

Conservation Area Advisory Committee –

LIGHTING PFI IN CONSERVATION AREAS

The formal Conservation Area Advisory Committee Meeting Minutes of the 12th March 2009 meeting read as follows -

65/08 Street Lighting Private Finance Initiative

The committee received an oral report on the progress of the Street Lighting Private Finance Initiative (PFI). It was reported that the scheme was in its second of the planned five year period and all lights would be expected to last for the next 25 years. Three conservation areas would not be affected namely, Hartington Street, Markeaton Conservation Area and the Leyland Estate. However, the street lighting (PFI) would impact on 12 of the conservation areas and the contract signed by the council outlined the need for an enhanced approach when dealing with conservation areas. It was reported to committee the proposed standards when considering upgrading the lighting provision.

The committee were satisfied with the general principles outlined in the oral report and asked for a detailed report looking at the approach in each conservation area for further consideration.

GENERAL DESIGN PRINCIPLES

Oral Briefing Notes reported at Conservation Area Advisory Committee Meeting on the 12/3/09

1. **Type of Light** - Principle of new columns with white light – overall will enhance the conservation area.
2. **Overall column improvement** - In some areas they are standard or concrete columns (e.g. Highfield Cottages just had two columns to light the whole area – an enhancement to the area will be achieved).
3. **General Design Principle** – acknowledge that there may be case for different approaches in different areas.
4. **Design** - Approach in PPG 15 and Department of Transport document
5. **Historic evidence** – The first step is to examine evidence and see whether any of the original design (if found) to that area can be installed in part of the area.
6. **Modern Design** – to look at modern designed lanterns and columns (e.g. Hartington Street).
7. In some areas currently lighting columns are not dominant and **fade** into the background which may be an appropriate approach in some areas.
8. To some of the main through roads it will not be possible to have an input or stray from the standard as lighting levels are such.
9. **Height** of columns the design should match existing height or a maximum of 5 metres in height (proportions) unless it is assessed that the higher number of columns has a harmful effect on the character of the conservation area.
10. Although included for **costings** only the Windsor Warwick lantern and column would be inappropriate in all of the conservation areas.
11. **Varied approaches** from one area to another - It may mean that if we accept a less enhanced scheme in one area than the contract and more in another depending on what is appropriate in the area.

DESIGN OPTIONS

No.	Design column/lantern	Advantage	Disadvantage
1	Standard approach (<i>Philips iridium lantern and tubular steel column</i>) [* NB Contract 6m lantern mounting height]	Saving on contract	No special approach in conservation areas which is not an option in some of the City's conservation areas e.g. Darley Abbey.
2	Enhanced standard approach (<i>Philips Iridium lantern, tubular steel column with bracket</i>) [* NB Contract 6m lantern mounting height]	<ul style="list-style-type: none"> • Modern and different from standard • Shows special approach in area without substantial cost • Relatively low cost (if any) thought to be within contract in areas with trees to allow lantern to project into the open. 	May not be appropriate in some areas.
3	'Heritage' column and lantern (DW Windsor column and Windsor/Suggs lantern)	<ul style="list-style-type: none"> • Public support • Covered by contract pricing 	Mock heritage (not really appropriate – in accordance with PPG15) but may be option that the majority of the public want in some areas. May need extra funding if not designated.
4	Wall mounted lantern reinstatement	<ul style="list-style-type: none"> • Saving on cost of column • Accurate reinstatement 	Negotiation, LBC and way leave agreement needed.
5	Contemporary approach (e.g. Windsor Milano adjacent to St Mary's Church)	<ul style="list-style-type: none"> • Quality contemporary design where historic precedent unknown or impractical • Possibly same cost as 3. 	V small amount of funding may be needed
6	Accurate reinstatement of column and lantern	<ul style="list-style-type: none"> • Accurate reinstatement – where historic design known 	Extra funding likely to be required (commuted sums will be needed for additional cost).
7	Additional columns to achieve design at 5m high.	<ul style="list-style-type: none"> • Visually appropriate 	Additional funding may be needed for additional columns and commuted sums for additional columns.

[Please see illustrations at the end of this report].

POSSIBLE DESIGN APPROACH IN EACH CONSERVATION AREA –

The following table is to look at the possible options in each area and one option is in italics to assist with the discussion.

Conservation Area	Options (Recommended option - <i>in italics</i>)
Allestree	<i>Option 3 at 5m in village and Option 2 higher along Cornhill (where there are no other options).</i>
	Option 2 at 5 metre within main village and higher along Cornhill (where we have no other options).
Arboretum	<i>Combination option of 2, 3 and 5 at 5m</i>
	Option 5 or 6
City Centre	<i>Option 1 or 2, 3, 4, 5 and 6? within City Centre (lantern mounting heights to be street specific)</i>
Darley Abbey	Combination option of 2, 3, 4
	<i>Option 6 within Darley Abbey village at 5m with 4 (reinstatement – if possible) on Brick Row and 1 or 2 along Old Lane and Mile Ash Lane (where there is no other option available).</i>
	Combination option of 2, 4 and 5 at 5m.
Friar Gate	Option 1 or 2, 4 and 5
	<i>Option 1 or 2. Height to match existing.</i>
Hartington Street	Existing deemed to comply – no work being done in this conservation area.
Highfield Cottages	Option 1 or 2 at 5m
	<i>Option 3 at 5m</i>
Leyland Estate	Private estate so no works under PFI.
Little Chester	<i>Option 1 or 2 (along main roads, e.g. Mansfield Road, where changes to standard at high mounting height is not possible) and option 3 at 5m along residential streets.</i>
	Option 1 or 2 at 5m
	Option 6 and 1 or 2 at 5m
Markeaton	All columns comply so no works necessary.
Mickleover	<i>Option 1 or 2</i>
	Option 3
	Option 6 (if evidence found)
Nottingham Road	<i>Option 1 or 2</i>
	Option 6 (if evidence found)
Railway	Option 1 or 2, 4 and 5

	Option 4 and 1 or 2
	<i>Option 3 at 5m, option 5 and 1 or 2</i>
Spondon	<i>Option 1 or 2 generally at 5m (where possible) and Option 3 at 5 m along certain roads e.g. Chapel St where currently located.</i>
	Option 6 (if evidence found)
Strutt's Park	<i>Option 1 or 2 at 5m (where possible)</i>
	Option
	Option 6 (if evidence found)

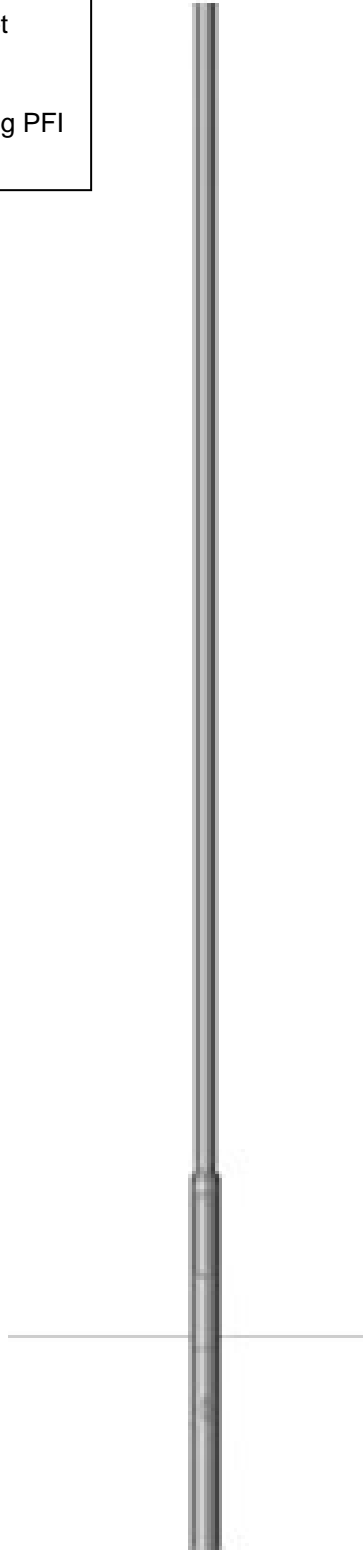
We would like Committee Members to consider which option, to guide the detailed proposals, would be appropriate in each conservation area.

ILLUSTRATIONS

Design Option 1 – Standard Approach

Standard Tubular Steel Street
Lighting Column

(As specified in Street Lighting PFI
Contract)



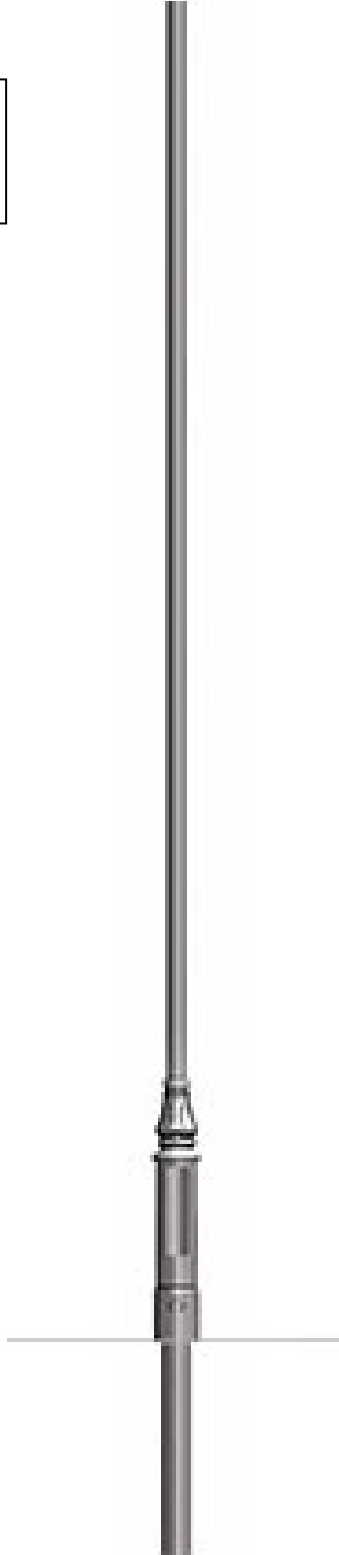
Phillips Iridium lantern

(Standard road lighting lantern as specified in
Street lighting PFI Contract)



Design Option 2 – 'Heritage' column and lantern
(DW Windsor column and Windsor/Suggs lantern)

D W Windsor
'Oxford' architectural street
lighting column





D W Windsor's,- Windsor lantern on a Oxford column.



Cambridge Column

Oxford Column

D W Windsor Lighting –
Windsor lantern



Suggs Lighting -Camberwell Lantern
(but painted black)



Design option 5 - Contemporary approach
(e.g. D W Windsor Lighting – Milano lantern)

