

TEVIOT RSG

Monday 23 January 2023

POPLAR **HARCA**  **Hill**



TEVIOT ENGAGEMENT PLAN

2021

- ✓ **April** – RSG reengagement session
- ✓ **May** – RSG/Hill/BPTW Teviot walkabout
- ✓ **June/July** – RSG Social Value Workshops
- ✓ **Aug** – RSG Bartlett Park study visit
- ✓ **Sept** – RSG Setting the Scene workshop
- ✓ **Sept** – Teviot Festival
- ✓ **Oct** – LSG
- ✓ **Oct** – RSG Community Co-Design workshop
- ✓ **Oct/Nov** – Public Consultation I
- ✓ **Oct** – YEB Teviot walkabout
- ✓ **Nov** – RSG Streets Co-Design workshop
- ✓ **Nov** – YEB Co-Design I
- ✓ **Dec** – RSG Open Space Co-Design workshop
- ✓ **Dec** – Manorfield Co-Design I

2022

- ✓ **Jan** – YEB ‘Co-design II’
- ✓ **Feb** – RSG Co-Design Housing I
- ✓ **March** – YEB sustainability workshop
- ✓ **April** – Canal Consultation
- ✓ **April** – LSG
- ✓ **April** – RSG Update Recap Session
- ✓ **July** – Teviot RSG Home II
- ✓ **July** – Langdon Park consultation
- ✓ **Aug** – Teviot RSG masterplan session
- ✓ **Sept** – RSG Community Forum prep
- ✓ **Sept** – LBTH Community Forum
- ✓ **Sept** – Masterplan Public consultation
- ✓ **Sept** – Public exhibitions
- ✓ **Sept** – Teviot Festival
- ✓ **Oct** – St Michaels Court meeting
- ✓ **Nov** – Phase 1 residents meeting
- ✓ **Nov** – Langdon Park consultation II

- ✓ **Dec** – Consultation Feedback News Sheet
- ✓ **Dec** – Additional Drop In added
- ✓ **Dec** – Phase 1 update
- ✓ **Dec** – Social Value Newsletter
- ✓ **Dec** – RSG update session

2023

- ⊙ **Jan** – RSG Light walkabout
- ⊙ **Jan** – Leaseholder Sub Group
- ⊙ **Jan** – Weekly Drop In
- ⊙ **Feb** – 3D Model
- ⊙ **Feb** – Newsletter
- ⊙ **March** – Phase 1 Meeting
- ⊙ **March** – RSG visit to Aberfeldy Square
- ⊙ **March** – Langdon Park consultation
- ⊙ **April** – RSG meeting
- ⊙ **April** – Planning submission
- ⊙ **May** – RSG Visit
- ⊙ **June** – Pontoon
- ⊙ **June** – Light Project

TONIGHT – FORMAT

Light follows
behaviour
introduction

Present 4
options

RSG vote on
preferred option

Result

Aspirational
ideas for
feedback





LIGHT FOLLOWS BEHAVIOUR

Lighting Public Spaces

OUR APPROACH

Our starting point is to listen

We allow communities to help us as much as we can help them. Our aim is to find out how they live and use their spaces, and what is their vision for the future. Workshops are an important part of developing the design process. Interviews, urban tactics, site observations, semi-permanent installations and events are great ways to create a relationship of trust.

We do this through:

- Site visits and interviews during the day and after dark
- Asking the RIGHT questions
- Online meetings and phone calls
- Engagement events to introduce lighting and lighting principles



OUR APPROACH

Lighting as a tool for engagement

We encourage everyone to participate in creating new night-time identities – little by little, step by step. It is the people who help us transform their neighbourhoods into living spaces that are defined, exciting, open, shared and cherished.

We do this through:

- Temporary lighting installations to help public rethink what could be possible
- Lighting events where the public physically engages with lights to explore ideas
- Organised site visits to broaden ambitions and gain new perspectives



OUR APPROACH

Creating atmospheres

We strive to create atmospheres that meet the needed lighting requirements. We are conscious of the spaces we light and the requirements needed in addition to achieving British Lighting Standards.

We go above and beyond and challenge the regulations and restrictions where we do not feel they are appropriate.





OUR EXPERIENCE



Light Installations as an Engagement tool During Covid

Brandon Estate, Southwark, London



LIGHT FOLLOWS BEHAVIOUR

THEN COVID AND LOCKDOWNS BECAME THE NEW NORMAL ...

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Problems/ Possibilities

- residents want more glare and visibility throughout
- number 7 improved visibility with new lighting
- problem is direct glare instead of indirect
- glass bricks on buildings
- natural light missing on internal corridors
- entrance lights enhances not welcoming

Safety

- extreme reduction in crime over last 3 years
- adjustment of routes depending day or night
- avoid of number 3 path after dark because of poor views
- improve entrance lighting to get more visibility
- use through-roads around numbers 4 & 5
- number 2 photo examples too does not visible
- always used to have tables in the square to catch passers by
- trees on estate are beautiful
- lighting edge and atmosphere gives people welcome to feel more comfy
- residential window in photo 2

CHRISTMAS CAROL SINGING

6.30PM - 8PM, SUNDAY 13TH DECEMBER
GRIMSEL PATH/BATH PASSAGE TRIANGLE

Join us for a hot drink and mince pies, and sing along to Christmas carols with the brass band! At a safe social distance, of course. Kids & adults of all ages welcome.

Free to all residents of Brandon 2 Estate
BRANDON2TRA@GMAIL.COM

Electra Samira Borde 74%

Electra Samira Borde



TRANSFORMING THE SQUARE



BEFORE



AFTER



LIGHT FOLLOWS BEHAVIOUR



CONTINUED ENGAGEMENT



LIGHT FOLLOWS BEHAVIOUR

Lighting to Change Perceptions

Shadwell Estate, London



LIGHT FOLLOWS BEHAVIOUR



SOCIAL VALUE?

No one would dispute that social housing is residential space to those who live within it. So why is the (often more expensive) lighting used on social housing estates so often large, bulky and limited in colour-temperature options, material finishes and optical control?

Elettra Bordonaro and Luciana Martinez



LIGHT FOLLOWS BEHAVIOUR

Lighting social housing



Figure 1. These two images show the lighting for (left) a residential street in central London versus that within a social housing estate. This illustrates how lighting levels, installation height, colour of light and the appearance of fixtures creates an astonishingly different environment. Photograph by Caterina Heckl

Lighting as a material is an immediate marker in understanding urban spaces and, unfortunately, tends also to highlight inequality. Walking through a city from the city centre towards the periphery, one will in all likelihood cross social housing estates and become disenchanted by the contrast of ambience and atmosphere to other residential developments.

This is not only because of their characteristic design by day but also because of their identifiable lighting after dark.

The contrast in ambience is frequently generated by a difference in lighting quality; lighting levels either too high or low depending on the political approach to lighting, glare and by the appearance of the lighting fixtures themselves.

Having worked for numerous years improving lighting of social housing estates, as well as researching the relationship of light and social inequality, our role at Light Follows Behaviour tends to focus on improving the lighting effect of these spaces.

'PRISON YARD-STYLE' LIGHTING

Our first site visits are predictable. We typically encounter lighting resembling prison yards or high security areas, with exceedingly high light levels and varying colour temperatures.

There is floodlighting to the entirety of public spaces, while other areas are plumbed into darkness. There is no highlight, no focal points and, in most cases, inconsistencies in colour temperature and equipment types caused by reactive lighting design where light has been installed as a 'quick-fix' without consideration of the overall scheme.

There is little consideration given to light spill into windows, architectural features or the design of the public spaces or

even how the residents use the spaces.

Yet this has become the accepted standard for social housing lighting, often influenced by the expectation of high crime rates and safety concerns. In fact, it has become accepted to the extent that lighting for and to social housing is not considered 'residential lighting' within our industry, with many manufacturers marketing social housing lighting as a standalone category requiring a specialised lighting approach.

On closer inspection it comes down to much more than just the lighting effect, however. A quick internet search shows the stark contrast between social housing lighting and residential lighting and the equipment suggested to light each.

The idea that social housing is a distinct category requiring specially designed lighting and a dedicated catalogue section is unacceptable. We are, after all, lighting residential properties not zoos, stadia or airports.

TYPOLOGY OF LIGHTING FOR SOCIAL HOUSING

So what accounts for the dedicated typology of this lighting equipment? We understand products need to be robust and vandal proof, but any quality product designed for public realm spaces meets this criteria.

Yet lighting for social housing will predictably have an expected aesthetic and quality of lighting: large, bulky, limited colour temperature options and material finishes and limited optical control to name a few. No trace of alternate shapes aside from a rectangle, dome, cylinder or floodlight, size options or optics. Why?

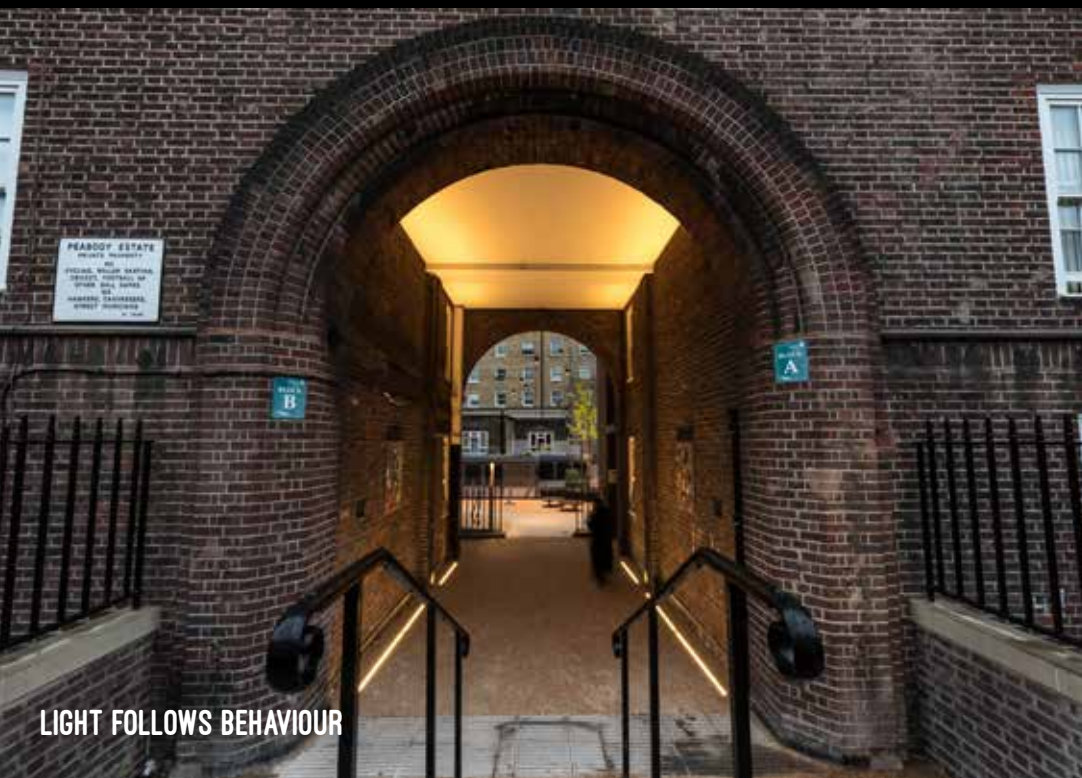
This typology of luminaire has become associated with social housing as cost effective and providing 'appropriate' solutions. Yet, upon investigation, there are many

cost-effective and quality options provided by manufacturers who are not marketing their products for social housing as a dedicated sector; in others products that are in their catalogues but rather listed under 'outdoor' or 'residential' categories.



Figure 2. Rows of bulkhead lighting along these external walkways on the Shadwell Estate social housing estate in London have become a common element in the lighting of social housing. They are glory, crude and offer no optical control. The image above shows walkway lighting largely switched off versus, below, with it switched on. The contrast in terms of glare and light spill is significant, and telling. Photograph by Caterina Heckl







LIGHT FOLLOWS BEHAVIOUR

Lighting to Activate the Public Realm

Narrow Way, Hackney, London





LIGHT FOLLOWS BEHAVIOUR



LIGHT FOLLOWS BEHAVIOUR

LIGHTING TEVIOT ESTATE MEANWHILE OPPORTUNITIES

LIGHTING INTERVENTIONS

Proposed Sites



Courtyard Space 1



Courtyard Space 2



Underpasses



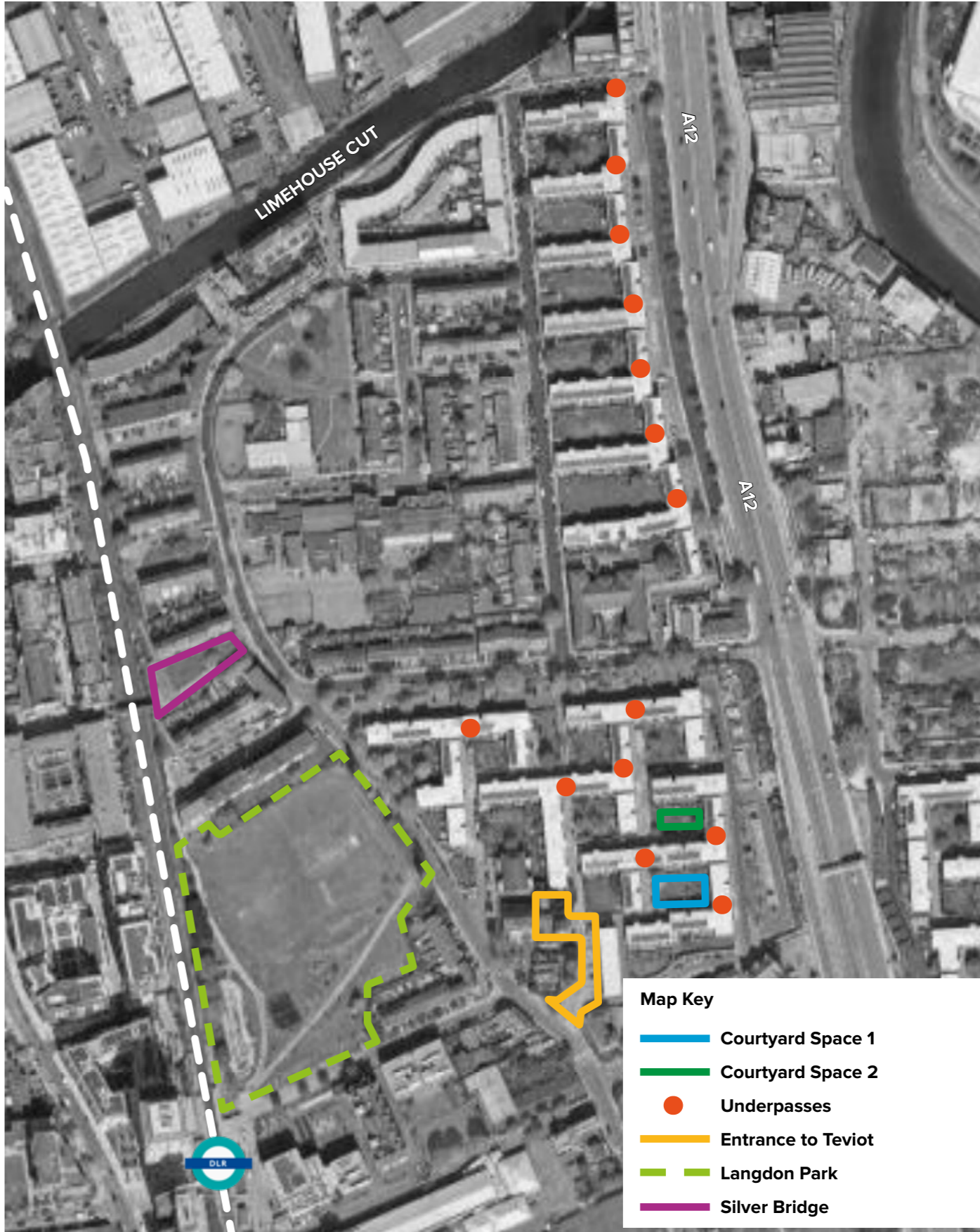
Entrance to Teviot



Langdon Park



Silver Bridge



OPTION 1 ENTRANCE TO TEVIOT

Existing Condition

- As an entrance to the estate, the space does not feel welcoming or support a residential character.
- High glare floodlights currently cause visibility issues
- Lack of lighting along park edge and pathway creates dark edge.
- Existing pub is currently unlit and has no presence after dark.
- War memorial at path entrance is unlit and lacks presence after dark.

Lighting Intervention

- Removal of flood lights above shops.
- Tree mounted spotlights to be used for general lighting and accent to war memorial.
- Selective exterior lighting of the pub picking up details of the facade. Internal lighting glow can contribute to exterior lighting.
- Potential lighting to the converted church's bell tower needs to be explored due to complexity and ownership requirements.



OPTION 1 ENTRANCE TO TEVIOT



OPTION 2 COURTYARD SPACE 1 - TEVIOT SOUTH

Existing Condition

- Green space is unlit and unused after dark.
- Space is currently lit with high glare, bulkhead lights which do not support the residential character.
- Poor colour rendering and legacy technology do not support wayfinding or feelings of safety and security.
- Greenery at ground floor level, currently provided by a resident adds texture and interest to the passage.

Lighting Interventions

- Additional planters introduced along building edge.
- Replacement of existing bulkhead lights with surface mounted downlights to accent planting and light pedestrian route. Additional luminaires may be required.
- Surface mounted lights on fence perimeter to help create lit edges to help make space feel welcoming.



OPTION 3 COURTYARD SPACE 2 - TEVIOT SOUTH

Existing Condition

- Planted area is unlit and unused after dark.
- Potential site for additional landscape intervention such as a plant nursery, community allotment or greenhouse.

Lighting Intervention

- Playful lit objects within planting to activate the space after dark
- Lit letters or text could be used to create a local landmark and identity.



PLAYFUL LIT OBJECTS IN
LANDSCAPED AREAS TO
ENHANCE SPACE AND
STRENGTHEN LOCAL
IDENTITY



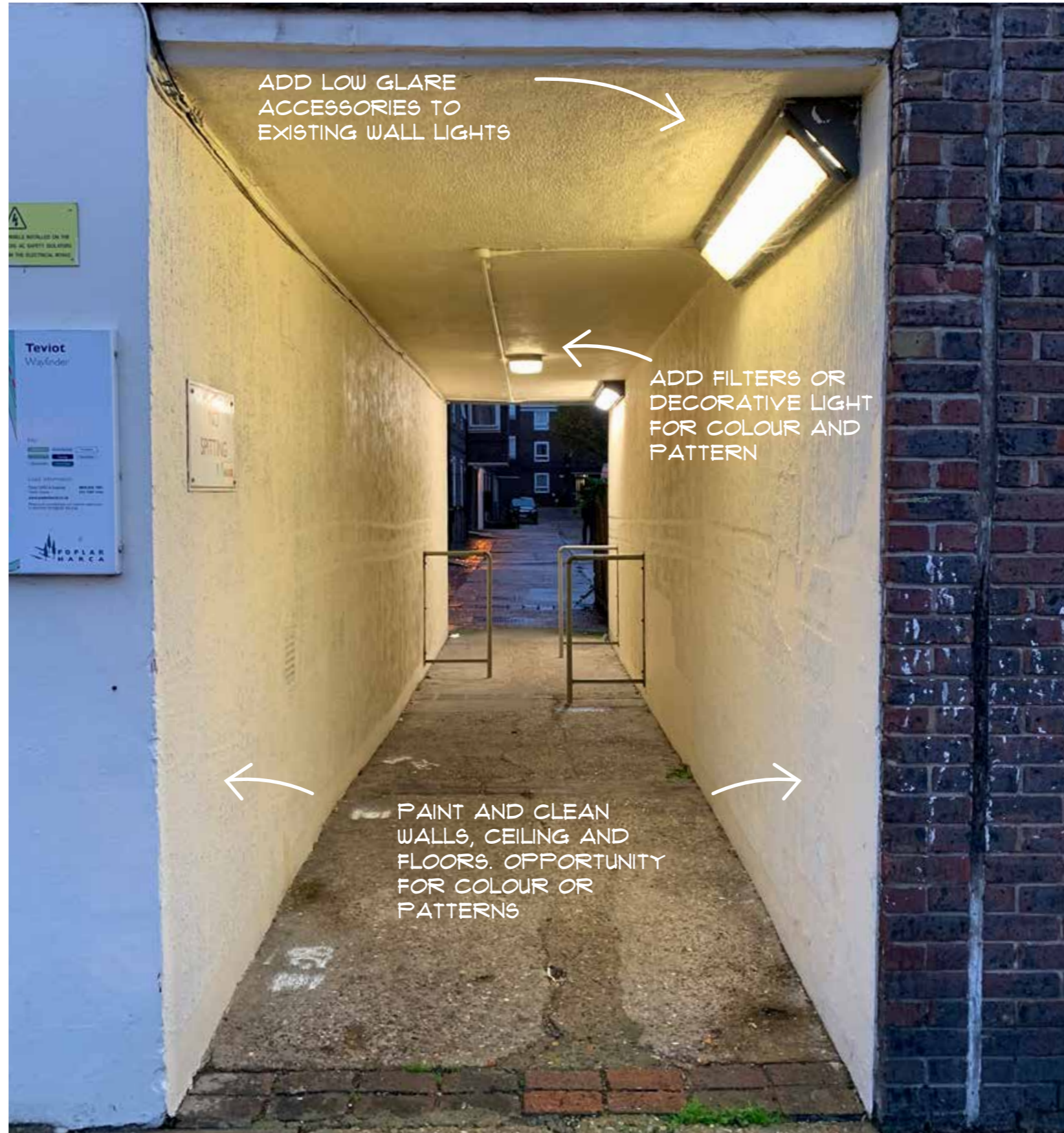
OPTION 4 UNDERPASSES

Existing Condition

- High light levels in comparison to surroundings.
- High glare luminaires reduce visibility.
- Multiple luminaire typologies within single space.
- Opportunity to use underpasses as wayfinding element across estate.

Lighting Intervention

- Luminaire accessories can help minimise glare
- Option for using colour filters for variation and improved wayfinding.
- Alternatively, internal walls and ceiling could be painted in colours or even murals/patterns.



LIGHTING TEVIOT ESTATE ASPIRATIONS

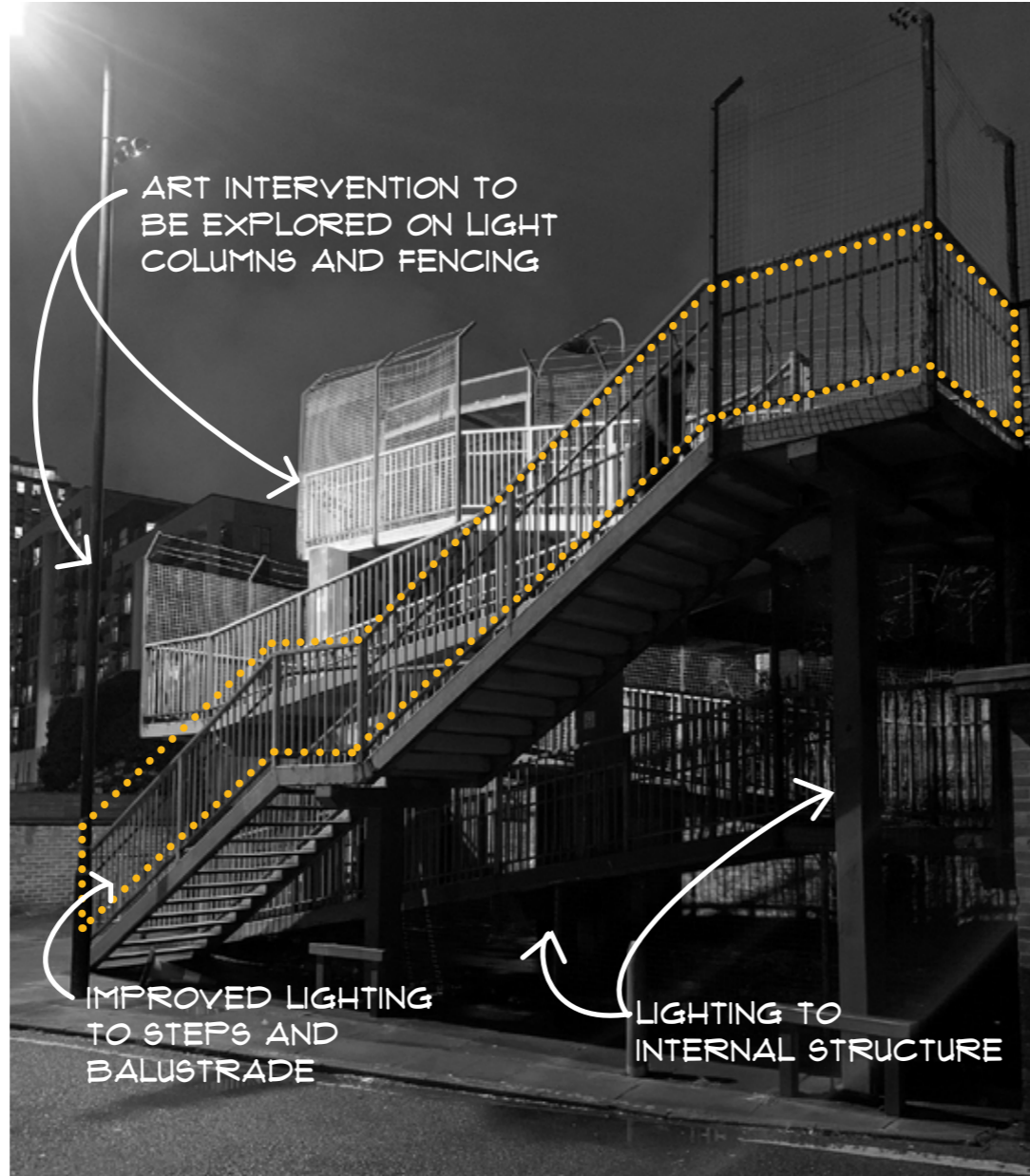
SILVER BRIDGE

Existing Condition

- Lighting currently delivered by street lighting columns.
- Lack of pedestrian scale or residential aesthetic.
- The bridge does not have a strong presence after dark although it is a point of reference for the local residents who use it frequently.
- Lack of lighting to adjacent green area and planting.

Lighting Intervention

- Lighting to underside of bridge to accentuate structure and improve sense of brightness in area.
- Coloured light can help add a special appearance to the bridge to create a local landmark.
- Lighting to ramp, pending detail design, can use linear light option or spotlights.
- Pedestrian scale and style lanterns to replace existing streetlight columns.



THE CHURCH

Existing Condition

- There is currently no architectural lighting to the external church façades.

Key Considerations

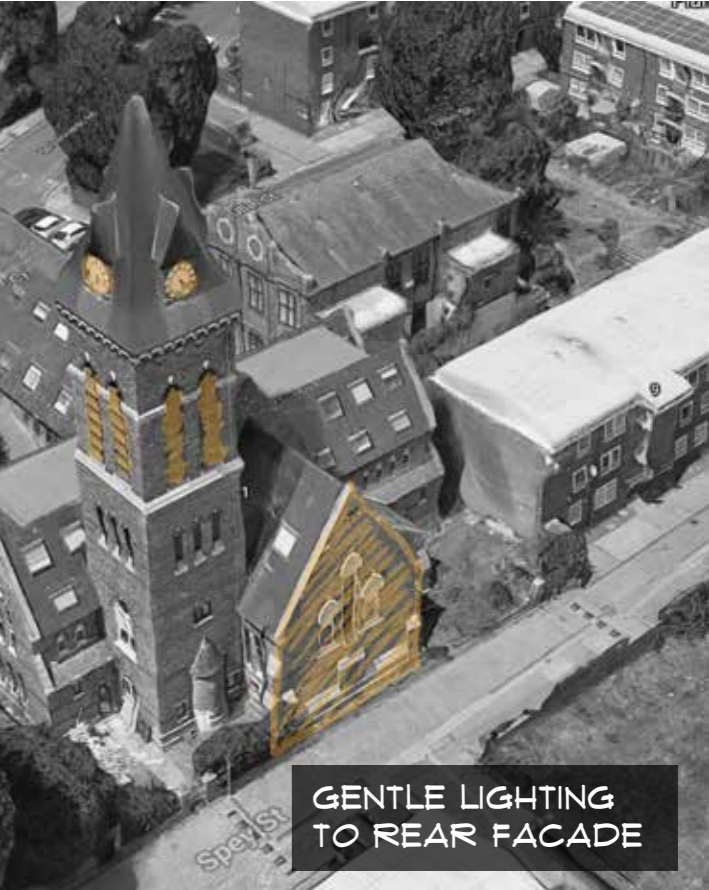
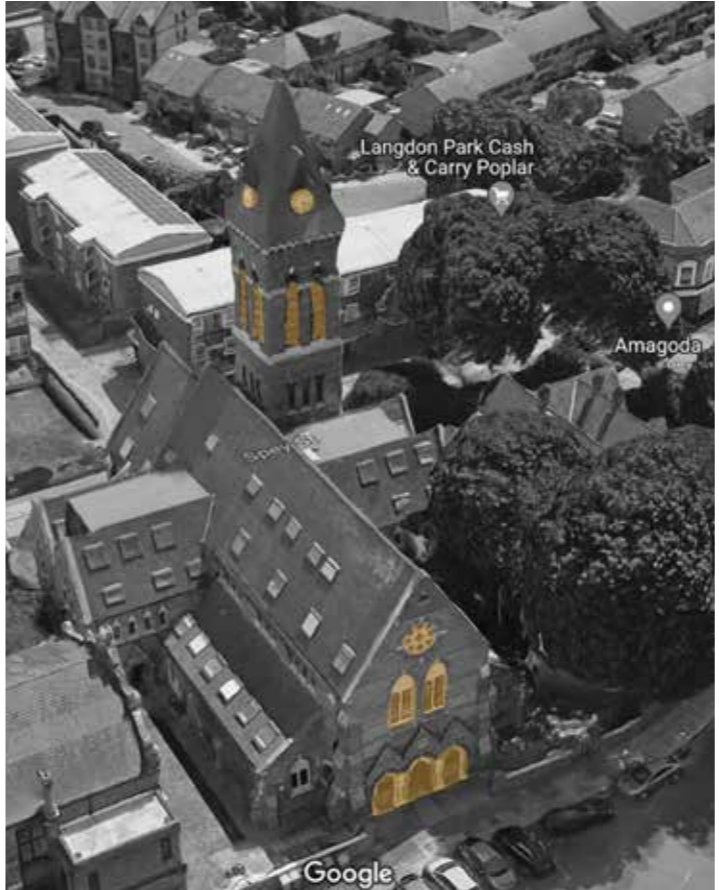
- Ownership of building.
- Cabling routes and metering.
- Maintenance and required access requirements.
- Survey of existing windows and structure to determine feasibility of installation.
- Costs for maintenance and upkeep.
- Engagement with residents regarding proposed lighting.

Proposed Lighting Interventions

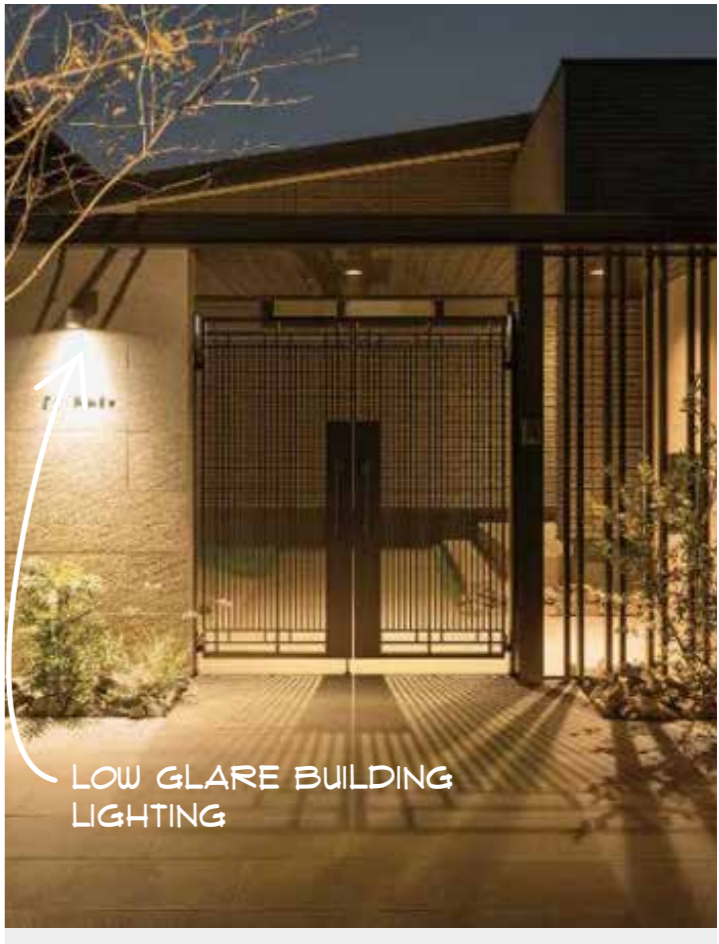
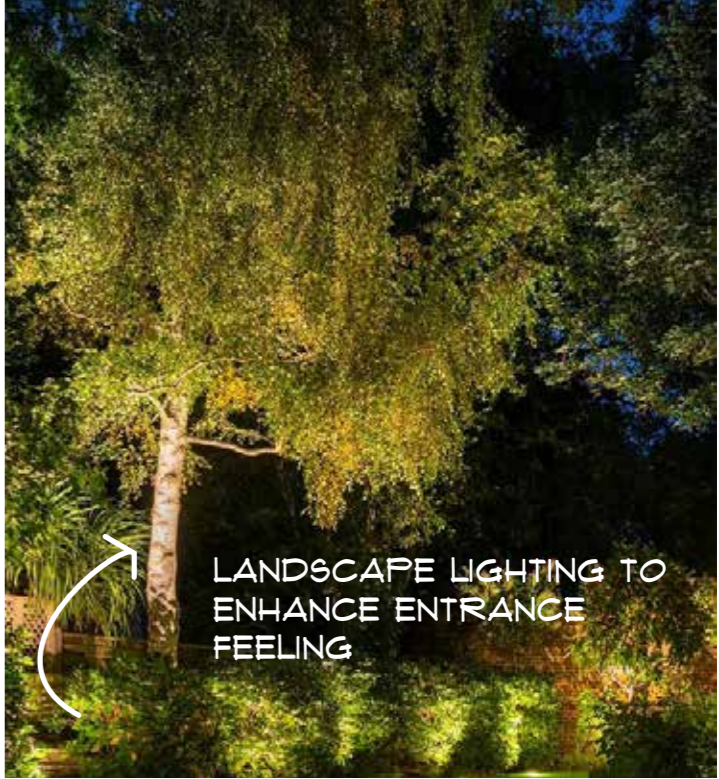
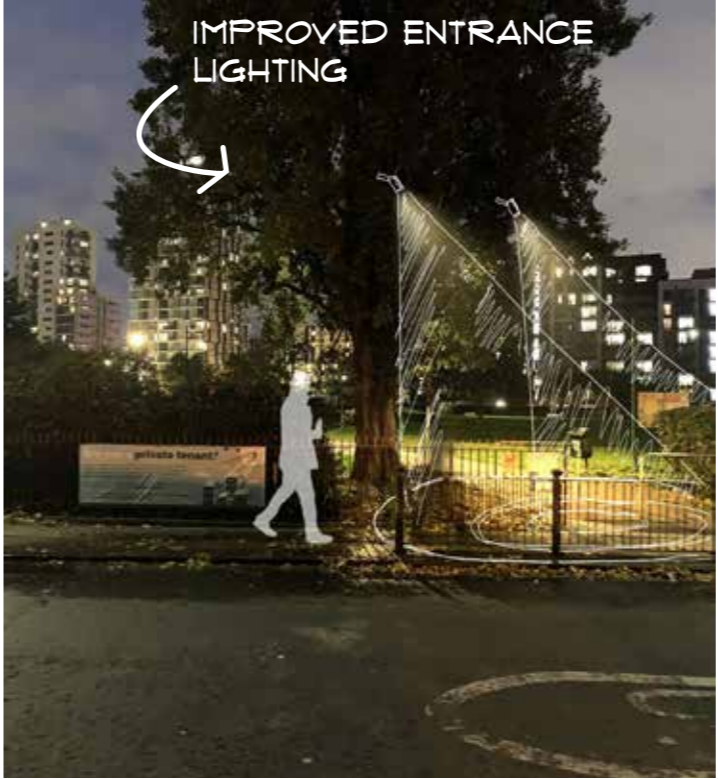
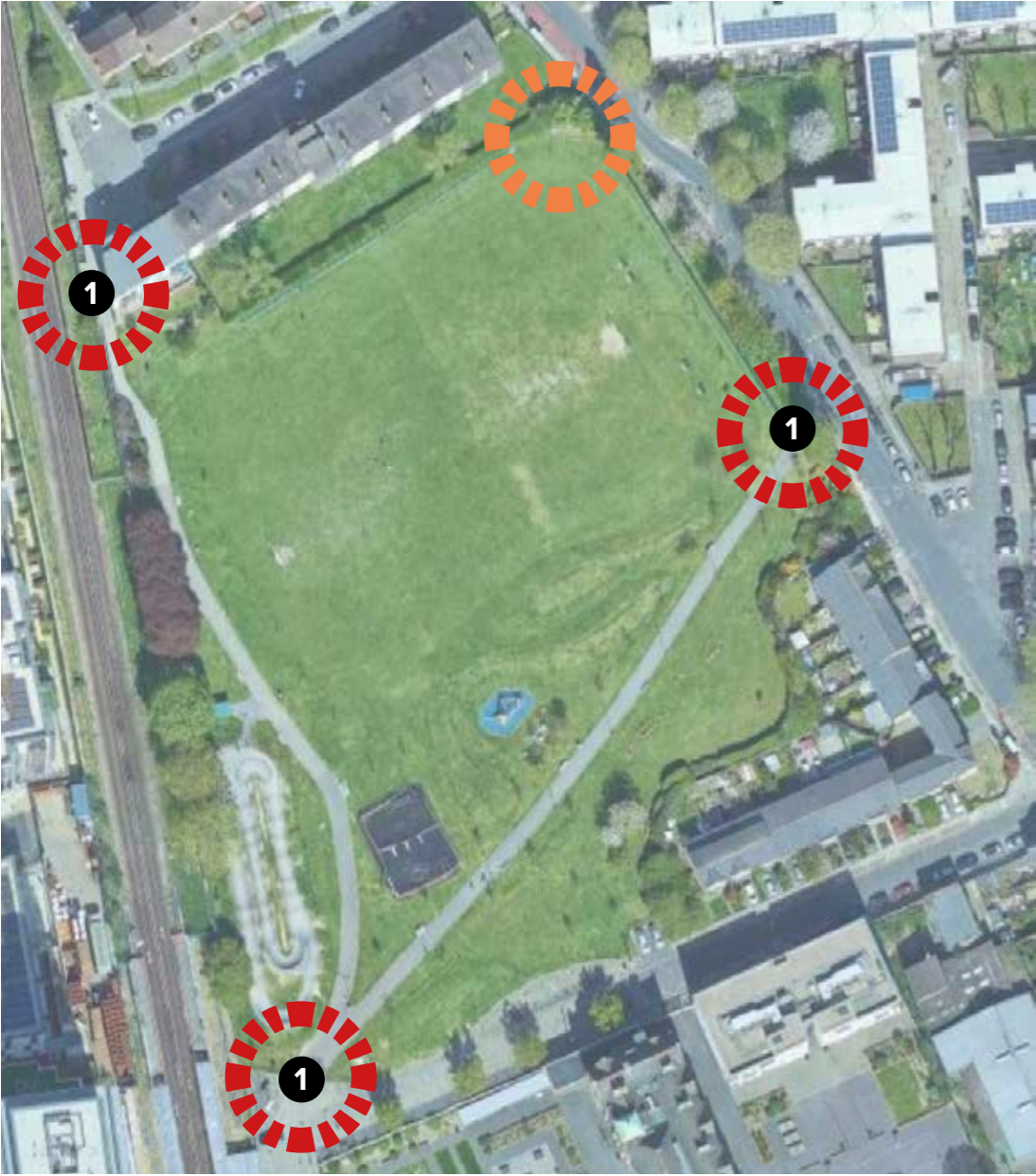
- Lighting to main building entrance.
- Lighting of selected windows, facades and architectural features.



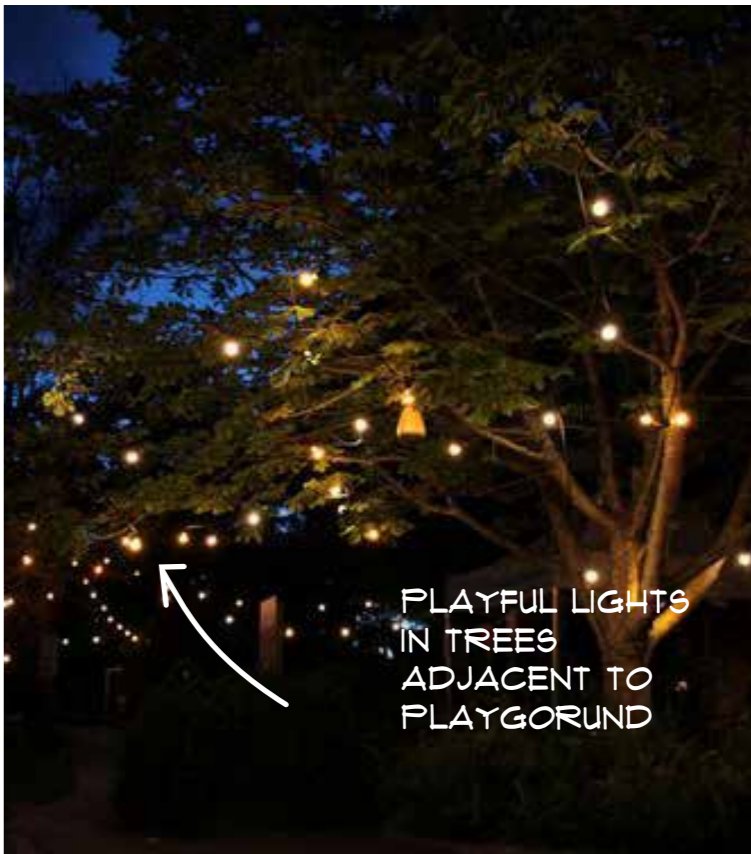
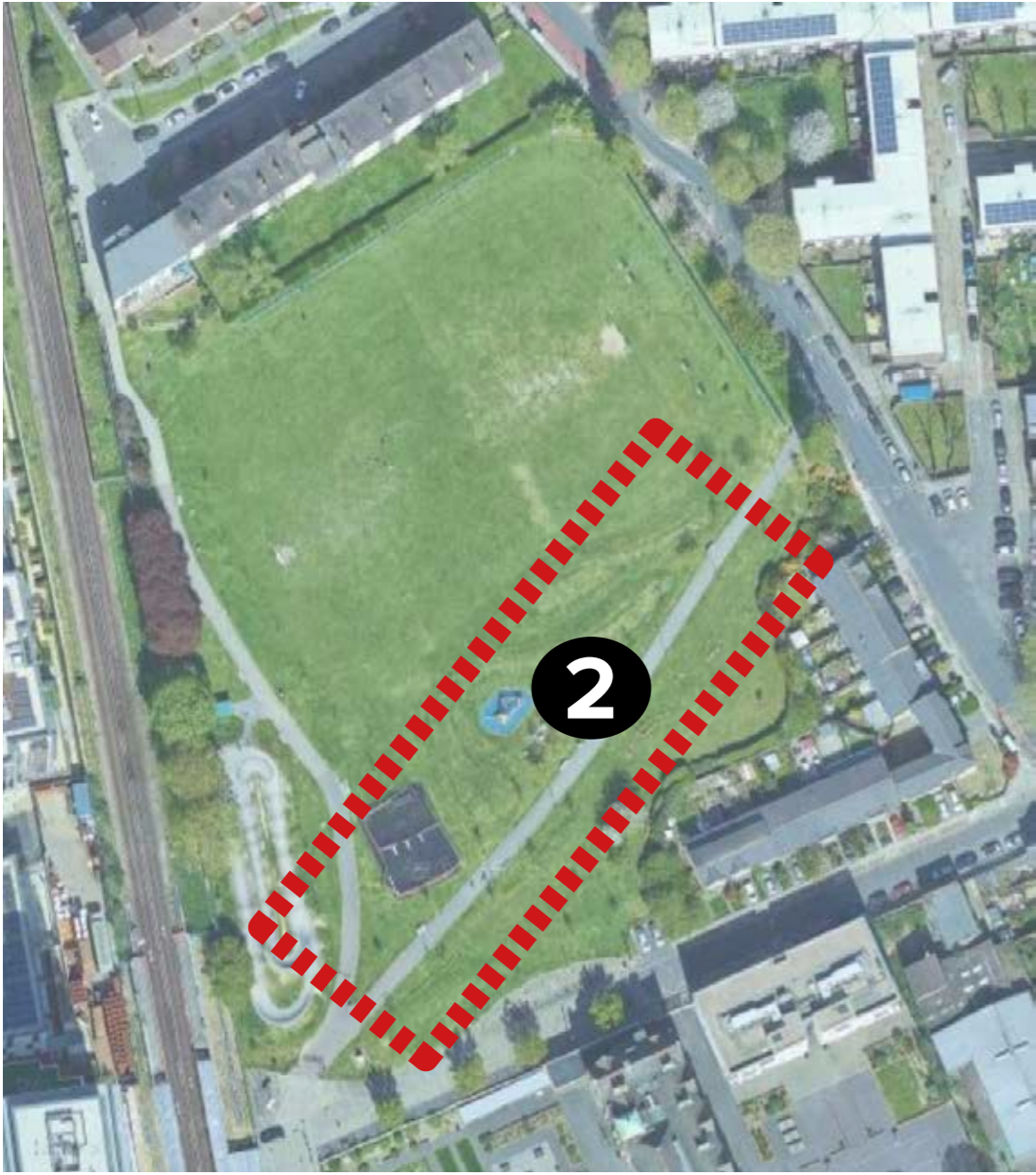
Key Views



LANGDON PARK: ENTRANCES



LANGDON PARK: MAIN PATH



LIGHT
FOLLOWS
BEHAVIOUR