

BROADWATER SAILING & EXTERNAL LIGHTING DESIGNS CONSIDERATIONS

AT

BROADWATER WATER SPORTS & ACTIVITY CENTRE

STUART McCurry & PARTNERS LTD

**11 Chiltern Court
Asheridge Road
Chesham
Buckinghamshire HP5 2PX**

**Project Ref: 24-070
Issue: P01
Date : Aug 2025**

**Tel: 01296 696780
Email: engineers@smpengineering.co.uk
Website: www.stuart-mccurry-partners.co.uk**

REPORT

ISSUE AND AMENDMENT RECORD SHEET

REVISION	DATE	DETAILS	AUTHOR	CHECKED BY
P01	19/08/25	Preliminary Issue	CS	CS

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BROADWATER SAILING & EXTERNAL LIGHTING DESIGNS CONSIDERATION

EXECUTIVE SUMMARY

1. The overall approach for the sites external lighting is as follows:

A number of pathways and routes have been carefully lit to allow for safe wayfinding from the sites main building elements to two muster points as identified on the drawings. Care has been taken in the selection of fittings.

These fittings have been chosen for their zero upward light spill – dark skies – sharp illumination cut off and colour temperature that will have a minimal impact on wildlife, particularly flying insect feeders.

The site location and relative isolation, occupying a heavily wooded isthmus type area within the lake and to the West of the canal will greatly assist in the lighting design. With careful selection of light fittings, light spill and upward light pollution can be reduced to zero so it has a negligible effect on the surrounding areas and neighbourhoods.

This being said, some form of lighting for way finding between the site major buildings as well as safe wayfinding illumination from these buildings to the designated muster points in event of a building emergency needs to be designed.

Bollards have been chosen for their short height (250mm) and their dark sky zero spill cut off.

The site is surrounded by dense vegetation and natural woodland. The presence of this vegetation will naturally prevent light spill out across the lake or across to the east and the canal tow path.

Two muster points have been identified and short bollards placed along the individual routes from the main buildings to these muster points. The Bollards are short but achieve a good level of illumination without adverse light spill away from the routes to the muster points.

Consideration has also been given to route pedestrians around such obstacles as boat racks and storage areas in an aid to prevent trip hazards in event of a building evacuation scenario.

Every effort has been made to keep illumination levels as low as possible, to avoid over illumination.

2. Camp Zone to Muster Point

From the camp zone to the muster point a line of bollards will be placed along the side of the access road to allow for wayfinding, in event of an emergency. The bollards will be at low level – 250mm above the ground to allow for effective wayfinding and the prevention of glare creating a clear illuminated path to the camp sites muster point. Light spill will be eliminated due to the zero upward light spill and the sharp cut off illumination angle given out by the bollards.

3. Safety Zone to Muster Point

From the Safety zone to the muster point, a line of bollards will be placed along the side of the access road, around the boat racks and storage areas to allow for wayfinding, in event of an emergency. The bollards will be at low level – 250mm above the ground to allow for effective wayfinding and the prevention of glare creating a clear illuminated path to the camp sites muster point. Light spill will be eliminated due to the zero upward light spill and the sharp cut off illumination angle given out by the bollards.

4. Operational Zone to Muster Point

From the operational zone to the muster point a line of bollards will be placed along the side of the access road, around the boat racks and storage areas to allow for wayfinding, in the event of an emergency. The bollards will be at low level – 250mm above the ground to allow for effective wayfinding and the prevention of glare creating a clear illuminated path to the camp sites muster point.

Light spill will be eliminated due to the zero upward light spill and the sharp cut off illumination angle given out by the bollards.

5. Camp Zone to Operations Zone

The access road and walkway linking the camp zone to the operations zone will be lit to the same levels and design criteria as the Camp zone muster point wayfinding. This will allow the camp zone to be safely linked to the operations zone for safe pedestrian access as with the Muster point illumination short bollards will be used.

Light spill will be eliminated due to the zero upward light spill and the sharp cut off illumination angle given out by the bollards.

6. 19 Space Car Park

The 19-space car park will be lit to the same levels and design criteria as the Camp zone muster point wayfinding. This will allow for the safe operation and parking of vehicles as well as pedestrian orientation and interaction. As with the Muster point illumination, short bollards will be used.

Light spill will be eliminated due to the zero upward light spill and the sharp cut off illumination angle given out by the bollards.

7. 26 Space Car Park

The 26-space car park will be like the 19-space car parking area, also to be lit to the same levels and design criteria as the Camp zone muster point wayfinding. This will allow for the safe operation and parking of vehicles as well as pedestrian orientation and interaction. As with the Muster point illumination short bollards will be used.

Light spill will be eliminated due to the zero upward light spill and the sharp cut off illumination angle given out by the bollards.

8. Wildlife Concerns

Colour of Light Source for External Lighting.

All lighting to the site is 3000K – this colour is acceptable to nighttime feeders found in this area, especially foraging species such as bats (Nathusius' pipistrelle and Soprano Pipistrelle) which are the most effected. The 3000K light source has a peak spectral distribution of less than 450nm.

9. Control Of the Lighting

The Area Lighting – when connected to a dusk till dawn photocell will automatically reduce output of the light source by 50%. This will occur 4 (+/- 1 hour) hours pre-astral midnight and 4 (+/- 1 hour) post-midnight creating a curfew period where night foraging species are most active.

The lighting can be controlled, where in event of a building emergency, it is switched on automatically to aid in the evacuation.

10. Bollard Positions

Again, in best practice bollards are placed at maximum intervals and at lowest height to reduce further intrusion into nighttime feeding patterns.

11. Light Pollution in regard to Wildlife

All luminaires are directional in design, focused optics ensure a sharp cut off between the task and where light effects are not required. In addition, the optics are all 100% downlight, this reduces skyglow to limits as stated by the ILP, the addition of a warmer coloured light source (3000k) reduces light pollution further – the higher the red content of the light, source reduces skyglow effects.

12. External Building Mounted Emergency Lighting

External Building mounted Emergency lighting will be fitted to the Safety Zone, Operational Zone and Camp Zone Buildings. This lighting, in addition to the Bollard and wayfinding lighting will assist in the routing of people around the buildings.

In an emergency this lighting will be designed to give a clear indication of each building's orientation and particularly the locations of the entrance and exit door, to give the pedestrian approaching a building a firm target to aim for.

The lighting, as with the wayfinding lighting will be of low glare and zero uplight spill (Dark Skies) design. Again, as with the bollards the 3000k colour temperature will be more acceptable to wildlife and nighttime insect feeders.

The presence of heavy vegetation surrounding the buildings will assist in their being no light spill from the site to the lake or, canal tow path or surrounding areas.

If the building external lighting is operated illuminated (maintained) and carefully mounted, it would be able to assist in the orientation of the site's users in the hours of darkness and to assist them in locating each buildings entrance and exits.

10 . APPENDIX A – DRAWINGS – LUX LEVEL 01

Notes

1. SEE EXTERNAL SERVICES DRAWING FOR WIRING AND INSTALLATION DETAILS
2. ALL LIGHT FITTINGS WITH A 0% ULOR DARK SKIES - ZERO LIGHT SPILL RATING.
3. GLARE CONTROL AND UPWARD LIGHT POLLUTION COMPLIANT (0% ULOR RATING).
4. FITTINGS COLOR TEMPERATURE OF 3000K OR LOWER TO LESSEN IMPACT ON FLYING INSECT FEEDERS SUCH AS BATS.
5. LIGHTING TO BE CONTROLLED USING ASTRO TIME CLOCK.
6. LIGHTING TO BE SWITCHED OFF AT NIGHT WHEN FACILITY IS CLOSED.
7. FITTINGS TO BE PLACED TO MINIMISE LIGHT SPILL AND HAVE GOOD GLARE CUT OFF.
8. ONLY WALKWAYS AND WAYFINDING FEATURES TO BE ILLUMINATED FOR PEDESTRIAN ACCESS TO MUSTER POINTS IN EVENT OF EMERGENCY.
9. ALL PHOTOMETRIC DATA AND SOFTWARE MODELING TO BE TO: EN 13032-4:2015+A1:2019.

FOR
INFORMATION

THE CONTRACTOR SHALL NOTE THESE DRAWINGS ARE DESIGN DRAWINGS. THE CONTRACTOR IS TO DEVELOP THE DESIGN INTO WORKING DRAWINGS IN COORDINATION WITH ALL ARCHITECTS, STRUCTURAL & SERVICES DRAWINGS AND SPECIFICATIONS. THE CONTRACTORS WORKING DRAWINGS SHALL BE USED AS THE BASE DRAWINGS FOR THE INSTALLATION. THESE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER & ARCHITECT FOR THEIR COMMENTS/APPROVAL PRIOR TO INSTALLATION.

FAILURE TO ADHERE TO THE ABOVE MAY RESULT IN THE CONTRACTOR HAVING TO REMOVE AND REINSTALL THE EQUIPMENT AT THEIR OWN COST.

Legend

ISOLINES: LUX LEVELS

10 = 10lx
15 = 15lx
20 = 20lx
25 = 25lx
30 = 30lx
40 = 40lx
50 = 50lx



12.4W LED SHORT BOLLARD
WITH 3000K TEMP AS IGUZZINI I
ROUND BOLLARD



MUSTER POINT



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edition	date	designed	drawn	checked
P1	15.08.25	CS	CP	
P2	19.08.25	CS	CP	
P1	PRELIMINARY ISSUE			
P2	PRELIMINARY ISSUE			

SMP
Consulting Engineers ~ Building Services

Stuart McCurry & Partners Limited
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job title
BROADWATER WATER SPORTS & ACTIVITY CENTRE

drawing title
**Electrical Services
EXTERNAL LIGHTING
CAMP ZONE
MUSTER POINTS - WAY FINDING
LUX LEVELS SHEET 1 OF 4**

job no.	scale	status
24-070	1:100@A1	PRELIMINARY
drawing no.	edition	
24070-SMP-CZ-00-DR-E-2001	P2	

11. APPENDIX B – DRAWINGS – LUX LEVEL 02

Notes

1. SEE EXTERNAL SERVICES DRAWING FOR WIRING AND INSTALLATION DETAILS
2. ALL LIGHT FITTINGS WITH A 0% ULOR DARK SKIES - ZERO LIGHT SPILL RATING.
3. GLARE CONTROL AND UPWARD LIGHT POLLUTION COMPLIANT (0% ULOR RATING).
4. FITTINGS COLOR TEMPERATURE OF 3000K OR LOWER TO LESSEN IMPACT ON FLYING INSECT FEEDERS SUCH AS BATS.
5. LIGHTING TO BE CONTROLLED USING ASTRO TIME CLOCK.
6. LIGHTING TO BE SWITCHED OFF AT NIGHT WHEN FACILITY IS CLOSED.
7. FITTINGS TO BE PLACED TO MINIMISE LIGHT SPILL AND HAVE GOOD GLARE CUT OFF.
8. ONLY WALKWAYS AND WAYFINDING FEATURES TO BE ILLUMINATED FOR PEDESTRIAN ACCESS TO MUSTER POINTS IN EVENT OF EMERGENCY.
9. ALL PHOTOMETRIC DATA AND SOFTWARE MODELING TO BE TO: EN 13032-4:2015+A1:2019.

THE CONTRACTOR SHALL NOTE THESE DRAWINGS ARE DESIGN DRAWINGS. THE CONTRACTOR IS TO DEVELOP THE DESIGN INTO WORKING DRAWINGS IN COORDINATION WITH ALL ARCHITECTS, STRUCTURAL & SERVICES DRAWINGS AND SPECIFICATIONS. THE CONTRACTORS WORKING DRAWINGS SHALL BE USED AS THE BASE DRAWINGS FOR THE INSTALLATION. THESE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER & ARCHITECT FOR THEIR COMMENTS/APPROVAL PRIOR TO INSTALLATION.

FAILURE TO ADHERE TO THE ABOVE MAY RESULT IN THE CONTRACTOR HAVING TO REMOVE AND REINSTALL THE EQUIPMENT AT THEIR OWN COST.

Legend

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- 40 = 40lx
- 50 = 50lx



12.4W LED SHORT BOLLARD WITH 3000K TEMP AS IGUZZINI I ROUND BOLLARD



MUSTER POINT

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P1	15.08.25	CS	CP	
P2	19.08.25	CS	CP	

P1	PRELIMINARY ISSUE
P2	PRELIMINARY ISSUE

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job title
BROADWATER WATER SPORTS & ACTIVITY CENTRE

drawing title
**Electrical Services
EXTERNAL LIGHTING
OPERATIONS & SAFETY ZONES
MUSTER POINTS - WAY FINDING
LUX LEVELS SHEET 2 of 4**

job no.	scale	status
24-070	1:200@A1	PRELIMINARY

drawing no.	edition
24070-SMP-CZ-00-DR-E-2002	P2

FOR INFORMATION

12. APPENDIX C– DRAWINGS – LUX LEVEL 03

Notes

- SEE EXTERNAL SERVICES DRAWING FOR WIRING AND INSTALLATION DETAILS
- ALL LIGHT FITTINGS WITH A 0% ULOR DARK SKIES - ZERO LIGHT SPILL RATING.
- GLARE CONTROL AND UPWARD LIGHT POLLUTION COMPLIANT (0% ULOR RATING).
- FITTINGS COLOR TEMPERATURE OF 3000K OR LOWER TO LESSEN IMPACT ON FLYING INSECT FEEDERS SUCH AS BATS.
- LIGHTING TO BE CONTROLLED USING ASTRO TIME CLOCK.
- LIGHTING TO BE SWITCHED OFF AT NIGHT WHEN FACILITY IS CLOSED.
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- ONLY WALKWAYS AND WAYFINDING FEATURES TO BE ILLUMINATED FOR PEDESTRIAN ACCESS TO MUSTER POINTS IN EVENT OF EMERGENCY.
- ALL PHOTOMETRIC DATA AND SOFTWARE MODELING TO BE TO: EN 13032-4:2015+A1:2019.

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Legend

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- 50 = 50lx



12.4W LED SHORT BOLLARD WITH 3000K TEMP AS IGUZZINI I ROUND BOLLARD



MUSTER POINT

SUBMERGED
WILLOW
PLANTING

ZIP LINE
ZIP LINE
60m length

EXISTING CONCRETE
STRUCTURES TO BE
RETAINED AND RE-
PURPOSED FOR ZIP
LINE AND WALL
CLIMBING

M

RCHARD

MPING

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edition	date	designed	drawn	checked
P1	19.08.25	CS	CP	
P1	PRELIMINARY ISSUE			

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job title

BROADWATER WATER SPORTS & ACTIVITY CENTRE

drawing title

Electrical Services
EXTERNAL LIGHTING
CAMP ZONE TO OPERATIONS
& 19 SPACE CARPARK
ILLUMINATION & LUX LEVELS

job no.	scale	status
24-070	1:200@A1	PRELIMINARY
drawing no.	edition	
24070-SMP-CZ-00-DR-E-2003	P1	

13. APPENDIX D – DRAWINGS – LUX LEVEL 04

Notes

1. SEE EXTERNAL SERVICES DRAWING FOR WIRING AND INSTALLATION DETAILS.
2. ALL LIGHT FITTINGS WITH A 0% ULOR DARK SKIES - ZERO LIGHT SPILL RATING.
3. GLARE CONTROL AND UPWARD LIGHT POLLUTION COMPLIANT (0% ULOR RATING).
4. FITTINGS COLOR TEMPERATURE OF 3000K OR LOWER TO LESSEN IMPACT ON FLYING INSECT FEEDERS SUCH AS BATS.
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8. ONLY WALKWAYS AND WAYFINDING FEATURES TO BE ILLUMINATED FOR PEDESTRIAN ACCESS TO MUSTER POINTS IN EVENT OF EMERGENCY.
9. ALL PHOTOMETRIC DATA AND SOFTWARE MODELING TO BE TO: EN 13032-4:2015+A1:2019.

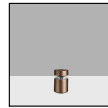
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12.4W LED SHORT BOLLARD WITH 3000K TEMP AS IGUZZINI I ROUND BOLLARD



MUSTER POINT

GENERAL NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
3. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS.
4. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.
5. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED.
6. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAINS WITH SMP LTD.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL MECHANICAL, ELECTRICAL & PUBLIC HEALTH DRAWINGS, SPECIFICATIONS & SCHEDULES.
8. THE CONTRACTOR SHALL COORDINATE THE LOCATION/POSITION OF ALL PLANT ITEMS AND ASSOCIATED SERVICES WITH THE ARCHITECT/INTERIOR DESIGNER, STRUCTURAL ENGINEER AND OTHER SPECIALIST TRADES AND ASSOCIATED DRAWINGS.
9. ALL SERVICES SHALL BE INSTALLED NEAT, LEVEL AND PARALLEL TO ADJACENT SURFACE. IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE & SHALL TAKE DUE ACCOUNT OF THE STRUCTURE.
10. ALL PLANT LOCATIONS AND SERVICES ROUTES ARE INDICATIVE AND SHALL NOT BE RELIED UPON FOR SETTING OUT. ALL PLANT LOCATIONS, SERVICE ROUTE SETTING OUT, LEVELS AND DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ORDERING AND MANUFACTURE/FABRICATIONS OF ALL PLANT SERVICES.
11. ALL PLANT AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
12. ADEQUATE ACCESS AND/OR ACCESS PANELS SHALL BE PROVIDED BY THE CONTRACTOR FOR TESTING, SERVICE AND MAINTENANCE OF ALL BUILDING SERVICES IN ACCORDANCE WITH BRITISH STANDARDS, BEST PRACTICE DOCUMENTS AND WITH MANUFACTURERS' RECOMMENDATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAILING AND ADEQUATELY SUPPORTING/FIXING FOR ALL PLANT AND ASSOCIATED SERVICES.

Rev	Date	Description	Designed	Checked
P1	19.08.25	PRELIMINARY ISSUE	CS	

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Job Title
BORADWATER WATER SPORTS & ACTIVITY CENTRE

Drawing Title
**Electrical Services
EXTERNAL LIGHTING 29 SPACE
CAR PARK ILLUMINATION AND LUX
LEVELS
SHEET 4 OF 4**

Status
PRELIMINARY

Job No.	Scale	Drawn
24-070	1:200@A1	CP
Drawing No.	Revision	
24070-SMP-CZ-00-DR-E-2004	P1	

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