

J1146 // CHOWNES MEAD HOTEL

EXTERNAL LIGHTING ASSESSMENT

MARCH 2026

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Report History

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1.0 INTRODUCTION

This External Lighting assessment has been prepared by Tournay-Godfrey for RCM Partnership LLP with reference to the proposed development Chownes Mead Hotel.

Chownes Mead is a Grade 2 Listed family dwelling located in Chownes Mead Lane near Haywards Heath, just outside the market village of Cuckfield built between 1912 and 1920.



Figure 1 Existing site aerial photo

The aim of the assessment is to demonstrate compliance with Mid Sussex DC planning requirements for external lighting as set out in DP29 of the Mid Sussex District Plan 2014-2031.

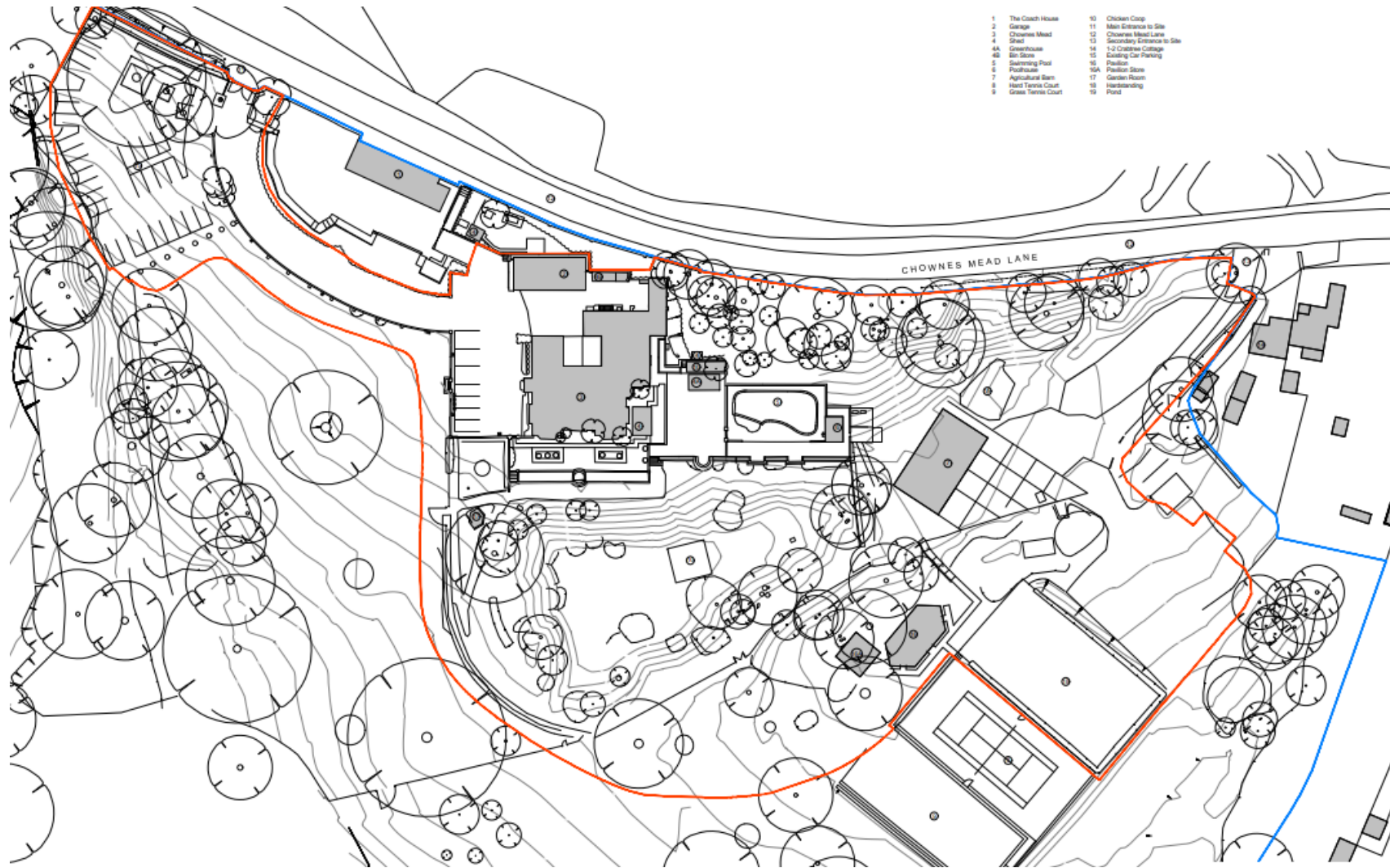


Figure 2 Existing Site Boundary & Layout

2.0 LEGISLATION, STANDARDS, AND CODES OF PRACTICE

- British Standard BS5489-1:2020 Code of practice for the design of road lighting. Part 1 Lighting of roads and public amenity areas.
- CIBSE Society of Light and Lighting (SLL) Lighting Guide 6: The external environment.
- CIBSE Society of Light and Lighting (SLL) Lighting Guide 14: Control of electric lighting.
- Institution of Lighting Professionals (ILP) DG529 Obtrusive light from proposed developments.
- Institution of Lighting Professionals (ILP) GN01:2011 Guidance Note for the reduction of obtrusive light.
- British Standard BS5266: Code of practice for the emergency lighting of premises.
- BS EN 12464-2 Light and lighting. Lighting of work places - Outdoor work places

3.0 PROPOSED LIGHTING & CONTROLS STRATEGY

The site entrance, road, carpark and pathways are predominately to be lit via low level wooden type decorative bollard lighting which limit the amount of uplight distribution.

The external perimeter lights which are used to access the spa facilities are to be decorative wall mounted fittings (type to be agreed with the client/architect) which are to remain in keeping with the external façade of the building.

Any light fittings which are used to access external plant areas are to be wall mounted bulkhead type fittings with the capacity to provide emergency back-up to be compliant with the BS5266 requirements.

No wall mounted lights shall be installed onto the listed hotel building.

Lighting Controls

The external bollards are to be controlled via timeclocks and photocells which will turn the lights off within an agreed time for the client but is anticipated to be between 11pm and 7am. The photocells are to be linked to the external bollards within several locations and will activate once lighting levels are below the required levels.

The perimeter lights are to be controlled via timeclocks and photocells which will turn the lights off within an agreed time for the client, it is anticipated to be between 11pm and 7am. The photocells are to be linked to the external bollards within several locations and will activate once lighting levels are below the required levels.

Any lighting that provides access to plant areas externally are to be served by non-maintained emergency light fittings which must be on during all hours of darkness

Refer to the following illustration for the proposed lighting layout.

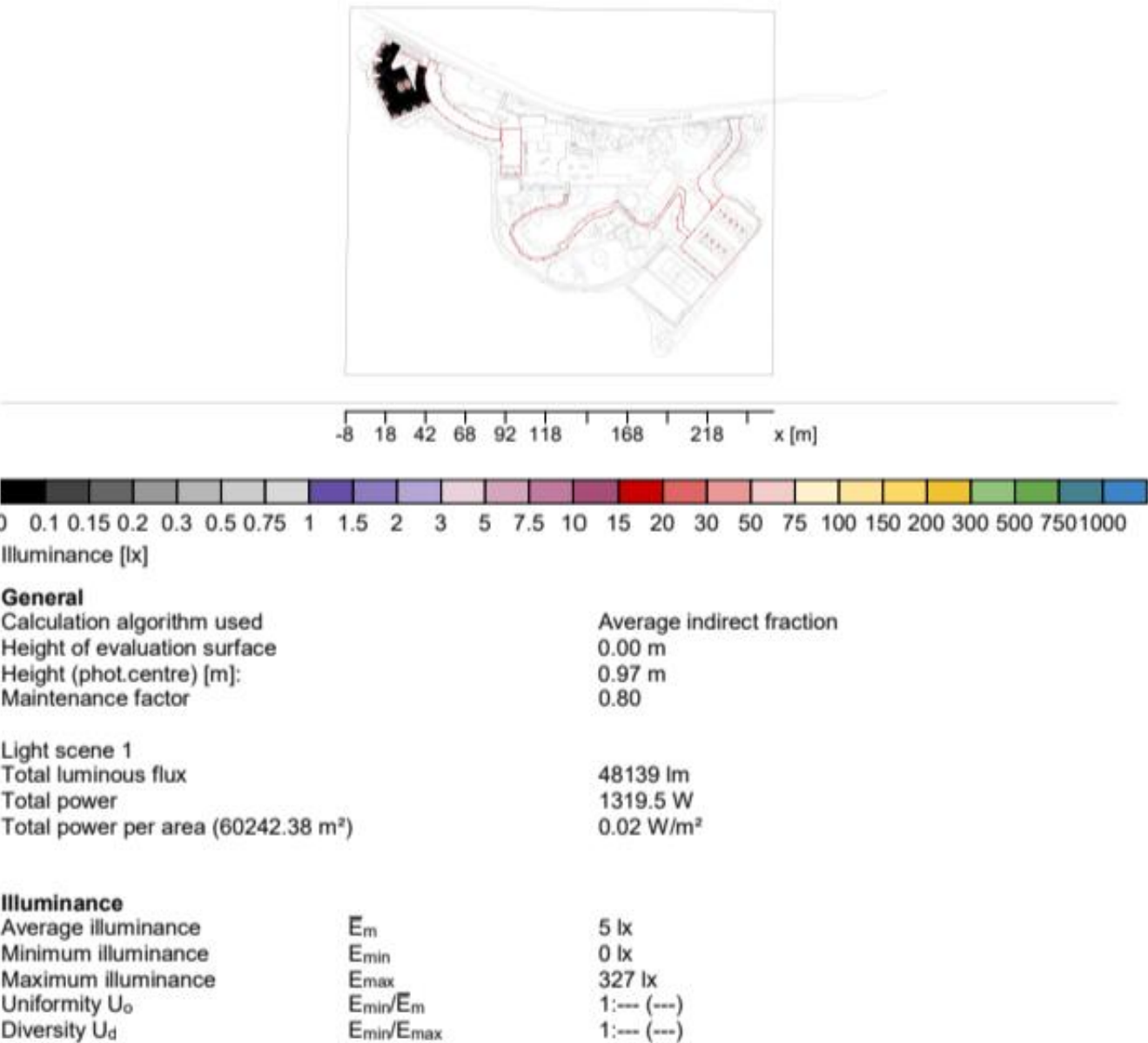


Figure 3 Proposed lighting layout (to be read in conjunction with Nick Dexter Landscape strategy and drawings)

2 Exterior 1

2.2 Summary, Exterior 1, Light scene 1(C)

2.2.2 Result overview, Car park 1



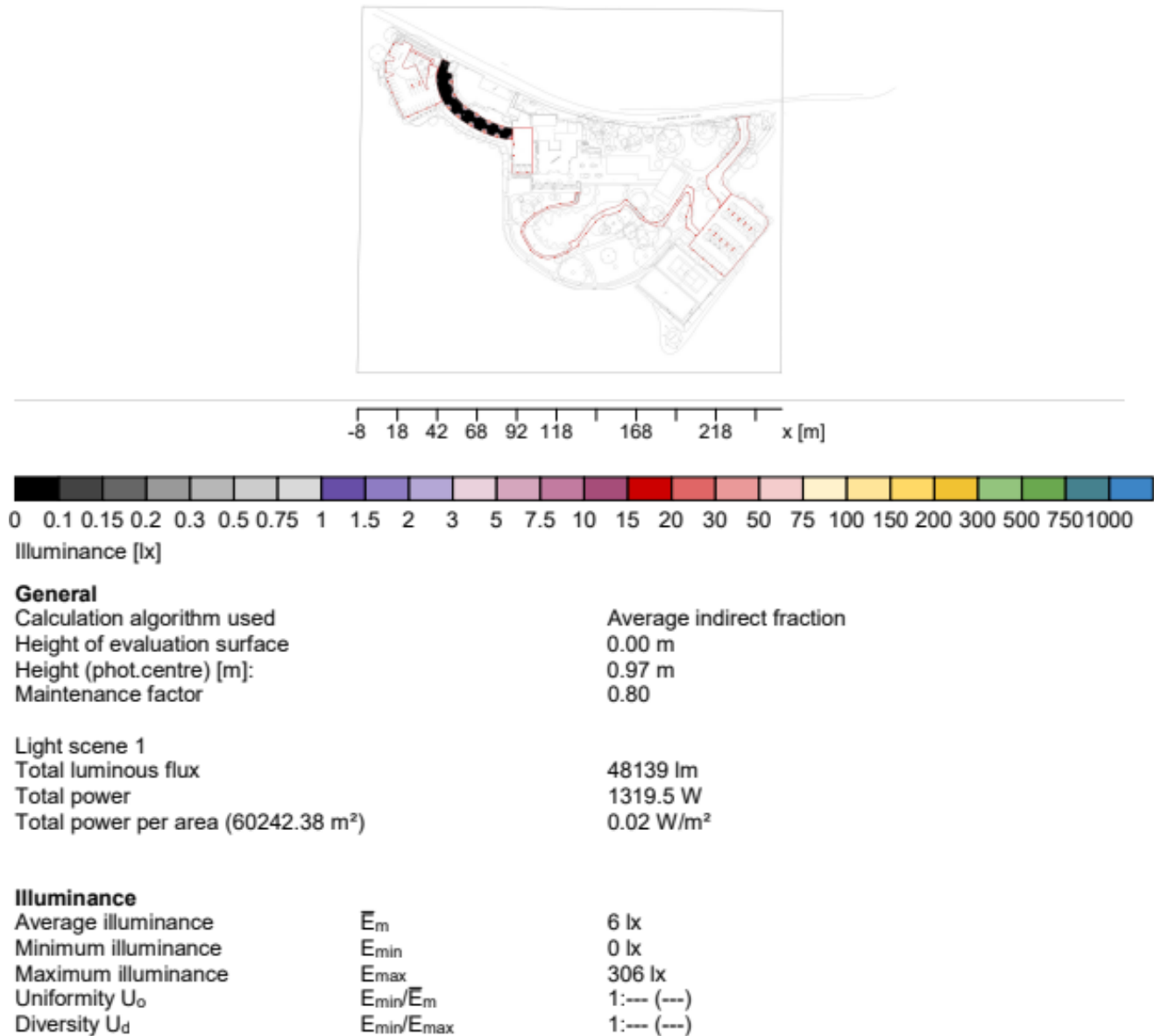
Type No.\Make

1 91 x 	SIMES		
	Order No.	:	S.1810H
	Luminaire name	:	PETIT APPLIQUE
	Equipment	:	1 x LED 14.5 W / 529 lm

Figure 4 Car Park 1 Lighting Calculation

2.2 Summary, Exterior 1, Light scene 1(C)

2.2.3 Result overview, Approach Road 1



Type No./Make

SIMES	
1 91 x	Order No. : S.1810H
	Luminaire name : PETIT APPLIQUE
	Equipment : 1 x LED 14.5 W / 529 lm

Figure 5 Approach Road 1 Lighting Calculation

2.2 Summary, Exterior 1, Light scene 1(C)

2.2.4 Result overview, Car Park 2

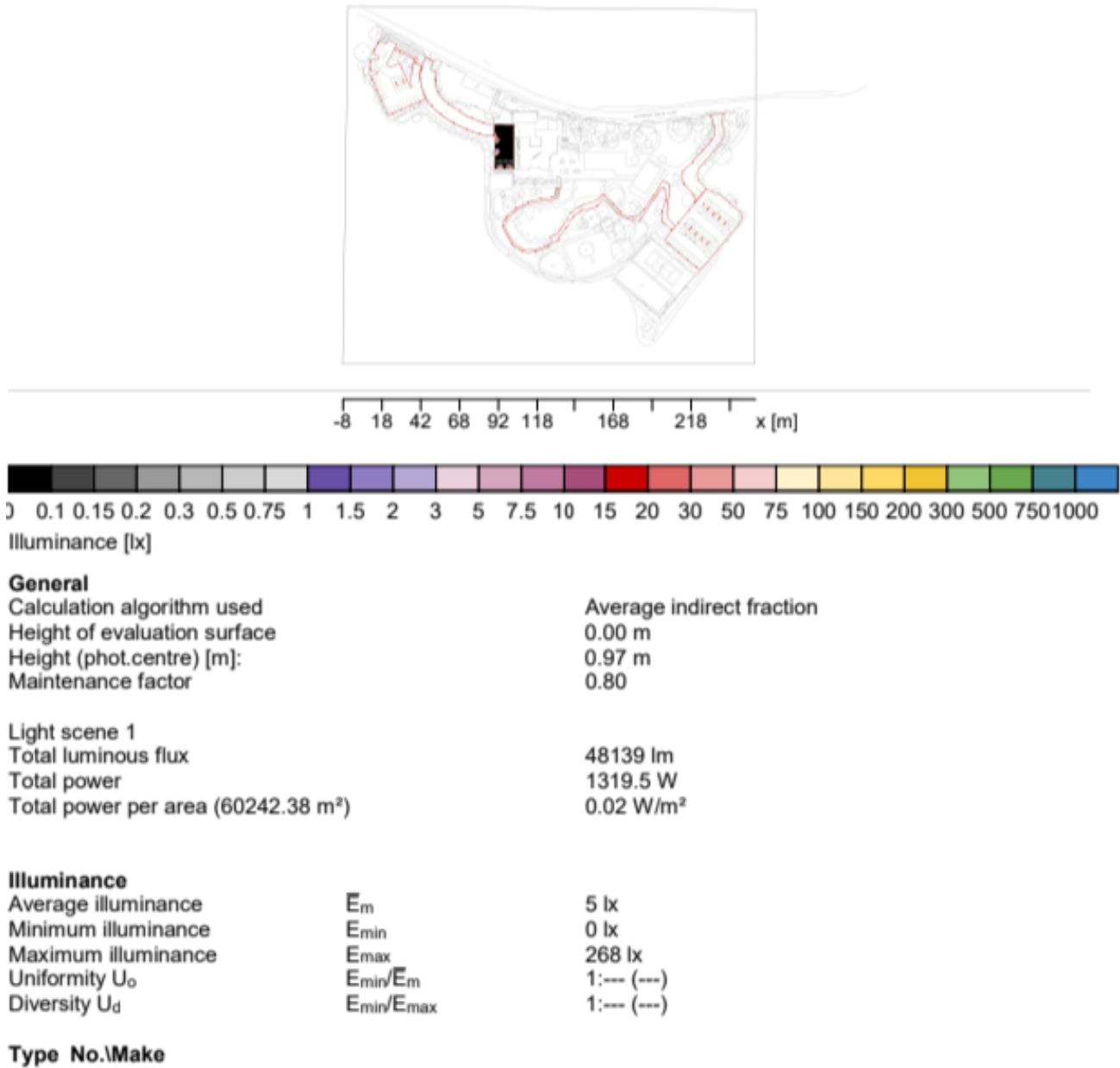


Figure 6 Car Park 2 Lighting Calculation

2.2 Summary, Exterior 1, Light scene 1(C)

2.2.5 Result overview, Car Park 3

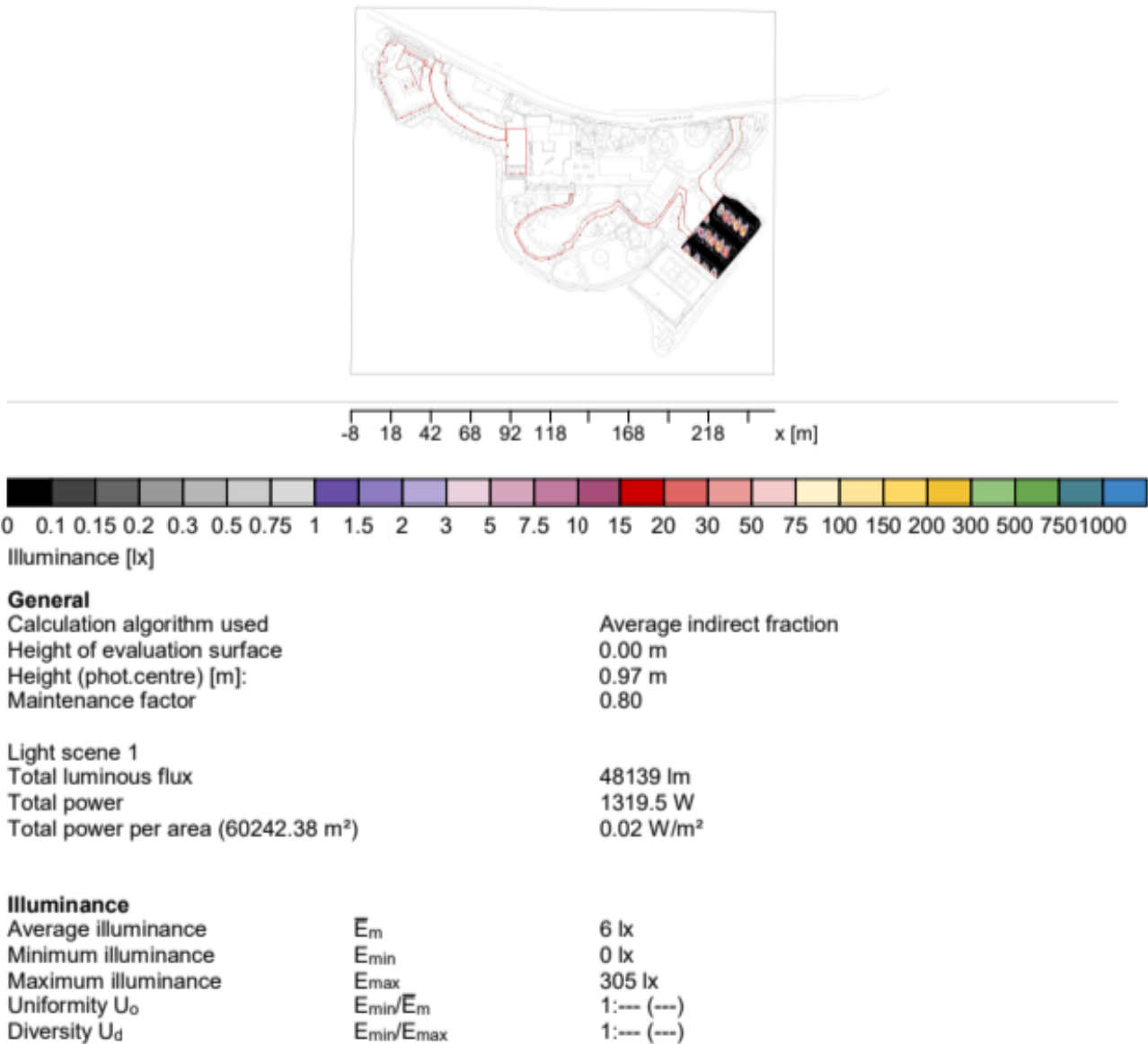
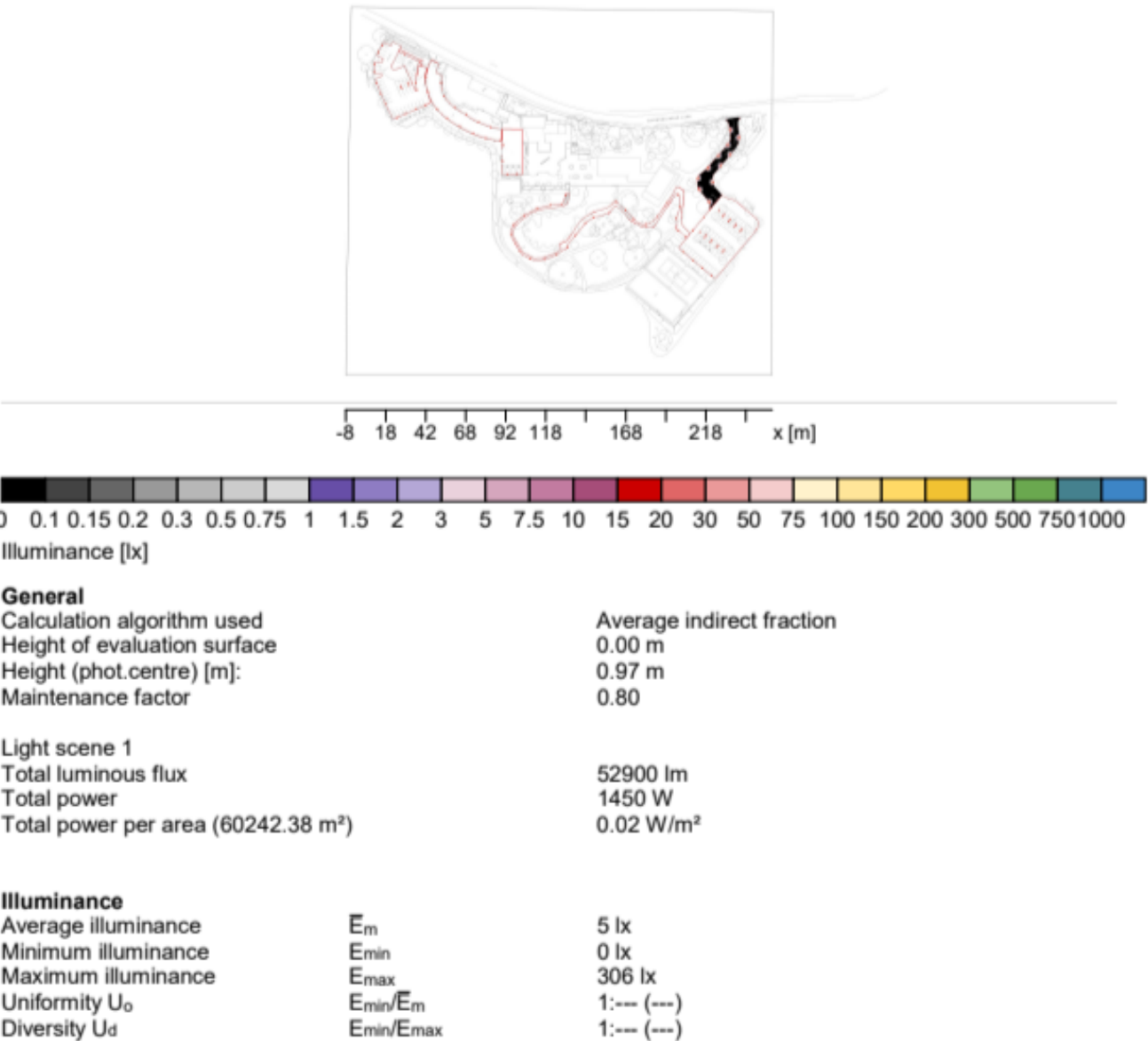


Figure 7 Car Park 3 Lighting Calculation

2.2 Summary, Exterior 1, Light scene 1(C)

2.2.5 Result overview, Approach Road 2



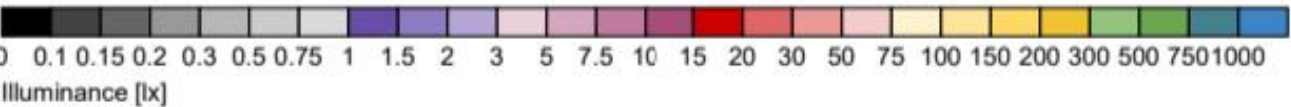
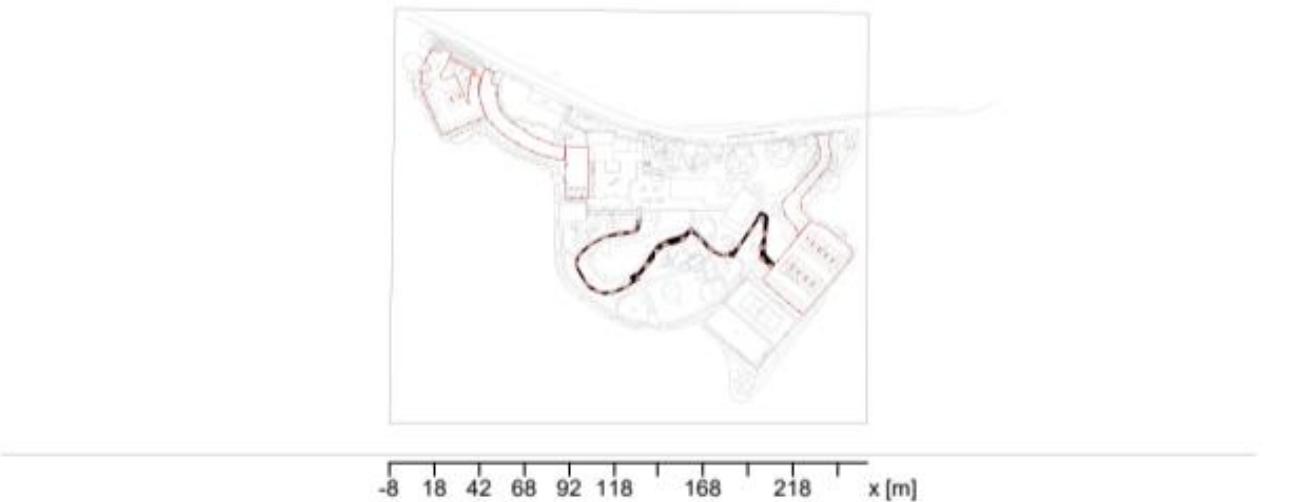
Type No.\Make

SIMES	
1 100 x	Order No. : S.1810H
	Luminaire name : PETIT APPLIQUE
	Equipment : 1 x LED 14.5 W / 529 lm

Figure 8 Approach Road 2 Lighting Calculation

2.2 Summary, Exterior 1, Light scene 1(C)

2.2.6 Result overview, Pathway 2



General	
Calculation algorithm used	Average indirect fraction
Height of evaluation surface	0.00 m
Height (phot centre) [m]:	0.97 m
Maintenance factor	0.80
Light scene 1	
Total luminous flux	52900 lm
Total power	1450 W
Total power per area (60242.38 m²)	0.02 W/m²

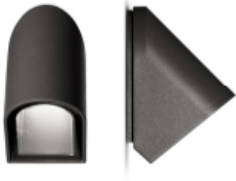
Illuminance	
Average illuminance	E_m 15 lx
Minimum illuminance	E_{min} 0 lx
Maximum illuminance	E_{max} 321 lx
Uniformity U_o	E_{min}/E_m 1:13300 (0)
Diversity U_d	E_{min}/E_{max} 1:287000 (0)

Type No. \Make

SIMES	
1 100 x	Order No. : S.1810H
	Luminaire name : PETIT APPLIQUE
	Equipment : 1 x LED 14.5 W / 529 lm

Figure 9 Pathway Lighting

4.0 LUMINAIRES

Location	Indicative Images	Ref / Description
Planted Areas		L2 Copper Spike LED Warm White 2700K In orange on Layout
Pathways, Car Parks and Approach roads		L1 LED light mounted on a 1M height square wooden post. (Simes, Petit Applique) Colour temperature 2700K. IP65, Black In yellow on layout
Spa Perimeter Lighting	To be agreed	LED wall mounted down light. Colour temperature 3000K. In Green on Layout
Plant Area External Areas		LED wall mounted down light. Colour temperature 3000K. In Blue on Layout

5.0 CONCLUSION

The external lighting principles outlined within the previous sections have been adopted within the design proposals for this development.

The general lighting principles outlined within the previous sections are summarised below:

- i. Luminaire fixtures – Luminaires shall be placed to provide light where required with the minimum number of fixtures and positioned to avoid nuisance glare.
- ii. Lit hours of operation - Lighting controls for the commercial and carpark lighting to restrict the hours of illumination during the night-time by time clock control and luminaires with a dimmed fall back level where security lighting is required.
- iii. Colour temperature – The avoidance of using ‘white’ LEDs using colour temperature LEDs of 3000K or less shall be specified.

The following clauses are taken from the guidance documentation or regulations as noted and are addressed within the proposed lighting design to ensure compliance with relevant guidance and standards.

CIBSE Lighting Guide Clause 4.3.2.1 Daytime appearance – The proposed LED lighting for the development shall be make use of the environment for concealing the light fixtures to minimise the visual impact upon the area.

CIBSE Lighting Guide Clause 4.3.2.2 Night-time appearance – The LED lighting has been selected to produce a pleasant and attractive night-time appearance in keeping with Legislation, standards, and codes of practice by the use of warm 3000K colour temperature lamps and selecting light fittings that are in keeping with the purpose to which they are to be used.

(ILP) GN01:2011 Clause 4.3.5 Obtrusive light – Lights shall be selected on their light distribution with preference for luminaires that comply with zero up light for dark skies compliance.

BS 5489-1:2013 **Clause 5.2.2.2** Lighting on horizontal surfaces – Lighting lux levels shall be calculated at design stage to ensure they comply with the lux values given in the appropriate Tables within BS 5489-1:2013.

BS 5489-1:2013 **Clause 5.2.2.2** Clause 5.2.2.3 Lighting on vertical surfaces – The edge face on vertical objects shall be it for visual recognition to these obstacles to avoid trip hazards.

BS EN 60598 Clause 6.1 Light sources –Energy efficient fittings utilising LED technology with high lumens per circuit watt efficacy. The Colour temperature shall be between 2700K and 3000K and high colour rendering index (CRI)

Secure by Design Clause 7.2.5 Crime prevention and detection –Perimeter bulkhead type lighting shall be installed around the carparking area that shall be controlled by photo-cell /movement sensors to operate the lighting with a dimmed fall set to provide security lighting.

BS EN 12464-2 Clause 7.4.3.4 Pedestrian access – Lighting shall be installed to promote safe movement within the carpark area and to access the cycle stores and bin stores.