

GUIDELINES FOR THE EXTERNAL NIGHT LIGHTING OF DEVELOPMENTS IN BRAS BASAH.BUGIS- ROCHOR (PART) PLANNING AREA

- 1 Good night lighting of buildings can help to enhance the image of the BBB district by improving its appearance at night.
- 2 The night lighting plan of the area aims to enhance and emphasise the district as a vibrant arts, culture, learning and entertainment hub. To achieve this objective, the following developments within the boundary of the Night Light Master Plan are required to provide night lighting in compliance with the prescribed night lighting guidelines:
 - **Arts & cultural uses:** museums, art galleries, art housing, Places of Worship;
 - **Educational use:** universities, colleges, tertiary institutions, etc.;
 - **Entertainment use:** theatres, cinemas, etc.;
 - **Buildings with architectural heritage significance:** National Monuments and conserved buildings; and
 - **Buildings gateway entry points:** key buildings along Selegie Road, Victoria Street and Bencoolen Street.

All the identified buildings are required to incorporate external night lighting as part of the overall building design, particularly for the roof or crown, façades, main architectural features, covered walkways and open spaces at street level.

- 3 Supplementary information on Good Night Lighting Practices can be found on the URA website at – <http://www.ura.gov.sg/lightingplan/>

Night Lighting Concept for the Streetscape

- 4 The night lighting of the building facades, crowns and spires will help to create a unique, three-dimensional streetscape for the BBB district. The night lighting guidelines as shown in [Appendix 2 Table A](#) state the relevant lighting specifications for the various building types, which are broadly classified under two categories - Classic and Contemporary. Classic buildings (e.g. National Monuments and conservation buildings) are guided to use lights of a warmer colour temperature while Contemporary buildings (e.g. modern buildings) are guided to use cooler colour temperature lights.
- 5 The guidelines address the method of lighting to achieve the objective of enhancing the key architectural design characteristics and principal use of each building.

Light Trespass and Light Pollution

- 6 There is a growing concern about the excessive use of lights to illuminate the cityscape. Night lighting should thus be executed sensitively to avoid glare, light trespass and light pollution. Pedestrians, residents, drivers, and other fields of vision shall be considered to prevent light spillage and to increase the energy efficiency of the lighting.

Light Fittings and Mounting Details

- 7 Sufficient measures must be taken to ensure that night lighting fixtures and mounting details are fully integrated with the architecture and/or landscape design of the building and screened from view.
- 8 The fixtures are to be located fully within the site boundary and are not to encroach into the adjacent road reserves, etc.
- 9 The night lighting equipment shall have the necessary protective means from damage, theft and harm to the public, for those elements that are accessible to the public.

Energy-Efficient and Maintenance-Friendly

- 10 Light sources that have a high energy-efficiency rating, have a long operating life for easier maintenance. Light sources which are of high economical efficiency, such as compact metal halide lamps, fluorescent lamps, LEDs, or electrodeless lamps, are recommended for use.

Operation Hours

- 11 Building owners are required to turn on the night lights on Fridays, Saturdays and Sundays, from 7.00pm to 11.00pm, and during national and district-wide events and festivals, such as the Night Festival, from 7.00pm to 11.00pm.

Lighting Mock-up / Lighting Trials

- 12 The testing and commissioning of the approved lighting proposal must be done in a manner which does not become a disamenity to the surrounding developments and does not have an adverse impact on the night time skyline. As a guide, the testing of the light fittings should be done either during day-light hours or between the hours of 11.00pm and 4.00am. Building owners are required to submit their testing and commissioning schedules to URA at least 3 days before site testing, for URA's records.
- 13 Building owners are required to liaise and coordinate the testing of the lighting for national and district-wide events and festivals, such as the

Night Festival, with the event organiser via the URA.

Publication

- 14 Building owners are required to allow URA to publish the approved lighting design on URA's website once Written Permission for the lighting proposal has been granted. This will serve as a reference for the design of the night lighting of subsequent adjacent developments to ensure an appropriate design response.