

Hornsey Town Hall (HGY/2017/2222) – Condition 10

Summary;

This report is written in support of the application to discharge Condition 10 for the redevelopment of Hornsey Town Hall (HGY/2017/2220) and (LBC, HGY/2017/2222). It is to be read in conjunction with the supplied supporting documents.

Date – 23/03/23

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Checked by - RB

Revision – A

L.0 Services

This section of the submission relates to the services as noted in Condition 10; section L, "Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type, and method of installation of services, as well as any associated risers, conduits, vents, and fittings".

L.1 Ceilings

To allow for the installation of services, sections of the original fabric have had to be removed.

A full set of ceiling finishes drawings have been submitted; these detail the areas where destructive access to existing ceilings is required to allow for new service installations within sections of ceilings that are to be retained. Where new ceilings have been installed services have been installed above the ceilings fixed to the existing slab. This is supported by a detailed method statement for the repairs to the ceilings; *35-2309 Rev C1, 35-2310 Rev C3, 35-2311 Rev C3, 35-2312 Rev C3, Ceiling Method Statement*

L.2 Overall Services – Mechanical, Electrical and Data services

Overall service drawings have been submitted, these show the electrical containments, data services and mechanical services, the overall drawings also show the small powers within the communal spaces.

Electrical Drawings – *10687-E-02-TH-1099(2) Rev I1, 10687-E-02-TH-1099(3) Rev I1, 10687-E-02-TH-1100(2) Rev I1, 10687-E-02-TH-1100(3) Rev I1, 10687-E-02-TH-0101(2) Rev I1, 10687-E-02-TH-0101(3) Rev I1, 10687-E-02-TH-0102(2) Rev I1, 10687-E-02-TH-0102(3) Rev I1.*

Mechanical Drawings – *10687-H-02-TH-0099 Rev C8, 10687-H-02-TH-0100 Rev C7, 10687-H-02-TH-0101 Rev C8, 10687-H-02-TH-0102 Rev C9, 10687-V-02-TH-0099 Rev C7, 10687-V-02-TH-0100 Rev C7, 10687-V-02-TH-0101 Rev C7, 10687-V-02-TH-0102 Rev C8, 10687-V-02-TH-0103 Rev D0,*

Hotel Rooms; As noted in the drawing, the hotel rooms have been detailed on separate drawings for each room, a typical layout for each hotel room type has been submitted which is consistent in strategy across each room. The complete collection of services drawings for each room is available upon request but has been omitted for clarity and to avoid repetition.

Electrical Drawings – *10687-E-03-TH-A1 Rev C4, 10687-E-03-TH-B1 Rev C4, 10687-E-03-TH-C1 Rev C4, 10687-E-03-TH-D1 Rev C4 AND 10687-E-03-TH-E1 Rev C4,*

Mechanical Drawings – *10687-M-03-TH-A1 Rev C2, 10687-M-03-TH-B1 Rev C2, 10687-M-03-TH-C1 Rev C4, 10687-M-03-TH-D1 Rev C2, 10687-M-03-TH-E1 Rev C4,*

A number of hotel rooms are within existing rooms which contained existing paneling. These rooms are covered in detail for each room as a separate part of the condition and include electrical and mechanical integration within that section of the submission.

L.3 Plumbing and BWH

Overall plumbing and builders work hole drawings have been submitted, these identify any openings made in the existing fabric walls and slabs as well as the drainage strategy across the building.

Plumbing and BWH - *10687-D-02-TH-0099 Rev C3, 10687-D-02-TH-0100 Rev C5, 10687-D-02-TH-0101 Rev C5, 10687-D-02-TH-0102 Rev C5, 10687-D-02-TH-0103 Rev C3, 10687-D-02-TH-1099 Rev I1, 10687-D-02-TH-1100 Rev I1, 10687-D-02-TH-1101 Rev I1, 10687-D-02-TH-1102 Rev I1,*

BWH have been formed in the slab to allow the penetration of services for either drainage or within risers. The existing slab is formed of a traditional clay pot structural slab design. For the forming in the openings between levels, the locations and size of openings has been positioned in site to work to the setting out of the clay pots, with breakouts locally adjusted to align with the edges of the clay pots.

As a general principle, services have been located or relocated from the initial design to positions that reduce the requirement of the demolition, notably within historic areas such as front of house with marble finishes and stonework.

M.0 Lighting

This section of the submission relates to the lighting as noted in Condition 10; section M, "Details of proposed lighting" and looks to discharge the agreement of the proposed lighting both internally to the Town Hall as well as façade lighting, including lighting attached to and/or lighting the façade of the Town Hall building.

M.1 Internal Lighting

The submission includes a full set of internal plans showing the Town Hall's location and number of luminaires. The plans include both the retained heritage lighting as well as any new luminaires that are proposed. The drawing reference is to be read in conjunction with the luminaire's schedule, detailing the specification of lighting with product images of the existing lighting in position prior to any work.

Overall Lighting Plans - *10687-E-02-TH-0099(1) Rev C6, 10687-E-02-TH-0100(1) Rev C7, 10687-E-02-TH-0101(1) Rev C5, 10687-E-02-TH-0102(1) Rev C7, 10687-E-02-TH-0103(1) Rev C1.*

Lighting Schedule - *10687-LUMSCHD-0002 Rev C3*

Hotel Rooms; As noted on the drawing the hotel rooms have been detailed on separate drawings for each room, these are on the electrical drawings for each hotel room as noted above in I.2.

Typical Hotel Room Lighting Plans - *10687-E-03-TH-A1 Rev C4, 10687-E-03-TH-B1 Rev C4, 10687-E-03-TH-C1 Rev C4, 10687-E-03-TH-D1 Rev C4 AND 10687-E-03-TH-E1 Rev C4,*

Heritage Rooms; A number of heritage rooms of particular significance have been highlighted within the full condition for complete details of work, for a full understanding of reading at the time the lighting will also be submitted for these particular rooms for reference. As a general principle, the existing heritage lighting as shown in the drawings is to be retained and refurbished as per the below method statement,

1. Original light fitting is to be carefully disconnected from the building's electrical systems and removed from its existing position by a competent worker, care is to be taken when storing, moving, and removing the lighting to avoid damage to both the light and surroundings.
2. Light fitting is to be stored in a suitable location until required, protected from accidental damage,
3. Original light fitting to be repaired/refurbished to restore back to a 'near to new' condition.
4. Using benign and non-abrading substances, clean fittings, and associated shades, removing all accumulated soiling and paint splashes
5. Original light fitting to be relamped and suitable remote driver installed in a concealed location, specification of new lighting bodies and driver as recommended by the specialist lighting designer.
6. Original light fitting with new lighting body to be tested,
7. Original light fitting to be restored and rewired into the existing location.

As noted within the method statement, a specialist lighting designer has been consulted for the relamping of all heritage lighting. The work defined the technical specification for each luminaire type, to achieve a luminaire that would operate optimally in terms of meeting the required illumination targets in a safe and energy-efficient manner. This was supported with lux levels achieved and recommendations where additional lighting would be required. A technical submission listing their full scope of work has been submitted to allow an understanding of the methods taken to ensure suitable relamping of the heritage lighting, (the full scope of work has been omitted due to the relevance of the information provided, however, if felt required is available for submission).

Report – *LPA HTH Technical Submission*.

Overall, the internal lighting is felt to be sensitive to the historical nature of the building, it is felt the detail provided shows an intent and proposal that successfully maintains the historic nature of the building when it comes to its internal lighting. Retaining, repairing, and maintaining the historical lighting and its character, bringing them up to modern standards on lux requirements and energy efficient uses reducing the need for modern lighting within the historically important spaces. Where modern lighting is used, it is either minimal in terms of aesthetic impact with downlights and LED strip lighting or of a respective art deco style design sensitive to the building's original design language.

M.2 Façade Lighting

As part of the design lighting strategy of the building, external lighting has been proposed to highlight the building and integrate it into the external façade of the building. This includes retaining and relamping existing light fittings above the central entrance to the Town Hall.

Drawings of the facades facing onto the Town Hall have been submitted, they show the retained lighting above the entrance hall and the new lighting proposed to the facades.

10687-E-0-0004 Rev I1