

Architects commentary for the application for the 'Approval of Details Reserved by a Condition'

Date of submission: 11th July 2016

Application reference no: APP/13/00765

Application to discharge details reserved by Condition 6 (below):

Condition 6 – No development shall take place until a scheme of external lighting has been submitted to and approved in writing by the local planning authority.

Details shall include intensity and contours of illumination at neighbouring residential properties. Development shall be carried out in accordance with the approved details. There shall be no external lighting on the site other than as thereby approved.

Background

An application was made on 14th April 2015 (valid from 19/5/15) to discharge condition 6. Following consultation with the neighbours and lengthy discussions with the Planning Officer the application was refused on 5th August 2015. Since then we have worked with Daphney Haywood (Planning Officer), Simon Kennedy (Planning Officer Conditions Discharge & Compliance) and Mark Moss (Environmental Health) to provide a suitable external lighting layout for the Care Home.

In that time the development has continued and external lights have been installed for comment by Havant Borough Council. Mr Kennedy visited the site on 6th June 2016 and raised concerns over the high levels of luminance, and following these comments we have further reduced the level of lighting proposed.

Proposal

Having looked through all the legislation and spoken to the building inspector overseeing the project, it is clear that all external escape routes should have a degree of lighting to guide people to a designated place of safety. We have checked the Building Regs and would refer you to Table 9 of App Doc B2 sub-note 1. Emergency lighting is required to all common escape routes in all residential buildings including external escape routes.

We have marked-up the site layout plan to show the location of the escape routes that have been set out by the Fire Risk Assessment. The Fire Assembly Point is located to the front of the property to prevent people being trapped in the garden, therefore all paths to the perimeter of the building are used as escape routes (see marked-up drawing 1260C (30.6.16)).

The specification of the installed light is submitted as part of this application. Tam-lite have confirmed that in normal PIR mode the light output is 338 lumens, and in emergency mode it is reduced to 100 lumens as it is run off a battery. In emergency mode (100 lumens) the lights are advised to be installed every 5 meters to ensure there is adequate luminance to guide people to safety.

It is the responsibility of the owner to ensure health and safety at the workplace, and that includes adequate external lighting. Planning was approved for a bike store to the north-east corner of the building, therefore staff should be able to retrieve their bikes and exit the grounds with adequate lighting. External bins are also shown on the approved planning drawing, so staff should be able to put bins out with adequate lighting. This is a residential care home for dementia sufferers, so on occasion residents might get confused and find themselves within the secure grounds at night - this is very rare, however there should be adequate lighting to the paths to prevent further accidents.

The revised plan (drawing 1260C (30.6.16)) presents a reduced scheme from what was originally proposed. We now propose that 8 of the external lights will function **ONLY** as emergency lights. They will be triggered solely by the fire alarm and will function in emergency mode at 100 lumens. The remaining PIR lights will remain on a 30-second overrun to minimise the impact on the neighbouring properties.