

St Nicholas Church, Church Street

BH2023/03396 (Full)

BH2023/03399 (LBC)

5th March 2025



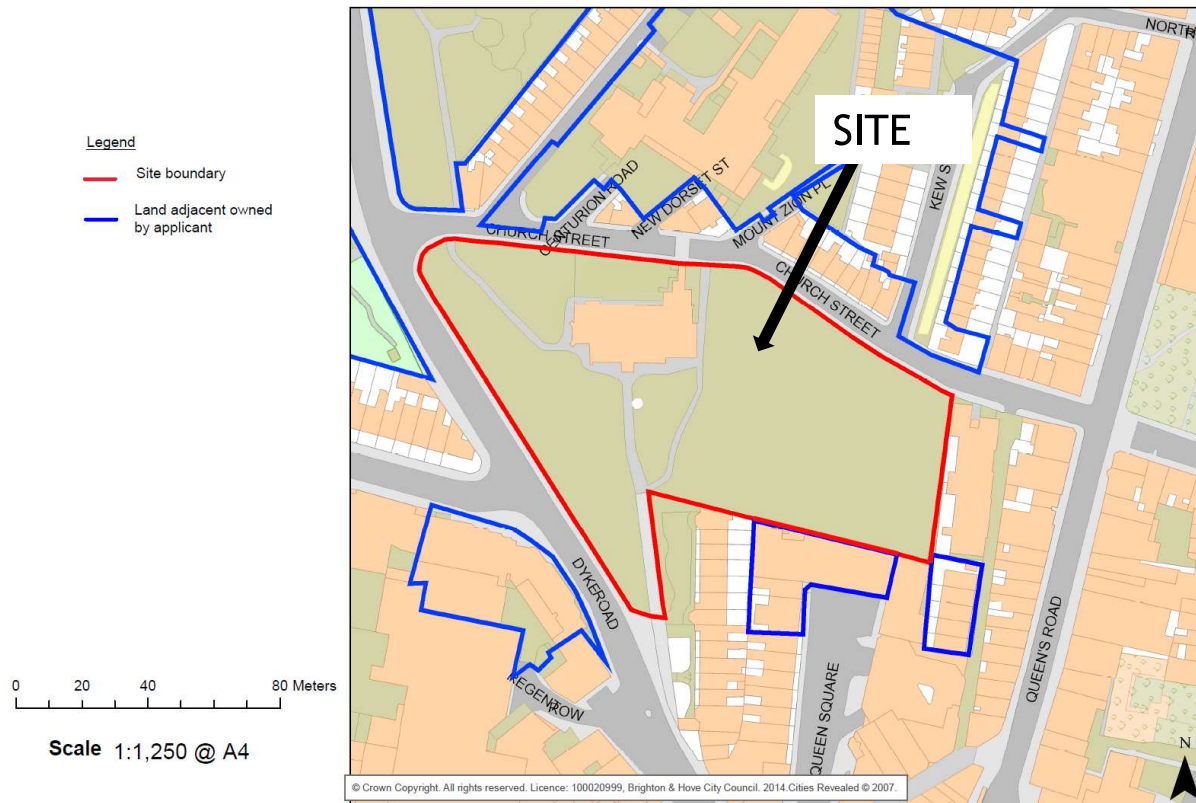
Brighton & Hove
City Council

Application Description

- ▶ Installation of external architectural and pedestrian lighting scheme including new and improved lighting columns with luminaire heads, luminaire spotlights, ground mounted luminaires, replacement wall mounted luminaires [LED lights].
 - Full planning & listed building consent applications



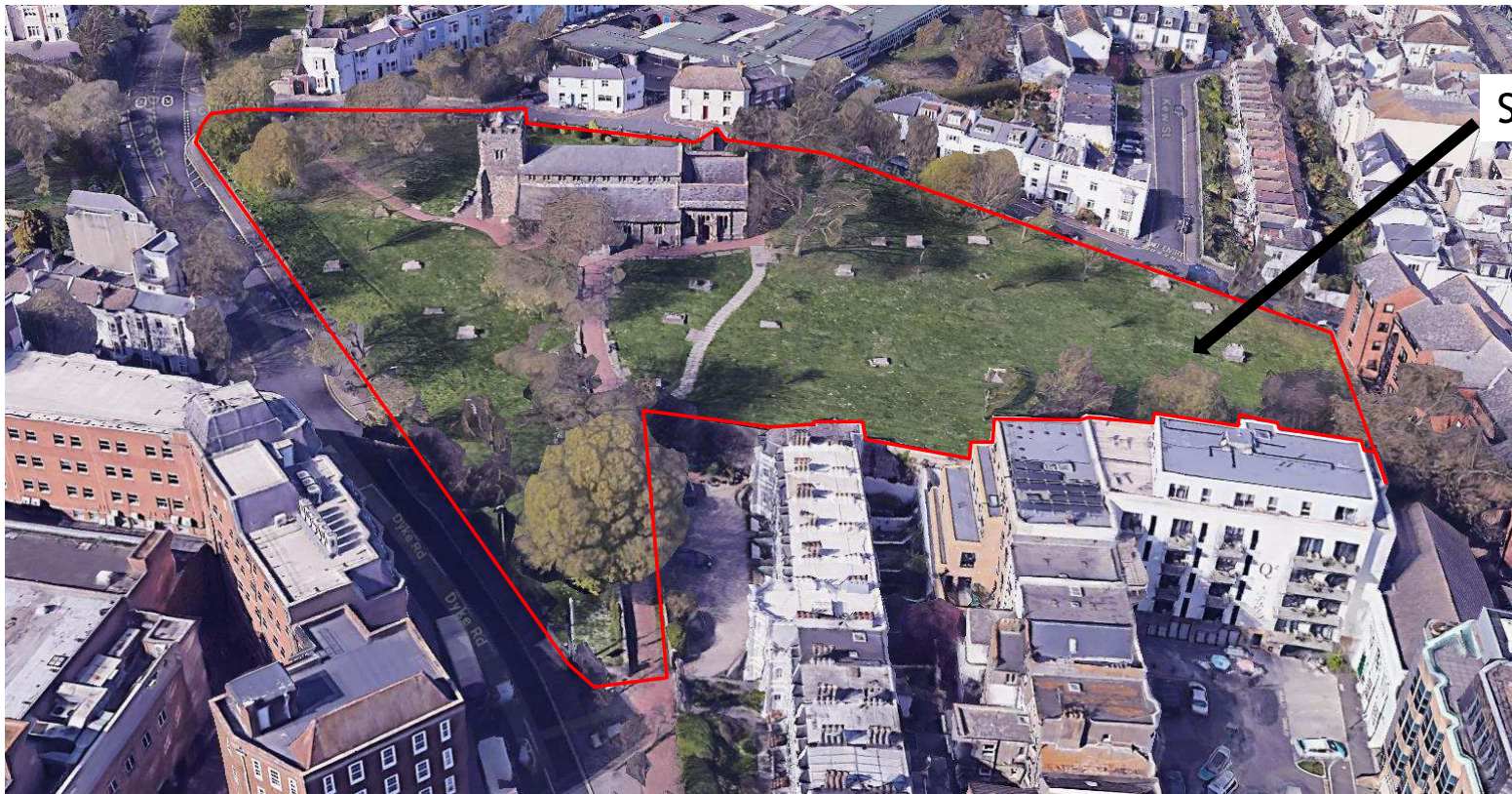
Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



SITE

Site from north (Church St)



Site from south-west (Dyke Rd)



Site from south-east (within garden)



Site from east – within garden

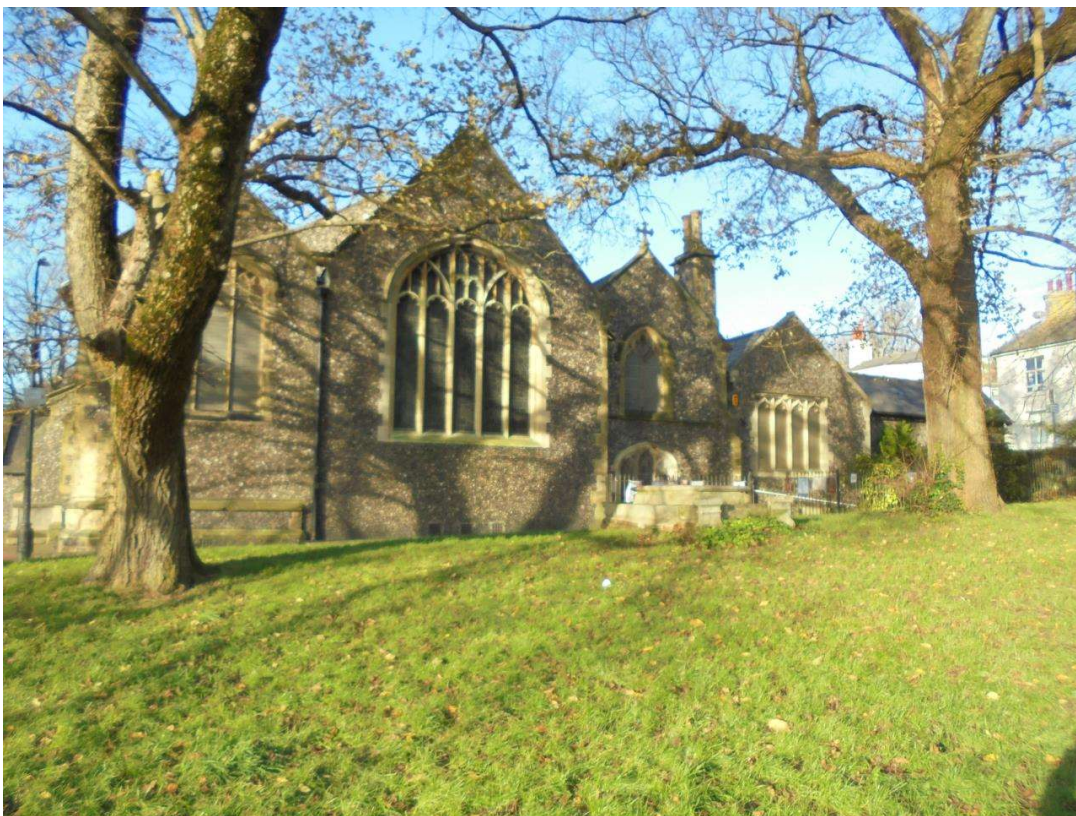
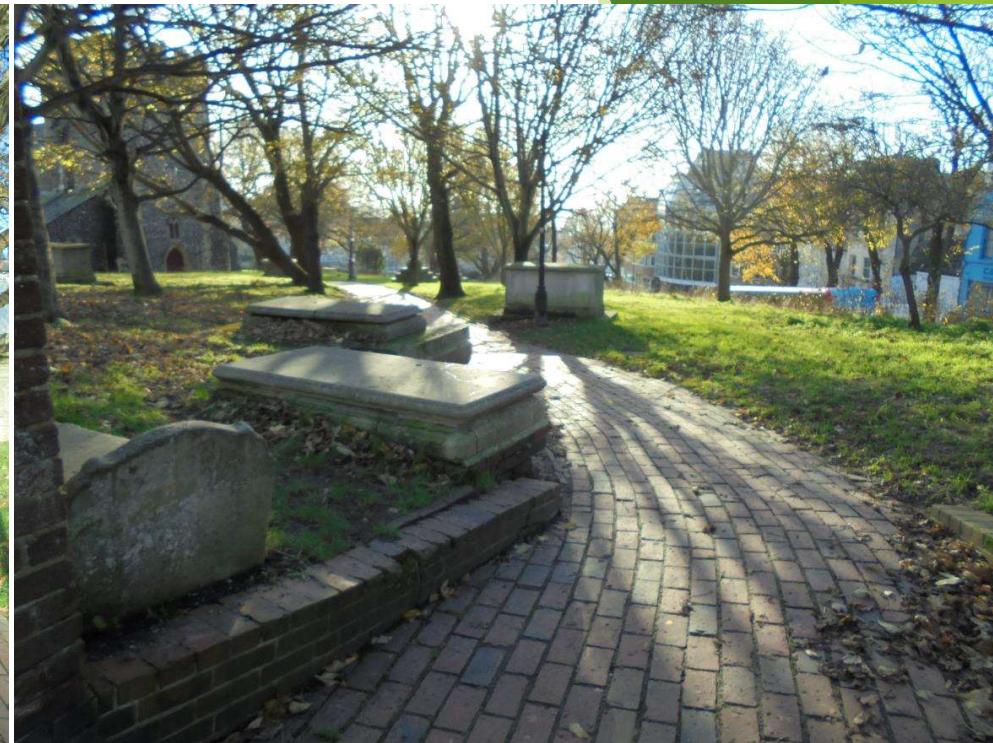
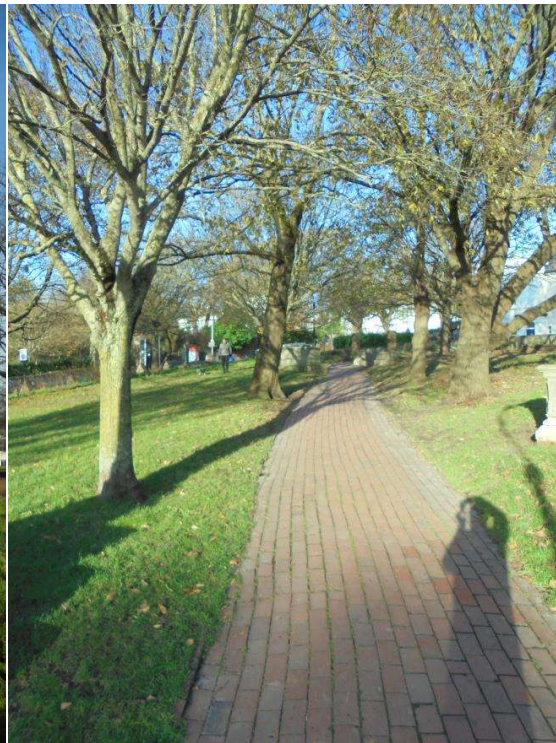
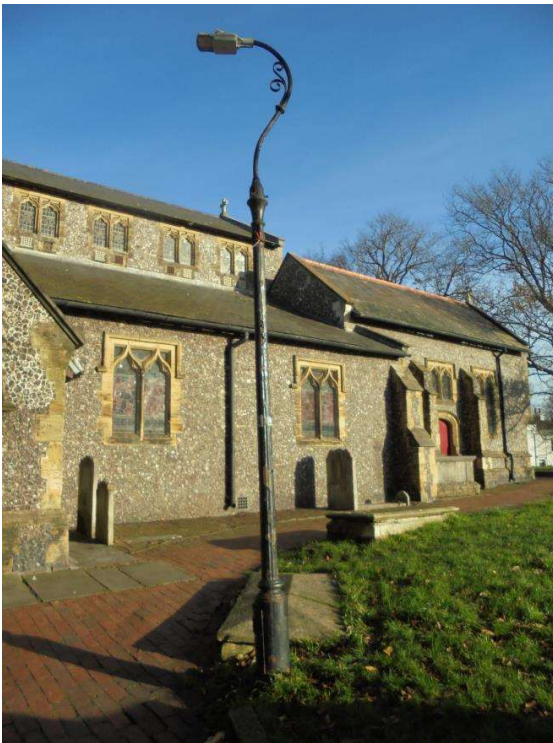


Photo of Site (Tower - West Elevation)



Photo of Site: existing columns and grounds



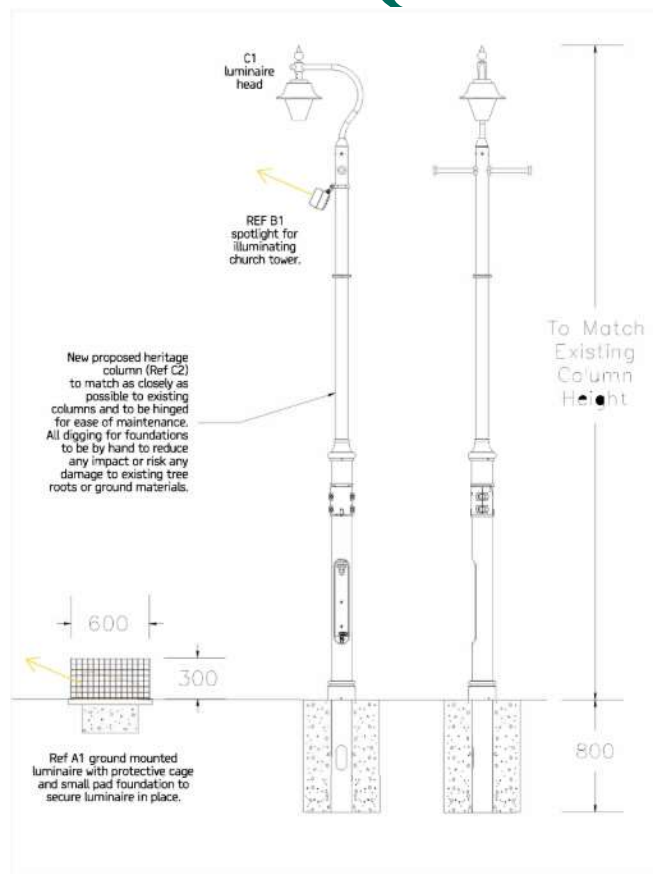
125



126







Lighting Details (New Columns)



1 Proposed Luminaire Mounting Details
SCALE 1:25

Lighting Details

<p>A1.</p> <p>Baseline Architectural Lighting.</p> <p>Perimeter.</p>	<p>Low profile ground mounted facade luminaires.</p> <p>To be mounted to a min 300mm foundation and ground socket.</p> <p>Colour temperature: <3000K.</p> <p>Graphite finish.</p> <p>To be fitted with a heavy duty steel cage fixed to concrete foundation. 300mm x 300mm x 150mm (W x L x H).</p>			<p>Dusk-11pm at 100% as architectural lighting.</p> <p>11pm - dawn at 50% as security lighting.</p> <p>Managed through a control system.</p>	<p>Baseline facade lighting: 45'. Adjustable angle and cut off to meet roofline.</p>
<p>B1.</p> <p>Accent Architectural Lighting.</p> <p>Tower West and South.</p>	<p>Spotlight luminaires mounted on columns at 5m height.</p> <p>To be mounted using proprietary column bracket. Additional snoot to reduce risk of obtrusive light.</p> <p>Colour temperature: <3000K.</p> <p>Graphite finish.</p>			<p>Dusk-10pm at 50%.</p>	<p>Accent facade lighting: 45'.</p> <p>Refer to drawings and illuminance calculations for more information.</p>

Lighting Details

<p>C1.</p> <p>General Amenity Lighting - existing columns.</p> <p>Footpaths.</p>	<p>Column mounted lanterns with seafaring 'well-glass' aesthetic.</p> <p>For pole mounting with appropriate bracket to existing columns.</p> <p>Colour temperature: <3000K.</p>			<p>Dusk-Dawn.</p> <p>Managed through a photocell or astronomical timeclock.</p>	<p>General lighting: 90° - downwards.</p>
<p>C2.</p> <p>General Amenity Lighting - existing columns.</p>	<p>As per C1 but with new 5m-6m columns for in-fill lighting to closely match the existing column specification and to be hinged for ease of maintenance.</p>				
<p>D1.</p> <p>General Amenity Lighting - entrance lighting.</p> <p>East Elevation.</p>	<p>Wall mounted lanterns with seafaring 'fresnel' aesthetic.</p> <p>To replace existing security floodlights in situ.</p> <p>Colour temperature: <3000K.</p> <p>Stainless steel finish.</p>			<p>Dusk-Dawn.</p> <p>Managed through a photocell or astronomical timeclock.</p>	<p>General lighting: 90° - downwards.</p>

Existing Night view – South West



Proposed Visual Night view – South West



Representations

- ▶ ORIGINAL SCHEME:
- ▶ **6 objections** including Montpelier and Clifton Hill Association:
 - heritage impact, design, ecological impacts (trees/wildlife).
- ▶ **9 support:**
 - good design, security and safety, respects and enhances heritage assets.
- ▶ REVISED SCHEME
- ▶ **3 support:**
 - good design, security and safety, respects and enhance heritage assets.
- ▶ **Comment** from The Montpelier and Clifton Hill Association:
 - welcomes efforts to improve scheme and refurbish lampposts but lighting still cluttered and maintenance of existing pathways should be priority.

Key Considerations

- ▶ Both Applications:
 - Design
 - Heritage impacts
- ▶ Planning application only:
 - Ecology
 - Arboriculture

Conclusion and Planning Balance

- ▶ Harm from new lighting on the Grade II* Listed St Nicholas Church, Conservation Area and the setting of the surrounding heritage assets considered to be limited – less than substantial;
- ▶ Scheme considered to improve setting and prominence of St Nicholas Church and grounds;
- ▶ Would improve accessibility and useability of the grounds during darkness, increase significance of Church and grounds while helping to preserve and enhance for future generations the existing heritage and cultural assets, with improvements to safety and security of the assets themselves and users.
- ▶ Less than substantial harm considered to be outweighed by public benefits.
- ▶ **Recommend: Approval**
 - of planning application and listed building consent application