



Your Bespoke Garden Lighting Proposal from Garden Lighting Solutions by Eagle & Spear

Prepared by the team at Garden Lighting Solutions

KingsBerry House Estate Lighting Proposal



Designer-led. Technically proven. Professionally supported

Prepared by Garden Lighting Solutions by Eagle & Spear

his proposal sets out a design-led, installation-ready approach that balances evening atmosphere, practical movement around the garden, subtle security support and long-term maintainability. The intention is not to flood the estate with light.

The scheme is designed to use carefully positioned warm-white fittings, selected zones of feature illumination and discreet path lighting so the garden feels calm, usable and beautifully connected in the evening while retaining natural darkness where it matters.

Why Garden Lighting Solutions

Designer-Led First. Technically Proven Second. Supported for the Long Term.

Garden Lighting Solutions approaches estate lighting as a design discipline first. We begin with the look, feel and style of the finished garden: how the house is approached, how paths read after dark, how planting catches warm light, how shadows are preserved, and how the estate feels in the evening. Only once the design intent is clear do we turn it into a fully engineered lighting system. The finished design is then reviewed against cable sizing, volt drop, transformer loading, distribution, switching, protection, isolation, access, maintenance, operation, testing and certification. This matters because a high-end estate

lighting scheme must do both jobs properly. It must look beautiful at night, but it must also be electrically sound, serviceable and reliable over time.

GLS principle	What it means at KingsBerry House
Designer first	The lighting is shaped around the house, garden, routes, planting, views, shadow and evening atmosphere.
Technically tested	Cable sizes, volt drop, distribution, controls, protection, loading and operation are checked before installation.
Professionally installed	The system is built around proper cabinets, labelled circuits, serviceable routes and night-time commissioning.
Long-term support	GLS maintains, adjusts, services and supports what it has proudly installed as the garden matures.

Design Philosophy

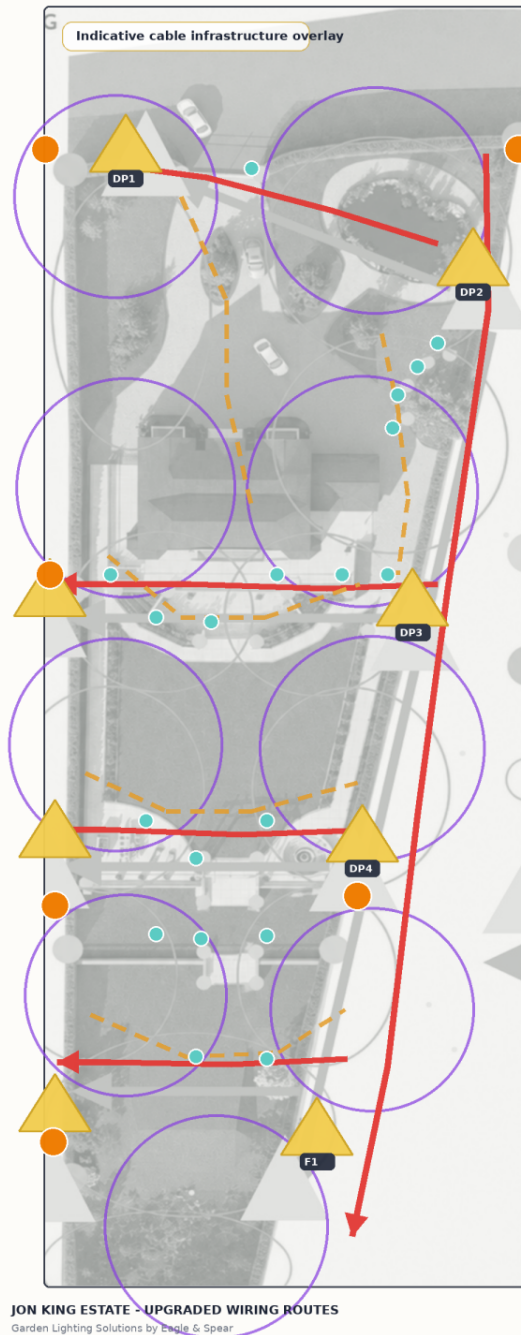
The design intent is to create a warm and inviting evening garden that supports practical use without losing the natural character of the estate. Lighting should be seen through its effect on the garden, not by drawing attention to the fittings themselves. **The scheme is intended to:** ·

- make the principal routes and entrances feel welcoming and easy to read after dark;
- bring depth and structure to the garden by lighting selected planting, trees and focal points; ·
- support safe movement without creating the feel of a car park or commercial frontage; ·
- provide discreet perimeter confidence using controlled, downward-aimed security lighting;
- retain contrast and darkness so the lit elements feel special rather than flat or over-exposed. Warm-white light, carefully controlled beam angles and commissioning after dark are central to this approach.

The final evening set-up is as important as the installation itself, because the best results come from fine adjustment, not from simply placing fittings and switching them on.



PROJECT: JON KING ESTATE
DATE: 03 JUNE 2026
DRAWN BY: GARDEN LIGHTING SOLUTIONS
SCALE: NTS



PLAN KEY

- PILLAR / PATH LIGHT**
Low-level path and pillar illumination
- SECURITY FLOOD**
Perimeter and area security lighting, angled down
- GARDEN LIGHTING ZONE**
Feature and ambient garden lighting influence area
- DISTRIBUTION PANEL**
Local field panel / cabinet position
- MAIN BACKBONE CABLE**
Primary estate wiring route between distribution points
- LOCAL RIB CIRCUIT**
Secondary lighting feed from distribution point to area

NOTES

- All lighting positions and cable routes are indicative.
- Final routes to be confirmed on site before installation.
- Cable routes to avoid known services, tree roots and sensitive planting wherever possible.
- Electrical installation to be verified and certified by the appointed electrician in accordance with BS 7671.
- Low-voltage 12V fittings unless noted otherwise.

Infrastructure principle

The drawing shows the upgraded estate lighting structure as a main backbone with local distribution panels and controlled rib circuits serving the lighting areas. It is intended as a client-facing planning and discussion plan, with final cable sizing, protection, switching and certification to be confirmed by the electrician.

JON KING ESTATE - UPGRADED WIRING ROUTES
Garden Lighting Solutions by Eagle & Spear

Design-led estate lighting | professional infrastructure | warm white garden effect

How the Estate Lighting System is Structured

1. Pillar and path lighting Low-level path and pillar lighting will be used to guide movement, define key route edges and create a welcoming sense of arrival. These fittings should remain restrained and comfortable to look at, avoiding glare into the eye and avoiding unnecessary spill onto neighbouring areas.

2. Garden lighting zones The garden lighting zones identify the broader areas where feature and ambient lighting will create evening depth. These are not intended to be blanket-lit areas. Each zone should be tuned on site so only the important trees, planting forms, textures and garden moments are picked out.

3. Security flood positions The security flood positions are included for perimeter awareness and practical confidence, not as general floodlighting. These fittings should be carefully angled down, aimed away from sensitive views and commissioned to the lowest useful output for the task.

Thank you,

*I would like to add a personal note of thanks for considering
Garden Lighting Solutions for your project.*

*I hope you find the enclosed quotation of interest. Should you
require any further information, or wish to discuss the proposal
in more detail, please do not hesitate to contact me.*

My mobile number is 07771 721758.

Best regards,

Gary Lester

**"Gary really understood exactly what we needed, delivered it well, and kept us
updated all the way.**

We are very Happy, with our hotel external lighting!"

- Benjamin - East Hampstead Park Hotel -



Garden Lighting Project Overview

A Complete Estate Lighting System

Our Proposal

The KingsBerry House scheme is made up of five main lighting layers. Each layer has a different job to do. Together, they create a controlled, warm and professional estate lighting scheme.

Lighting layer	Purpose
Estate backbone, spine and ribs	The main power and control infrastructure from the kiosk to front and rear garden distribution points.
Security lighting posts	Eight black estate-style security posts recessed into hedge and planting, controlled separately from the decorative lighting.
Professional commercial-grade LV garden lighting zones	Warm, flexible, professional low-voltage garden lighting for herbaceous borders, planting, trees, shrubs and seasonal garden features.
Pond and water feature lighting	A gentle warm-white water feature layer within the front garden scheme.
Pedestal and pillar lighting	The formal rhythm of the estate, giving structure to the entrance, routes, garden levels and arrival sequence.

The proposal has been developed as one coordinated scheme so that the infrastructure, controls and lighting effects all work together from the beginning.

The Estate Backbone

Section 1: Estate Backbone, Spine and Ribs

The KingsBerry House lighting scheme is built around proper estate infrastructure rather than isolated lighting points. For a garden of this scale, the electrical design must be organised, serviceable and capable of future adjustment. The proposal therefore uses a main power spine from the kiosk, local distribution points through the rear garden, a separate front garden distribution point, and controlled ribs running from those distribution points to the individual lighting areas. This gives the scheme its technical strength. It also supports the design quality, because each area can be lit in layers rather than everything being forced onto one blunt circuit.

Estate term	Meaning within the system
Backbone / spine	The main power route from the kiosk to the distribution points.
Distribution points	Local serviceable cabinet positions for protection, switching, labelling and circuit separation.
Ribs	Local lighting circuits running from distribution points to garden areas, posts, planting or features.
Nerves	Dedicated low-load control and switching cables allowing operation, override and future scene control.

The infrastructure is the part of the scheme that will not usually be seen, but it is what makes the lighting credible. A high-end estate lighting installation should not rely on improvised external wiring or inaccessible joints. It should have a clear origin, defined distribution, logical control, labelled circuits and the ability to be tested, maintained and adapted.

Rear and Front Distribution

Rear and Front Garden Distribution

Rear Garden The rear garden is arranged around six distribution points. These are planned as three main distribution positions down one side of the garden, with cross-feeds to the opposite side. This creates a left and right distribution structure across the garden levels, allowing lighting circuits to be organised sensibly by area.

Route	Technical allowance	Purpose
Kiosk to DP1	25mm ² 5-core SWA	Main incoming estate lighting spine to the first and most heavily loaded rear garden distribution point.
DP1 to DP3	16mm ² 5-core SWA	Main continuation of rear garden spine.
DP3 to DP5	16mm ² 5-core SWA	Main continuation to lower rear garden distribution level.
DP1 to DP2	10mm ² 3-core SWA	Cross-feed to opposite side of upper rear garden.
DP3 to DP4	10mm ² 3-core SWA	Cross-feed to opposite side of middle rear garden.
DP5 to DP6	10mm ² 3-core SWA	Cross-feed to opposite side of lower rear garden.
Main control cabling	2 x 5-core 1.5mm ² SWA	Control and switching routes for lighting layers, security, override and future flexibility.

Front Garden The front garden and entrance area will be treated as a separate arrival layer.

Route	Technical allowance	Purpose
Kiosk to front garden DP F1	16mm ² 5-core SWA	Dedicated front garden and entrance distribution supply.
Front garden control cabling	2 x 5-core 1.5mm ² SWA where required	Switching, control, WiFi receiver, manual override and future control capacity.



Please feel free to reach out if you have any questions.

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Lighting Scheme Layers

These lighting layers bring structure, atmosphere, safety and flexibility.

Section 2: Security Lighting Posts

The security lighting is treated as a separate practical layer. It is not intended to become the visual language of the garden. The decorative garden lighting should remain warm, calm and atmospheric. The security lighting should be available when required for awareness, movement, deterrence and practical coverage, but it should not dominate the evening setting or create unnecessary glare. The proposal includes eight black estate-style security posts, recessed back into the bay hedge and planting wherever practical.



The security lighting should support confidence without making the garden feel harsh or commercial.

Area	Quantity	Design role
Rear garden security lighting posts	6	Practical coverage across rear garden levels, movement routes and darker garden edges.
Front garden security lighting posts	2	Entrance awareness, front garden coverage and approach security.
Total security posts	8	Separate controlled security layer.

Element	Proposed approach
Column type	5m black RAL9005 root-mounted estate-style column, or equal approved.
Lighting direction	Downward-facing, aimed below horizontal.

Colour temperature	Warm white, aligned with the wider scheme.
Distribution cabinet	Mounted low or positioned discreetly at or near the post base where practical.
Landscape treatment	Set back into hedge or behind herbaceous planting.
Controls	Separate from decorative garden lighting.
Commissioning	Night-time aiming to reduce glare and unnecessary spill.
Groundworks interface	Posts supplied and integrated by GLS, with physical erection, excavation, setting, concrete support, backfill and reinstatement by the groundworks team.

The security lighting should support confidence without making the garden feel harsh or commercial.

Section 3: Herbaceous Border and Garden Planting Lighting

The professional commercial-grade LV garden lighting zones are where the estate becomes softer, warmer and more atmospheric. The backbone and distribution cabinets give the scheme its technical structure. The LV garden lighting zones give the garden its evening character. This is the part of the lighting that picks up selected planting, border depth, trees, shrubs, paths, garden edges and seasonal moments. The intention is not to light every plant. It is to choose the right features and allow darkness to remain between them. This creates depth and quality. The eye is drawn through the garden by warm highlights rather than overwhelmed by uniform brightness. Each zone is priced as a professional garden lighting allowance, with final fitting selection refined with the client as part of detailed design and night-time commissioning.



Professional LV garden lighting zone		Allowance / design basis
Transformer capacity		1 x 150W LV transformer allowance per zone, subject to final load verification.
Low-voltage cable		100m per zone allowance.
Flexible conduit		100m per zone allowance.
Average fittings per zone		16 warm-white professional garden fittings per zone as average design basis.
PC/client selection allowance		Priced by zone, with final fitting mix confirmed with the client.
Lighting colour		Warm white.
Design use		Borders, planting, trees, garden edges, paths and selected features.
Area	Professional LV zones	Typical use

Rear garden	8	Herbaceous borders, feature planting, trees, garden depth and lower garden atmosphere.
Front garden herbaceous / arrival planting	3	Front garden borders, feature planting, entrance depth and soft arrival lighting.
Front garden pond / water feature area	1	Pond, water edge and selected waterside planting.
Total	12	Warm white feature lighting across the front and rear gardens.

Built to Move With the Garden

The garden is a living environment. Plants grow, borders change, shrubs are moved, seasonal planting develops and the best lighting positions can shift over time. For that reason, each professional LV garden lighting zone includes flexible conduit. The low-voltage cabling is intended to run discreetly around the rear of the borders, with fittings then brought forward into selected planting positions where required. This gives the installation a cleaner, more professional base while still allowing the garden lighting to be adjusted as the planting matures.

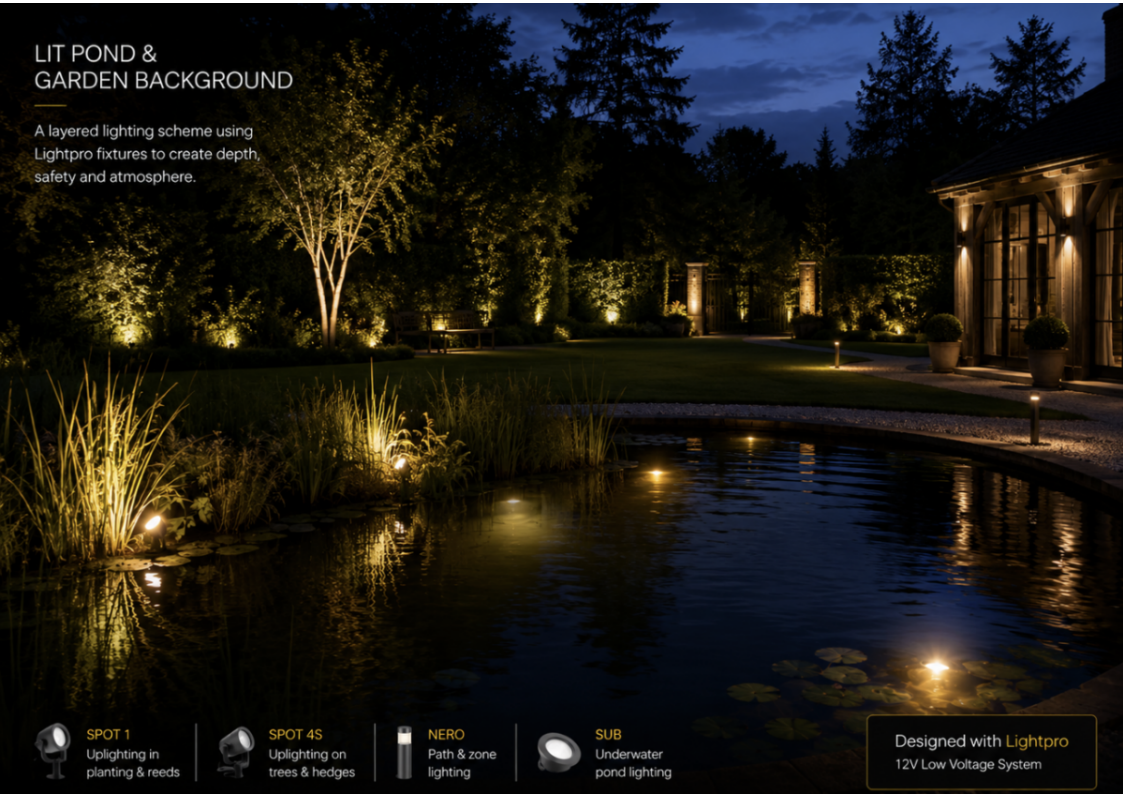
Conduit benefit	Design value
Cable protection	Reduces risk from gardening, planting and border maintenance.
Cleaner routes	Keeps cabling organised around the rear of borders.
Future access	Helps later changes, additions and fault-finding.
Seasonal flexibility	Allows fittings to be repositioned as planting matures.
Professional finish	Avoids loose, informal garden cabling.
Maintenance support	Makes the system easier to understand and look after.

The finished border lighting should feel warm, selective and elegant. Some lights will lift structure. Some will catch leaf texture. Some will draw attention to a

specimen shrub or tree. Others will simply create depth, so the garden continues beyond the immediate path or terrace after dark.

Section 4: Pond and Water Feature Lighting

The pond lighting should be treated as a special feature within the front garden lighting scheme. It should sit within the same warm white lighting language as the rest of the estate, but the design needs to be more careful because water reflects light, movement and glare differently from planting or stone. The aim is to reveal the pond gently, not to make it bright.



Element	Proposed treatment
Lighting colour	Warm white to match the wider estate scheme.
Fitting type	Professional water-suitable LV fittings, final selection subject to detailed design.
Lighting position	In-pond, pond edge and selected waterside planting where appropriate.
Design effect	Reflection, depth, gentle movement and feature emphasis.
Control	Operated as part of the front garden feature lighting scene.

Safety	Only fittings suitable for the specific water or water-edge position to be used.
Commissioning	Night-time adjustment to avoid glare, reflection issues and over-brightness.

The pond should feel like a quiet evening focal point. It should not compete with the house, the front garden arrival lighting or the wider estate rhythm. Instead, it should add a subtle layer of movement and reflection, helping the front garden feel considered and complete after dark.

Section 5: Pedestal and Pillar Lighting

The pedestal and pillar lighting provides the formal rhythm of the estate. Where the professional LV feature lighting is soft and planted, the pedestal lighting is architectural. It gives structure to entrances, routes, level changes and the journey through the garden. These fittings are one of the most visible parts of the scheme during the day and one of the most important visual cues at night. The final selection should therefore be treated as a design decision, not a commodity purchase.

Area	Quantity	Design purpose
Rear garden pedestal / pillar lamps	21	Rhythm through the garden levels and route structure.
Front garden pedestal / pillar lamps	10	Entrance, arrival, gate and approach structure.
Total pedestal / pillar lamps	31	Estate identity and formal lighting rhythm.

Item	Allowance
Pedestal / pillar lamp PC sum	£450 + VAT per fitting
Final leg cable allowance	30m per fitting
Final leg cable type	1.5mm ² 3-core SWA
Installation allowance	Half day per fitting
Connection	Back to relevant local distribution point

The front gate and entrance area should create a confident first impression:

warm, composed and appropriate to the property. In the rear garden, the pedestal lamps should create measured rhythm down through the garden levels, helping the client and guests understand movement through the space after dark.



Limehouse Lamp Company

**Balmoral Short Pillar
Lantern Single Light
Renovated Brass**

£1,045.00

Example Pedestal Light Fittings



Elstead Lighting

**Elstead Turin Grande Large
Pedestal Lantern Light
Black/Gold**

£303.00-£348.00

Example Pedestal Light Fittings



Control, Assurance, Restraint

These sections explain control, assurance, commissioning and responsible lighting restraint.

Section 6: Controls, Switching and Commissioning

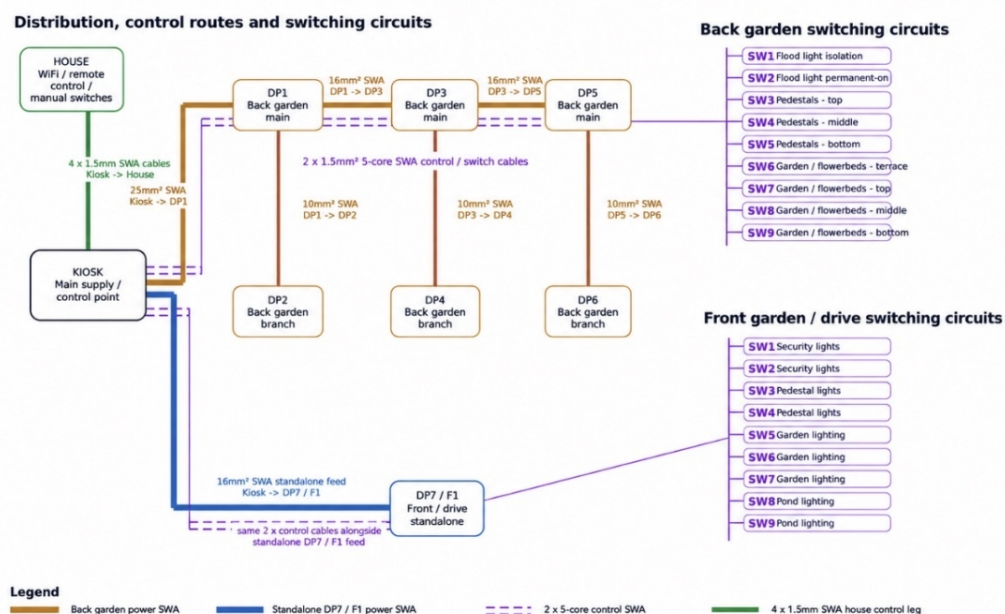
The scheme is designed around lighting layers, not a single on/off switch. The estate will have different lighting needs at different times. A normal evening scene may use the pedestal lamps and selected planting lights. A fuller scene may be used when entertaining. Security lighting may be called on separately when practical coverage is required.

Lighting layer	Purpose	Control approach
Pedestal / pillar lamps	Arrival, rhythm, movement and structure.	Timed, switched or scene controlled.
Professional LV garden lighting zones	Borders, trees, planting depth and garden atmosphere.	Scene controlled and adjustable.
Pond lighting	Reflection, water feature and front garden detail.	Controlled as part of front garden feature scene.
Security lighting	Practical coverage and deterrence.	Separate PIR, manual or controlled operation.
WiFi receiver	Convenience and scene adjustment.	Mounted in suitable enclosure with service access.

The main control allowance includes 2 x 5-core 1.5mm² SWA control cabling where required. This acts as the switching nerve system running alongside the main power spine. It allows the estate to be controlled intelligently without relying on long-distance switching of lighting loads in an impractical or unserviceable way. Final lighting quality will be achieved at night, not on paper alone. Once the main installation is complete, the fittings should be adjusted after dark so glare is reduced, beams are softened, borders are balanced, security lights are checked, pond reflections are reviewed and the estate scene is made to feel right.

KINGSBERRY HOUSE - POWER, CONTROL & SWITCHING SCHEMATIC

Back garden DP1-DP6 plus standalone front garden / drive DP7-F1, with house control leg from kiosk



Garden Lighting Solutions - technical schematic

Section 7: Electrical Compliance, Cable Sizing and Volt Drop

Although the finished lighting should feel soft and effortless, the infrastructure behind it must be properly engineered. Volt drop is especially important on a large estate lighting scheme. Where cable runs are long, undersized cables can reduce performance, create inconsistent brightness, affect switching reliability and limit future flexibility. The KingsBerry design therefore uses larger main backbone cables from the kiosk, smaller local ribs from distribution points, and dedicated control cabling so that power and switching are dealt with properly. The design approach is simple: run the right cable to the right place, reduce unnecessary long-distance final circuits, and switch or distribute locally wherever practical.

Technical issue

How the KingsBerry design responds

Long estate cable runs	Heavier backbone cabling is used from the kiosk, with local distribution points reducing excessive final circuit lengths.
Volt drop	Cable sizes and circuit routes are reviewed against the connected load, distance, installation method and final fitting selection.
Circuit loading	Pedestal lamps, professional LV garden lighting zones, security lighting and control circuits are separated into sensible lighting layers.
Switching reliability	Dedicated control cables allow low-load switching and scene control without forcing all operation through long lighting-load circuits.
Future serviceability	Distribution cabinets, labelling and isolation allow testing, adjustment and future additions.

Final electrical works are to be designed, inspected, tested and certified by a competent electrician in accordance with the current edition of BS 7671 and any applicable amendments or transition arrangements.

Section 8: Planning, Dark Skies and Local Lighting Restraint

KingsBerry House sits in a sensitive rural setting. The lighting scheme has therefore been developed with restraint as a design principle. The objective is not to make the estate bright. The objective is to make it legible, warm, safe and beautiful after dark while preserving shadow, avoiding glare and reducing unnecessary light spill. The proposal follows the principle of using the right light, in the right place, at the right time.

Planning concern	Potential issue	Mitigation within the proposal
Sky glow	Upward light and cumulative brightness visible against the night sky.	Warm white lighting, careful aiming, no general upward lighting, restrained scenes and dusk commissioning.
Glare	Visible lamp source or excessive contrast from badly aimed fittings.	Controlled fitting selection, shielded/security aiming, lower-level lighting and night-time adjustment.

Light intrusion	Spill beyond the property, lane or neighbouring land.	Localised lighting, adjustable fittings, separate security control and final aiming review.
Ecology	Potential impact on bats, nocturnal wildlife, hedges, trees and pond areas.	Avoid unnecessary lighting of hedgerows, tree canopies, water and woodland edges; use warmer light and controlled hours.
Cumulative effect	Large estate schemes can look suburban or over-lit.	Retain darkness between lit moments, avoid blanket floodlighting and use lighting rhythm rather than uniform coverage.
Operational hours	Lighting left running when not needed.	Scene control, WiFi receiver allowance, separate security layer and agreed evening operating settings.

The best estate lighting is not the brightest lighting. It is controlled, warm, well-aimed and properly commissioned.



Please feel free to reach out if you have any questions.

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Investment Summary

Professional Garden Lighting Investment



Section 9: Investment Summary

Following final review, the proposal is priced as a complete estate lighting installation package based on the current design, technical assumptions and working quantities. The proposal includes the estate lighting infrastructure, distribution points, controls, professional commercial-grade LV garden lighting zones, pond/water feature lighting, pedestal/pillar lighting, security lighting integration, testing, night-time commissioning and handover. The security lighting posts remain included within the GLS lighting scheme; however, the physical erection of the posts is assumed to be undertaken by the groundworks team as part of the wider groundworks package.

Section-by-Section Pricing Summaries

Section 1: Estate Backbone, Spine and Ribs	
Full supply and install of ribs, controls and distribution	

Section 2: Security Lighting Posts	
Regional cabling and 8 black estate security post positions, excluding physical erection	

**Section 3: Herbaceous Border and Garden
Planting Lighting**



Including warm-white garden feature
lighting, regional cabling, transformers and
conduit
allowances

**Section 4: Pond and Water Feature
Lighting**



The Pond and surrounding lighting scheme

Section 5: Pedestal and Pillar Lighting



Full installation and regional cabling

Testing, commissioning and handover

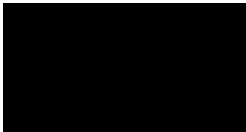


Testing,
commissioning, labelling, aiming and
handover

Optional Service & Maintained Plan

1 Year Service Plan

OPTIONAL



Protect your investment by extending your
service plan, including annual system
inspections, lamp replacement where
required, beam adjustments and priority
support to maintain optimum
performance. The plan is payable yearly on
the anniversary of the original system
commissioning and sign-off, ensuring the
lighting installation remains reliable,
carefully maintained and performing
exactly as intended.

What Is Included

Included item	Quantity / allowance
Rear garden estate lighting infrastructure	Included
Front garden and gate-side distribution layer	Included
Distribution cabinets	7
Pedestal / pillar lamp positions	31
Professional commercial-grade LV garden lighting zones	12
Average LV garden fittings allowed	192
Flexible conduit	1,200m
LV garden lighting cable	1,200m
150W LV transformers	12
Security lighting positions	8
Black estate security posts	8
Security post physical erection	By groundworks team
Control cabling allowance	Included
WiFi receiver allowance	Included
Testing, commissioning and handover	Included

PC item / client selection allowance	Allowance
Pedestal / pillar lamp fitting	
Professional commercial-grade LV garden lighting zone	
Professional LV design basis	Warm-white garden feature lighting, transformer capacity, cable, conduit and average fitting allowance per zone
WiFi receiver mounted in suitable enclosure	
Black estate security post / column position	

PC sums and client selection allowances are provisional cost allowances for items where the final product selection will be made with the client. Final selection may increase or reduce the overall proposal depending on fitting choice, finish, height, light output, control equipment and final measured routes.

Assumptions and Exclusions

Exclusion / assumption	Notes
Trenching, excavation, backfill and reinstatement	Assumed by wider groundworks package unless expressly instructed otherwise.
Security post physical erection	Post excavation, setting, concrete support, backfill and reinstatement by the groundworks team. GLS remains responsible for supply, lighting integration, wiring, aiming and commissioning.
Incoming supply upgrades	Excluded.
Builder's works	Excluded.
Making good to hard surfaces	Excluded unless specifically agreed.

Final fitting upgrades above PC sums	Charged as variation.
Specialist controls beyond stated allowance	Subject to separate design and quotation.
Final electrical design	Subject to client verification.
Planning conditions or additional reports	To be reviewed if requested by the planning authority.

This proposal is based on the current design information, agreed working quantities and assumed coordination with the wider groundworks package. Final measured routes, fitting selections, post positions, cabinet positions, supply details and electrician verification may require adjustment before installation.

Why This Scheme Works

This scheme works because it treats the property as an estate.

- It has a backbone. It has local distribution. It has switching capacity. It has formal pillar lamp rhythm. It has flexible low voltage feature lighting. It has separate security lighting. It has protected flexible conduit in planting areas. It has commissioning time so the lighting can be tuned and refined.

The front garden creates arrival. The pillar lamps create structure. The flexibility of LV fittings create atmosphere. The security lighting provides practical coverage. The distribution spine gives the whole system engineering discipline. The flexible conduit allows the lighting to evolve as the garden matures.

The proposal is therefore not only about lighting the estate now. It is about creating a reliable, flexible and beautifully controlled estate lighting platform for the future.

General Terms and Conditions – Payment

Installation Agreement

This proposal outlines the design, supply and installation of the garden lighting system described within this document. The quotation includes all agreed light fittings, cabling, transformers, connection equipment and installation labour required to complete the lighting scheme.

All installation work will be carried out in accordance with current electrical regulations, including BS 7671 Wiring Regulations, using appropriately rated outdoor electrical equipment suitable for garden environments.

Where practical, cabling will be installed discreetly within planting areas and borders to minimise visual impact while maintaining safe and reliable operation of the system.

The lighting design may be adjusted slightly during installation or commissioning to achieve the best visual balance and lighting effect within the garden environment.

Payment Terms

To allow scheduling of installation works and procurement of specialist lighting equipment, payment is arranged as follows.

Deposit

- 40 percent of the project value upon acceptance of this proposal.
- 40 percent of the project value when fittings are being installed
- Final Payment - The remaining balance is payable upon completion of the installation and commissioning of the lighting system.

The deposit secures the installation dates and allows materials and fittings to be ordered specifically for the project.

Installation Programme

Installation dates will be agreed with the client prior to commencement of works. The installation programme may vary slightly depending on weather conditions and site access, however every effort will be made to complete the works efficiently and with minimal disruption.

Works are normally undertaken in planned stages to ensure the garden remains usable throughout the installation period wherever possible.

Commissioning and Adjustment

Once installation is complete the lighting system will be carefully commissioned. This includes aiming, adjustment and final positioning of each light fitting to achieve the intended lighting effect.

Minor adjustments may be carried out during commissioning to refine the scheme and ensure the garden lighting performs exactly as intended.

Client Care and Protection of the Garden

During installation every reasonable care will be taken to protect planting areas, lawns, paving and surrounding structures. Cabling routes are planned to minimise disturbance and where possible are installed within borders or concealed locations.

Any areas affected during installation will be left tidy upon completion of works.

Maintenance and Ongoing Support

Outdoor lighting systems benefit from periodic maintenance to ensure continued performance and appearance. Clients may choose to extend the care of their lighting installation through our optional Extended Service Agreement, which includes annual system inspection, lamp replacement where required, beam adjustments and priority support.

Service plans may be arranged for multiple years, providing continued professional care and helping protect the long term performance and reliability of the installation.

*Thanks again for your inquiry with Garden Lighting Solutions.
If you need any further information, please do not hesitate
to call us.*

*Kindest,
Gary*



Please feel free to reach out if you have any questions.

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5. Technical Standards and Professional Assurance

Garden Lighting Solutions by Eagle & Spear is committed to delivering thoughtfully designed, professionally installed lighting systems built to last. Our work reflects the traditions of craftsmanship and technical excellence associated with the lighting profession. As a Liveryman of the Worshipful Company of Lightmongers, we are proud to uphold these long-standing standards of quality, integrity and care in every installation.



Lighting Design Philosophy

Lighting design is guided by how a space is used, how it is experienced after dark and how the landscape will evolve over time. Each fitting is positioned with intent and selected to reveal form, texture and depth rather than simply illuminate space. The objective is always to create a calm, natural evening atmosphere that enhances the garden without visual excess. All installations are finally balanced during night time commissioning to ensure the lighting feels comfortable, elegant and visually coherent.

Preservation of Darkness

A successful garden lighting scheme is defined as much by darkness as it is by light. Rather than attempting to illuminate every corner of a landscape, carefully designed exterior lighting works by selectively revealing important elements while allowing other areas to remain in shadow. This contrast between light and darkness creates depth, atmosphere and visual calm. Over lighting a garden removes this sense of structure and can make a landscape appear flat or overly bright. Our design approach therefore focuses on restraint, allowing trees, planting and architectural features to emerge naturally from the surrounding darkness.

How Light Works in a Garden – Lighting Layers

Successful exterior lighting schemes are built from three complementary lighting layers. Structural Lighting Illuminates trees and architectural elements to establish the visual framework of the garden. Guidance Lighting Subtle low level lighting that allows comfortable and safe movement through the landscape. Feature Lighting Selective highlights used sparingly to draw attention to specimen trees, sculptures, seating areas or other focal points.

Professional Lighting System Engineering

Exterior lighting systems operate in challenging environmental conditions. For this reason our installations are designed as complete lighting systems rather than individual fittings. Low voltage distribution systems allow safe installation throughout planted areas while providing reliable performance and flexibility for future expansion. Cabling is routed discreetly through the landscape and protected where necessary to minimise the risk of accidental damage from gardening activity or wildlife.

Environmental Protection & IP Ratings

All fittings used within our lighting schemes are designed specifically for permanent outdoor installation. Wall lights are typically rated IP44 or higher. Most garden fittings are rated IP65, offering protection against dust and water jets. In ground fittings are commonly rated IP67, allowing protection against temporary immersion. Exterior sockets are typically rated IP66 when closed and IP44 when in use.

Garden Lighting Guide by Garden Lighting Solutions [CLICK HERE](#)



Optional Extended Service Plan

To keep your lighting scheme performing at its best, we offer a discreet annual care service designed for long-term reliability and appearance. Two scheduled visits each year (spring and autumn) include full system inspection, electrical testing, cleaning and adjustment of fittings, and checking of timers and smart controls. Clients reserving multiple years in advance benefit from reduced long-term pricing, delivering dependable performance, priority support and lower call-out costs while protecting the beauty and value of the installation.

Our clients tell us,

"The Maintenance Plan makes their garden lighting feel effortless. They don't have to think about timers, lamp replacements, or seasonal adjustments - it's all handled for them. It's peace of mind, year after year, knowing their garden will always look its best!"

- Victoria, Sussex -

7. Next Stage

Bringing the Scheme Together

This proposal has been developed as a complete estate lighting solution for KingsBerry House. It combines the engineering discipline needed for a large external installation with the softer judgement needed for a high-quality garden lighting scheme. The backbone, distribution points and control wiring give the system structure. The pedestal lamps give the estate rhythm and identity. The professional LV garden lighting zones give warmth, planting depth and seasonal flexibility. The pond lighting adds a quiet front garden feature. The security lighting provides practical coverage without taking over the decorative scheme. The client is not simply buying individual lights. They are investing in a complete lighting system: designed around the estate, technically checked, properly installed, adjusted at night and capable of being looked after over the years ahead.

Step	Action
1	Client confirms instruction to proceed.
2	Final review of fitting PC sums and preferred pedestal/security fitting style.
3	Confirm final distribution cabinet positions and post locations on site.
4	Coordinate trenching, excavation, backfill, reinstatement and security post erection with groundworks package.
5	We verifies cable sizing, volt drop, protection, earthing, controls and certification requirements.
6	Installation proceeds by agreed phase or whole-scheme programme.
7	Night-time commissioning, aiming, labelling and handover completed.

Proposed Instruction

To proceed, we recommend confirming the whole estate lighting scheme as one coordinated package. This will allow the infrastructure, distribution, controls, pedestal lighting, professional LV garden lighting zones, pond lighting and security layer to be set out properly from the start. It will also avoid the risk of isolated lighting decisions being made before the full estate wiring logic is in place.

Prepared by Garden Lighting Solutions by Eagle & Spear

Designed with care. Installed with engineering discipline.



Please feel free to reach out if you have any questions.

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9. Appendix A

Light Fitting Schedule, Dark-Sky
Strategy and Control Philosophy

KINGSBERRY HOUSE

Appendix A - Lighting Fitting Schedule, Dark-Sky Strategy and Control Philosophy

This appendix summarises the proposed external lighting fittings, the reason each fitting type has been selected, and the control strategy intended to support the planning, dark-sky, wildlife and bat-sensitive requirements for KingsBerry House.

The scheme is **based** on a restrained estate lighting approach. The intention is not to floodlight the property or garden, but to create selected warm-lit moments, safe movement routes, practical security coverage and a carefully controlled evening setting while preserving darkness between key areas.

Final fitting selection, lux levels, aiming, shielding, cable sizing, protection, controls, testing and certification remain subject to final site setting out, electrician verification and any planning/ecology comments.

1. Overall Lighting Design Principles

Principle	KingsBerry House approach
Warm light	Use warm white lighting throughout the decorative garden scheme, with lower colour temperatures preferred where practical.
Light only where needed	Avoid blanket illumination. Use selected lighting to reveal routes, planting, pedestals, pond features and security areas only.

Preserve darkness	Retain dark pockets between lit areas, particularly near boundaries, hedges, retained trees, roost features and potential wildlife corridors.
Control glare	Use capped fittings, careful aiming, shields, baffles, honeycomb lenses and dusk commissioning to reduce visible glare.
Avoid upward spill	Fittings to be aimed downwards, across planting or below horizontal wherever practicable.
Control operating hours	Lighting to be zoned, timed, dimmed where possible and switched off or reduced when not required.
Separate security lighting	Security lighting to remain normally off and operate only when triggered or manually overridden.

2. Pedestal / Pillar Lantern Lighting

Item	Proposed basis
Fitting type	High-quality capped pedestal or pillar lantern fitting.
Use	Front entrance, garden rhythm, formal route definition and visual structure.
Lamp type	Low-energy warm LED lamp.
Recommended colour temperature	2200K-2700K preferred.
Output	Low lumen output only, sufficient for visual rhythm and orientation rather than area lighting.
Dark-sky benefit	The capped lantern form helps prevent direct upward light and gives a more controlled downward-biased effect.
Control	Timed, switched or scene controlled as part of the pedestal lighting zones.
Reason for selection	Pedestal lighting gives the estate a formal, architectural rhythm while allowing low-output decorative lamps to be used rather than high-powered general lighting.

The pedestal fittings are intended to provide identity, rhythm and orientation. We will not use these fittings as security floodlights or general area lights. Our intention is to select low-output lamps carefully, so the fittings contribute warmth and structure without creating unnecessary brightness.

3. LightPro Low-Voltage Garden Lighting

Item	Proposed basis
System	LightPro professional low-voltage garden lighting system.
Use	Herbaceous borders, planting, shrubs, selected trees, garden depth, routes and feature moments.
Typical fittings	Castor 9 and other suitable LightPro garden fittings, subject to final setting out.
Colour	Warm white LightPro fittings, subject to final product confirmation.
Glare control	Baffles, hoods, honeycomb accessories or careful positioning where appropriate.
Mounting	Garden stakes or suitable mounting to lift fittings and allow controlled aiming.
Aiming	Downwards, across planting or onto selected features wherever practicable. Avoid unnecessary direct uplighting into canopies or open sky.
Dimming	Dimmable fittings, including Castor 9 where used, to be set to the lowest effective output during commissioning.
Reason for selection	LightPro provides a flexible, serviceable and commercially viable low-voltage garden lighting layer suitable for planted borders and seasonal adjustment.

The LightPro layer is proposed as the main garden lighting system because it provides a practical balance between design quality, flexibility, reliability and cost control. It allows the garden lighting to be installed around borders and planting without committing the client to a significantly more expensive professional architectural fitting range at this stage.

Where LightPro spotlights are used, they will be carefully positioned and aimed so that the effect remains restrained. The intention is to highlight selected planting and garden structure, not to wash the whole garden in light.

If the preferred or Local Planning Authority, ecologist or planning consultant

require, lower colour-temperature fittings in specific sensitive areas, those fittings can be reviewed and substituted as an agreed variation before installation.

4. Castor 9 Spotlight Use

Item	Proposed basis
Fitting	LightPro Castor 9 or equal LightPro fitting.
Use	Accent lighting for selected planting, shrubs, trees or focal points.
Control	Dimming to be used where required.
Beam control	Narrower beam / reflector / honeycomb or glare accessory to be used where suitable.
Mounting	Stake-mounted or otherwise positioned to control the direction of light.
Commissioning	Adjusted at dusk to avoid glare, over-lighting and unnecessary spill.
Reason for selection	Castor 9 gives useful output and dimming flexibility within the LightPro system, allowing stronger garden features to be lit.

The Castor 9 is a dimmable garden spotlight, GLS intend to use it selectively. It will not be aimed indiscriminately into open tree canopies, boundary hedges or areas likely to be used by bats or other wildlife. Its value is in controlled feature lighting, not general brightness.

5. Pond and Water Feature Lighting

Item	Proposed basis
Fitting type	LightPro pond-suitable or water-edge suitable fittings, subject to final product confirmation.
Use	Gentle pond edge, water movement, reflection and selected waterside planting.
Colour	Warm white, aligned with the wider estate lighting scheme.
Output	Low level only.
Control	Operated as a separate front garden / pond lighting zone.
Reason for selection	Pond lighting will create reflection and atmosphere without causing glare or excessive brightness across the water.

Water reflects light differently from planting and stone. For this reason, the pond lighting will be treated as a low-level feature layer and reviewed carefully at dusk. Any fitting used in or immediately around the pond will be suitable for its exact

6. Post-Mounted Security Floodlights

Item	Proposed basis
Fitting type	Specialist shielded post-mounted floodlight, such as TRT Aspect Floodlight 32 LED or equal approved. (8 number)
Use	Security-only lighting for agreed post positions.
Normal status	Off under normal conditions.
Activation	Triggered only by the agreed security control system or manual override.
Colour temperature	2200K or PC-Amber preferred where available; 2700K maximum target unless otherwise agreed.
Direction	Downwards and below horizontal only.
Glare control	Shielded / baffled / controlled optics, with front, side or rear shields where required.
Mounting	Pole or post-mounted, with twin-head arrangement where required.
Reason for selection	Security lighting carries the highest risk of glare and ecological impact, so the fittings must be controlled, warm, directional and normally off.

The security floodlights are not intended to form part of the normal evening garden scene. They are a practical security layer only. Their purpose is to provide short-duration visibility when required, not continuous amenity lighting. The preferred fitting selection will support warm colour temperature, controlled beam angles, shielding accessories, post mounting and manufacturer photometric data, so the lighting can be evidenced if required for planning or ecology review.

7. Security Detection and Control System

The security lighting will not rely on standard integral PIR floodlights. Instead, the preferred approach is to separate the detection system from the floodlight fittings. This allows GLS to select better dark-sky and wildlife-sensitive floodlights while using a more suitable external intruder detection system to control when they operate.

Control item	Proposed basis
Detection type	Animal-tolerant external intruder detection, preferably dual-technology where appropriate.
Purpose	To reduce nuisance triggering from foxes, cats, small animals, moving planting and weather conditions.
Control output	Detector output to trigger the GLS lighting control / relay / contactor arrangement.
Normal condition	Security lights remain off.
Triggered condition	Security lights operate for a short timed period only.
Override	Manual override available for maintenance or security use.
Reset	Lights return automatically to off after the timed period unless further activation is detected.
Commissioning	Detection zones to be walk-tested, masked and adjusted on site.

The detection system will be animal-tolerant rather than animal-proof. It is designed and commissioned to detect human-scale movement and reduce false activations from smaller wildlife, while recognising that no external detection system can absolutely guarantee that it will never respond to animals, weather or unusual movement.

Final detector selection, mounting height, beam pattern, masking and sensitivity will be confirmed during detailed controls design and commissioning.

8. Control Philosophy by Lighting Layer

Lighting layer	Normal operation	Control approach
Pedestal / pillar lighting	Evening scene and route rhythm.	Timed, switched or scene controlled.
LightPro planting lighting	Garden atmosphere, planting depth and selected features.	Zoned and timed, with dimming where available.

Pond lighting	Gentle front garden feature.	Separate pond/front garden feature zone.
Security floodlights	Off.	Security trigger, timed operation and manual override only.
House / remote control	Client convenience and practical operation.	House control leg / WiFi / remote switching subject to final control design.
Manual override	Maintenance and resilience.	Local or central override where agreed.

The estate control system is designed around lighting layers. This allows the garden to operate as a calm evening scene, while security lighting remains separate and only activates when required.

9. Cost-Control and Quotation Position

This appendix forms part of the KingsBerry House quotation package and is to be read alongside the estate lighting quotation already supplied. The quotation sets out the commercial scope, infrastructure allowance, PC sums and exclusions.

This Appendix A explains the fitting selection, dark-sky rationale and control philosophy behind that quotation. The quotation is based on LightPro as the principal garden lighting system, pedestal lantern PC sums, estate distribution infrastructure, control cabling and a separate security lighting allowance. The lighting strategy described in this appendix aligns with that priced basis.

Item	Commercial position
LightPro garden lighting	Included within the current quotation basis.
Pedestal fittings	Based on the stated PC Sum allowance.
Security lighting	To be selected within the current allowance where possible, subject to final fitting and detector confirmation.
Lower-Kelvin architectural substitutions	Variation / upgrade if specifically required by planning or ecology.
Additional lux modelling / specialist ecology reports	Excluded unless separately instructed.

Our intention is to meet the planning and wildlife-sensitive requirements through careful fitting selection, warm lighting, shielding, dimming, aiming, timing and controls, while keeping the proposal aligned with the commercial framework already presented to the client.

If the Local Planning Authority or ecologist requires a specific lower colour-temperature fitting, different floodlight, additional shielding, additional detector arrangement or further lux evidence beyond the current design basis, GLS will provide the necessary adjustment as an agreed variation.

10. Planning Statement Summary

The proposed KingsBerry House lighting scheme uses a restrained, layered approach to external lighting. The scheme avoids general floodlighting and instead uses warm, selected lighting for entrance rhythm, garden structure, planting, water features and security.

Decorative and garden lighting will be carefully aimed, shielded where necessary, dimmed where possible and commissioned at dusk. Security floodlights will remain normally off and will only operate when triggered by the agreed intruder detection system or manual override. The design preserves darkness between lit features and seeks to avoid unnecessary light spill onto boundaries, hedges, retained trees, roost features and wildlife-sensitive areas.

Final aiming, dimming, detection settings, timings and controls will be confirmed during commissioning so that the finished scheme remains warm, controlled, practical and appropriate to the estate setting.



ASPECT Floodlight 32 LED



- IP66
Ingress Protection
- IP68
Ingress Protection
- 5kg Weight
(+0.4kg emergency)
- Electrical Class I
- 6.54m² Wind Area
- 25 to 50°C Ambient
- LED Light Source

SPECIFICATION

- ✓ LED colour temp: PC-Amber, 2200K, 2700K, 3000K or 4000K
- ✓ Colour rendering index >70 (>85 for PC-Amber)
- ✓ Projected L80 after 100,000 hours
- ✓ Power factor 0.95 at full load
- ✓ High quality LM8 high pressure die cast aluminium components
- ✓ Stainless steel fixing screws with stainless steel inserts
- ✓ Cribbe mount fitting suitable for wall and column installations
- ✓ Angular adjustments in 10° steps between 0° and 180°
- ✓ Dual cable entry for loop-in/loop-out mains
- ✓ In-built ventilation (breather) plug for pressure equalisation in the LED module and gear housing
- ✓ CLO available
- ✓ Optional surge protection 10kV/10kA
- ✓ Controls - NEMA 3, 7 and Zhaga book 18 (SR) socket (top & bottom)
- ✓ Lumt-LiQ2 option
- ✓ Dim level 10-100%
- ✓ Part Night Dimming (PND)
- ✓ Light grey, dark grey or black finish
- ✓ DALI compatible for use with CMS
- ✓ Toughened flat glass cover providing 0% ULOE
- ✓ Fully captive hinged lid with replaceable gear tray
- ✓ Integrated 3-hour emergency



PowerSet

The PowerSet module allows on site power adjustment providing maximum flexibility both in situ and for stock holding. Each module accommodates the selection of any one of the range of UMGS coded system powers for Aspect Floodlight 32 LED.

We would suggest the use of 2700K or 2200K LEDs the unit is available with a number of optics so that the light is directed where required.



ASPECT Floodlight 32 LED

ELECTRICAL CHARACTERISTICS

System Power	40-100W
LED CCT	PC-Amber*, 2200K, 2700K, 3000K or 4000K
LED CRI	>70 (*>85)
Lumen Output	Up to 14,000lm
Lumen Maintenance	Projected L80 after 100,000 hours
Drive Current	385-395mA
Driver Output	Constant current output with AM dimming
Power Factor (Full Load/Half Load)	0.95/0.90
Operational Voltage	220-240VAC rms
Operating Frequency	50/60Hz
Inrush Current (Jsh 50%-5)	65A/100A
Running Current (max)	0.43A
Surge Protection (COM/DIF)	10kV/6kV
Additional Surge Protection (on request)	10kV/10kA
Lighting Controls Options	NEMA 3, 7, Zhaga book 18 (SR) socket, PND and CMS compatible
Dimming Protocols	DALI
Luminaire Quantity on 16A MCB Type C	20

MECHANICAL CHARACTERISTICS

Housing Material	High pressure die cast LM8 aluminium
Cover Material	Toughened flat safety glass
Lens Material	PMMA
Housing Finish	Chromate free pre-treatment, polyester powder coat, light grey (RAL3006), dark grey (RAL7022) black (RAL9005), other RAL colours on request
Ingress Protection Rating	IP66
Weight	5kg (add 0.4kg for emergency version)
Wind Area	6.54m²
Impact Resistance Rating	IK08
Mounting Methods	Post top (using adaptors) 76mm, 89mm or 101mm or wall mount
Mounting Inclination	10° increments between 0° and 180°
Photometric Centre	Post top 424mm / wall mount 386mm

ACCESSORIES

Rear Shield	818AF70458
Front Shield	818AF70459
Side Shield	818AF70510
76mm Post Top Adaptor	830TT2743
89mm Post Top Adaptor	830TT2744
101mm Post Top Adaptor	830TT2745
76mm Twin Arm Post Top Adaptor	830TT2746
89mm Twin Arm Post Top Adaptor	830TT2747
101mm Twin Arm Post Top Adaptor	830TT2748



FOR MORE INFORMATION

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They also can have front rear or side shields if required to provide better optical control. The units can be dimmed using a DALI control system, the driver is DALI compliant.