findings have been submitted reference NPA 11122 101 P01 Landscape and Visual Impact Assessment.

As part of this report there has been assessment of the effects of light in the context of the development.

Landscape After Dark Effects

Sensitivity:

The night sky is considered part of the scenic beauty of Chichester Harbour AONB. The AONB's dark skies planning policy supports the conservation and enhancement conserving and enhancing of dark skies.

Scale of change:

The external lighting proposals include downward lighting on external walls, rooftop lamps, wayfinding and security lighting. The building design Spa Creators Landscape and Visual Impact Assessment Langstone Quays Resort SC/NPA/11122 18/24 NICHOLAS PEARSON ASSOCIATES NPA 101 LVIA also includes large windows through which interior lighting will be emitted. However, all lighting other than wayfinding and security lighting is proposed to be turned off out of hours, between 10.30pm and 8.30am. This would add to the lighting currently emitted from the resort, particularly the existing lamp columns within the rear car park. When in use after dark, this additional lighting would contribute to the light levels within acceptable levels in the AONB.

Magnitude of change: Low

Level of effect: Slight (adverse)

The full report is available



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