

Condition 10 Discharge – Hornsey Town Hall

The information below outlines the submission for the discharge of Condition 10 of the *LBC HGY/2017/2222*, which relates to the redevelopment of Hornsey Town Hall *HGY/2017/2220*. This letter is intended to help the reader navigate through the submitted information, with further documentation noted and referenced in *blue italics*. The submitted documents are named and associated with chapter codes to facilitate finding the relevant documents for each chapter.

This submission builds on the conversations held with both Heritage England (HE) and the London Borough of Haringey Planning and Heritage Department (LBH). Minutes of previous conversations have been documented in the materials, including any positive feedback regarding samples viewed on-site.

Additionally, a complete set of *refurbishment method statements* has been submitted, throughout the document where method statements are referred to they can be found within this document as relevant ALT-000 reference code.

We believe that the information provided below offers a comprehensive overview of the works to be undertaken on Hornsey Town Hall as part of its redevelopment, as stipulated by the condition. Therefore, it should suffice for the approval and sign-off of the said condition. However, we are prepared to provide additional information upon request.

William Bellefontaine RIBA

A Structural Repairs

A.1 Brickwork Refurbishment

This section details the structural repairs of the existing brickwork and stonework, with detailed method statements, reports, and photographic surveys.

Prior to works, a detailed survey was taken by Hutton + Rostron on the condition of the façade brickwork and requirements for repair and repointing. This work has been undertaken with the locations identified within the report rectified. The report contains image references and elevations showing the location of required repair. [Façade Condition Survey](#)

Detailed method statements of the repairs have been submitted combining the architects' requirements and sub-contractors' method of repairs. This is included in the [combined method statement](#) document.

A detailed cleaning survey of the existing brickwork was undertaken prior to cleaning the brickwork on site, with trial patches across the Town Hall and Annex. On completion of the trial, a cleaning method was agreed upon and is supported with a detailed method statement. Both trial results and method statements can be found in the document, [Hornsey Town Hall, and Annex: Façade cleaning trials](#). The cleaning process is undertaken across all the brickwork post completion of any structural repairs.

A section of the internal courtyard which required work has been photo surveyed at three stages of the work: Showing existing poor pointing and damaged brickwork. Repointed brick both prior to the grout blending and after grout blending. And the finished brickwork cleaned and blended.

At times demolition of existing work was required to achieve access to the structural frame requiring repairs, typical architectural details of how this was achieved have been submitted for review. [21-6102 Rev C1 and 21-6103 Rev C1](#)

A.2 Structural Works

This area covers the main structural works for the building, small demolitions such as for services is covered in sections I and M.

Main structural works have compromised the introduction of an extension at second floor, extension of goods lift to rear, new lowered floors, and foundation at LGF and the introduction of a roof terrace to the top floor. This includes demolition and new structures.

A.2.1 Demolition

Demolition drawings have been submitted and annotated with requirement for demolition. Where demolitions are required not clearly shown in the approved scheme drawings they have been highlighted in blue for ease of reference on the submitted plans. [Demolition Plans](#), additionally demolition elevations have been submitted with annotations (changes from approved scheme only noted on plan drawings) [Demolition Elevations](#).

A.2.2 Structure

A concise collated set of structure drawings have been submitted showing the key areas of new structure

A.2.2.1 Basement

As part of the approved scheme, the basement has been lowered and new services pits introduced under the Assembly Hall, with extent and structure shown. [Basement Structure Drawings](#)

A.2.2.2 New Extension Elements

Good lift extension main structure showing connection into the existing building and new structure. *THP102 Rev C2*.

New East Wing extension main structure showing connection into the existing building and new structure. *THP121 Rev C1*.

New escape stair from roof terrace main structure and its location sitting on top of existing structure. *THP103 Rev C3*.

A.2.2.3 Assembly Hall Structure and Roof

The Assembly Hall structure has been adjusted to remove the previous seating balcony into an enclosed cinema area as the approved scheme. Additionally, the original roof structure as noted in the demolition drawings in place has been replaced, drawings have been submitted showing the new structure and its connection into the existing fabric of the roof. The new structure similarly relates and connects into the extension of Stair Core 2 as the approved scheme, new roof plant enclosure and roof terrace as shown in the combined structural drawings. *Assembly Hall and Roof Structure*

A.3 Roofs

Works have been undertaken to the roof to make sure all are suitably watertight and structurally sound. An overall plan *27-6400 Rev C3* showing the roof type and location for general reference.

A.3.1 Flat Roofs

The majority of the roofs across the Town Hall are new or existing flat roofs in various conditions. Drawing *27-6401 Rev C3* shows the original condition of all flat roofs and proposed works to be read in junction with method statement ALT-706. Similar it highlights the new flat roofs to be installed on the extensions as the approved scheme. Roof builds up and typical details have also been submitted *Flat Roof Details and Build Ups*.

A.3.2 Assembly Hall and Council Chambers Roof

The two main sections of existing roofs which are not flat roofs are pitched slate roofs. Due to long term water damage and ingress a section of the Assembly Hall structure was beyond feasible renovation and removed as noted on the demolition drawing and roof type drawings and feasible any roofing material salvaged for use in reconstruction.

For refurbishment and thermal upgrade of the pitched roofs the slate has been re-laid, where feasible any existing slate was salvaged. Due to not all slate being salvageable a mixture of new and salvaged slate it to be re-laid on the roof, the new slate as an approved sample agreed with, HE and LBH. Salvaged and new slate are to be reinstated with clear delineation, with each pitch face being re-slatted in either salvaged or new slate with no mix of salvaged and new on a pitched face. The faces more visible from street level and key views have been prioritised to be constructed in salvaged slate and is noted on the individual roof plans submitted, in addition to the detail build up of the pitched slate roofs. *Pitched Roof plans and buildups*.

B External Windows

The majority of external existing windows are steel casement Crittall windows. Unless noted on the demolition drawings these are all to be refurbished in situ as the detailed method statement ALT-803. Where new windows have been added these are in the same style and construction of the existing but with the use of double glazing.

As a refurbishment strategy, where additional performance is required for existing windows, this is always to be achieved via secondary glazing. Additional performance is required for the Assembly Hall and Council Chambers for acoustic reasons, to reduce noise breakout to the new hotel and local residences during events. Additionally, some windows are to be upgraded to achieve a fire compartmentation between spaces as set out by the fire strategy. The original proposal was to replace the glass only and retain the frames of the windows. However, recent guidelines require the full window being certified and as the windows are from the 1930s, full certification cannot be warranted. This is in localised areas in the Town Hall, and predominantly adjacent to escape staircases to provide the fire protection to the staircase. Secondary glazing is proposed as a solution, which will give the fire rating and the existing windows can remain as they are. This strategy has been agreed with HE & LBH in principle as retains the existing window, with details of secondary glazing to be approved. The document *Elevations and External Windows* has been submitted showing the window locations, window types (existing and new) with relevant details including Secondary Glazing details, refurbishment drawings, new window spec and typical details, and photos of existing refurbished windows and new. A full external window schedule has also been submitted. *Window Schedule*

External doors have been submitted under section C.3.

C Internal Finishes

C.1 Panelled Rooms

A number of the rooms contain existing timber panelling, a detailed method statement of the repairs has been submitted. Prior to this submission, on site reviews of polished and repair samples have been undertaken and review of existing panels, the method statement ALT-559 & ALT-835 within the combined method statements covers the finishing process as the approved samples.

C.1.1 Hotel Rooms

Several hotel rooms are within rooms which contain existing panelling and/or joinery from the Town Halls previous and designed use as a public building and civic offices. A consistent design approach has been carried out across several civic offices now proposed to be hotel rooms, with hotel furniture integrated into the original joinery and panelling restored. The design proposals are covered for each room as well as an example detailed proposal for one room joinery as a baseline for the treatment of the existing joinery that will be carried out across the rooms. Upon approval of detailed strategy, the remaining rooms details will follow the same strategy and detail drawings submitted for approval as required.

The civic office rooms with existing panelling and joinery are as follow;

- Borough Treasurer's Office – G.8,
- Engineer's Drawing Office – G.19b,
- Borough Engineer's Office – G.15,
- Interview Room – G.25,
- Deputy Town Clerks Office – F.6,
- Town Clerk's Office F.9,
- Voters Room F.15,
- Medical Officer's Office F.21,
- Director of Education's Office S.6.

C.1.1.1 Joinery Items

Rooms G.19b G.25, F.6 and F.15 contain only joinery pieces which are original from the buildings first use. Pictures of the existing joinery in place prior to the start of development of the site have been submitted [A3775 Rev 00](#).

The remaining rooms contain both joinery and existing panelling. Pictures of the existing joinery and panelling prior to development have been submitted; [Hotel Room Panelling Survey](#)

As noted, the initial design approach for these units is to integrate them as joinery items which are relevant to their use as a hotel room. Repurposing the existing built-in partially glazed display and storage cabinets with solid door panels to create joinery that achieves a historic aesthetic to the rooms while providing suitable provisions for the room's new uses.

The current configuration is insufficiently deep, and a key requirement entails the extension of the internal carcass to a nominal depth of 600mm which will entail the disposal of existing shelving and separation cheeks/side panels. New side panels and separation cheeks are to be created to match the aesthetic of the existing joinery.

Where feasible, the design objective is the re-use of the existing front partially glazed door panels and blank door panels. Where this can be done, any broken or cracked glass units are to be replaced in existing joinery items and re-bed of any glass panels which are loose to the touch.

Where required, fabrication of new blanking panels for non-opening cupboards and custom fabricated scribing panels are to be used to detail/tidy voids created by uneven interface with the primary fabric.

Each unit is a bespoke design with new fittings such as hanging rails, kitchenettes, and suitable hotel storage. Each bespoke architectural design is shown in the following drawings; [Joinery Design Drawings](#)

Further development has been undertaken on one joinery item, F.21 (A5404). Review of the proposal to produce bi-folding requires the existing doors to be extended horizontally, the bi-fold arrangement integral to the proposed new joinery's use as a kitchenette. The proposed extensions are to match the existing timber and to be added to the end of each door as the internal hinges of the bifold, this is to allow the hinges to be installed and the doors to be supported at this point without affecting the integrity of the existing door. Additionally, the unit is currently made of top and bottom doors – these are to be stuck together to create one door – reducing the height of the existing unit. The remaining middle panels are adjusted to match the new unit height, with the top panel heights remained unchanged. Architects drawing show the developed elevation of the room with the new unit showing the final impact to panels that require alterations alongside the joinery detail. [748-PAD-ZZ-DR-003 Rev C1](#), [42-5440 Rev C3](#)

Samples of the proposed new timber to create the joinery have been submitted, these have been chosen to closely reflect the existing timber. [Sample Photo – New Joinery Panel](#)

C.1.1.2 Panelling

For the hotel rooms with existing panelling, elevations of existing and proposed have been submitted. Highlighting the panels that are to be retained or refurbished as part of the proposed changes from the rooms from civic offices to new hotel rooms. The refurbishment of existing panels is the proprietary method statement, as above, further alterations to the height of the panels will be required for units with joinery doors stuck together. [Hotel Room Panelling Elevations](#)

C.1.2 Assembly Hall

The Assembly Hall was a principal space within the building, with panelled veneered walnut set out in a geometric pattern. There are timber panelled hatches through to the servery and timber

louvered vents for the heating system which are framed by timber architraves. As noted within the original historic report large sections of the assembly hall panelling to the north suffered from severe water damage.

A detailed report previously submitted via email and resubmitted as part of this application has been submitted detailing the extent of the damage and surveying the requirements for the repair or replacement of each panel. The survey was undertaken by a variety of visual examinations, borescope examination, probing and tap testing. Each panel applied a condition category with works required, these works have been carried out as the proprietary method statement. [TRADA Report](#)

For panels with a damage category of B or better as noted on the report, a sample of the repair to the veneer of the panel has been reviewed on site with positive feedback to the finish. (Panel 01 – between grid line M-N and grid line 08-09, date 15/09/20). For panels receiving a damage category of A, new replica sample panels were also presented on site, with positive feedback to the quality of finish.

A photo survey of the existing panels has been submitted – with tags on the panelling matching their reference to the TRADA report [C.2 Assembly Hall Existing Panels Photo Survey](#)

C.1.3 Committee Room

The Committee Room is panelled with walnut veneer, with decorative geometric banding and large dividing doors in matching Walnut. Internal elevations have been submitted showing the extent of the panelling (ALT-559) [42-3520 Rev C1](#). The existing panelling is in good condition with only light repairs required with no panels identified as requiring further work than light repolishing. A survey of the panelling prior to works has been submitted. [Committee Room – Panel Survey](#)

A sample of the panelling has been presented and positive feedback to the quality of the work dated 15/09/20. The method as the proprietary method statement. As noted, and agreed on site, the approved sample was done to a lighter polish, to allow the panels to keep the aged quality of the panelling. The sample is shown in relation to the room within the panel survey images.

C.1.4 Council Chamber

The Council Chamber is panelled half height in walnut veneer matching that of the Assembly Hall. Internal elevations have been submitted showing the extent of the panelling (ALT-559) [42-3535 Rev C1](#). The existing panelling is in good condition with only light repairs required with no panels identified as requiring further work than light repolishing.

A sample of the panelling has been presented and received positive feedback to the quality of the work 15/09/20. The method as the proprietary method statement. As noted, and agreed on site, the sample was done to a lighter polish, to allow the panels to keep the aged quality of the panelling. A survey of the existing panelling has been submitted for reference, [Council Chamber – Panel Survey](#)

C.1.5 Members Room

The Member's Room is panelled full height with walnut laid out with decorative cross-bands, with built in glazed cupboards with matching walnut veneer. The future proposed use of this room is a co-working meeting area, with the existing panelling and wardrobe maintained. All panelling has been refurbished via repolishing as the proprietary method statement and to the samples shown within other panelled rooms.

A survey of the original condition of the panelling has been submitted, [Member's Room – Panel Survey](#).

The existing room contains brass ventilation grilles to three high level panels. To achieve the modern ventilation requirements four larger ventilation grilles are required, while larger these are proposed to match the existing brass ventilation grilles with same brass mesh and flat banding. A fifth grille has been added to the far end of the room to maintain the symmetry of the grill setting out as the original design, the panel already containing an existing smaller grille and not viable for use of ventilation due to an escape stair on the other side of the wall not allowing the ventilation equipment to fit.

Due to the new grills the clock has been relocated to the opposite wall and will be inset into the panel as within its existing position. Existing modern radiators are proposed to be removed with new panelling to match the room prior to the installation of the radiators. Elevations showing the retained and refurbished panels, new panels and existing panels refurbished with new openings for the services have been submitted. [42-5449 Rev C1](#)

C.1.6 Lady's Members Room

The Lady Member's Room is panelled full height with walnut laid out with decorative cross-bands, with built in glazed cupboards with matching walnut veneer. The future proposed use of this room is a co-working office, with the existing panelling and wardrobe maintained. All panelling has been refurbished via repolishing as the proprietary method statement and to the samples shown within other panelled rooms. No further work is proposed to the panelling with small powers in floor boxed. The existing room contains brass ventilation grilles and an original clock that are to be retained.

A survey of the original condition of the panelling has been submitted, [Lady Member's Room – Panel Survey](#). And architectural Elevations [42-5451 Rev C1](#)

C.1.7 Mayors Parlour

The Mayor's Parlour is panelled full height with walnut laid out with decorative cross-bands, with built in glazed cupboards with matching walnut veneer. All panelling has been refurbished via repolishing as the proprietary method statement and to the samples shown within other panelled rooms. Similarly, to C.1.4 Members Room – heating is provided via fan core units with new ventilation grilles – these ventilation grilles are to match the existing finish, mesh and trim of the grille within the existing space.

A survey of the original condition of the panelling has been submitted, [Mayors Parlour – Panel Survey](#). And architectural Elevations [42-5450 Rev C1](#)

C.2 Flooring Finishes

An overview of the floor finishes has been submitted through annotated floor layout finishes plans. [Annotated Floor Finishes Layout](#). To support this the [Floor Finishes Schedule](#) has also been submitted, with references as the floor finishes layout and refurbishment method statements. The method statements contain further information such as site discussions and full detail of repairs for each refurbished floor type.

C.3 Wall and Metal Finishes

C.3.1 Wall Finishes

An overview of the wall finishes has been submitted through annotated floor layout finishes plans. [Annotated Heritage Wall Finishes Layout](#)., showing current condition and noting on proposed works for wall finishes. This is supported with in detail method statements and a [Wall](#)

Finishes Schedule. Wall finishes not highlighted are a plaster paint finish and as method statement ALT-755 & 758

C.3.2 Existing Metal Work/Balustrades.

A key feature of the entrance hall and its landings are the bronze railings that form the balustrade to the central core stairs and landing. A detailed method statement ALT-829 has been submitted on its refurbishment, alongside design drawing for an additional mesh. This mesh has been sampled alongside the cleaning as the method statement and received positive feedback on site by HE and LBH. *A7500*

C.4 Doors and Glazed Screens

An annotated set of plans has been submitted showing the various doors across the project and proposed works, their refurbishment where relevant and visual aspects. This is supported with the full door schedule appendix to the document. *Internal and External Door Annotated Plans and Schedule*

D-H Key Spaces

A summary of works for the each key space has been submitted in the form of annotated drawing, bringing together detailed information covered within the sections C, L and M. It is suggested these are read prior, with this section used as an overview of how all relevant areas are brought together for the key spaces. They relevant key spaces are as the condition and as below;

- D Foyer
- E Council Chamber
- F Committee Room
- G Committee Room Corridor
- H Assembly Hall

I Paneled Rooms

Information relating is detailed in section C.1

J External Works (Town Hall Square)

The new entrance to the Town Hall has been reworked to allow the inclusion of a ramp to the Assembly Hall block of the Town Hall, providing level access to all public entrances of the building. The overall layout and setting out of these works were approved within the initial planning application. The proposed landscape work is also concurrently under detailed approval as part of the submission of condition 4 of the planning application, relating to the wider landscaping.

The works associated with the new entrance arrangements within the approved scheme are as below,

- New ramp connecting the proposed hotel entrance and the top of the existing ramp to the Assembly Hall block.
- New steps and external landing to the restaurant in the west block
- Relocation of stairs, urns and metal work to allow for landing to front of Assembly Hall block and ramp.
- Relaying of hard landscaping around the existing fountain and new stairs.
- A new stone planter to the side of the proposed ramp.
- Refurbishment and retention of existing timber planters
- Installation of a dry riser outlet into side of ramp

The proposed and existing plans to the entrance have been submitted showing the extent of the works, along side landscape and architect details and detail of York Stone spec noted on the drawings. [Landscaping Architecture Drawings](#)

J.1 Circular Fountain

A central circular fountain is located close to the entrance of the Town Hall, built as part of the original forecourt design to the front of the Town Hall, now Town Hall Square. It is characteristic of the design and is of high architectural interest, made of a blue mosaiced stone basing, with a central stone fluted feature designed by Uren. As such the proposed work for the fountain is to refurbish and repair it back to a 'near new' condition or its original design, the only alteration proposed is the integration of modern LED lighting into the fountain. A 25mm recess will be formed in the stonework to hide the new lighting. The method statement for the fountain repair has been reviewed and accepted previously but is submitted for completeness ALT-720 and ALT-425 along with a survey mark up of the [Fountain Bowl](#).

J.2 Urns

Two fluted stonework 'Urn' planters sit by Uren sit either side of the steps into the Assembly Hall, these have been relocated from their original position alongside the step's previous location. Minor damage is notable on the existing stonework, with some of the detailing starting to be lost, a photo survey of the Urns has been submitted of their current condition. [Urn - Condition Survey](#)

They are to be refurbished and repaired to a 'near to new' condition, forming planters on either side of the steps as their original design and as method statement ALT-401.

J.3 Metal Railings

Existing metal railings located within the existing steps are to be relocated with the steps, they are to be repaired and refurbished back to their original state and position with the same relationship to the stairs as previously and as shown on the drawings. Work is to be undertaken as method statement ALT-817

J.4 Timber Planters

Existing metal railings are located within the steps, and relocated with the steps, they are to be repaired and refurbished back to their original state and related with the same relationship to the stairs as previously. A method statement ALT-901 of the proposed work has been submitted. The stone base for the planters are to be repaired as method statement ALT-401

J.5 Cycle Store

A cycle store for the Annex temporary housing is located to the left-hand side of the Town Hall as faced from the Town Hall Square. This is shown located on the architecture landscape plan but also a detailed drawing showing the gate and cycle store has been submitted. The gate is in the style and finish of the rest of the metalwork across the building such as that shown in chapter K. [90-1050 Rev C1](#)

K New Facing Material

A single document outlining the new facing materials has been submitted alongside elevations showing the proposed new areas of construction relating the Town Hall.

L 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

A full set of ceiling finishes drawings have been submitted; *Ceiling Finishes Plans* this detail the areas where destructive access to existing ceilings is required to allow for new service installations for ceilings in FOH areas where they are to be retained. Where access is required for retained ceilings they are to be refurbished back to original condition and match both the existing profiles, setting out and finishes. The relevant method statements are also noted on the drawings and where any new ceiling is to be installed.

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

L.2.1 Small Powers

Existing small powers have been maintained across the site, with consideration especially for areas of heritage interest such as but not limited to panelled rooms and stone/terrazzo clad bathrooms. Existing light switches, and heating control have been maintained. Where the existing and maintained small powers are still required, they have been rewired and made functionable, alternatively where they are no longer required, they have been maintained for aesthetic purposes only. This is supported by detail method statement ALT-838.

Small power plans have been submitted alongside annotated reference images of both existing and new small powers to be installed. This relates to the FOH areas *FOH Small Powers*

For hotel rooms typical small power drawings have been submitted for each room type, *Hotel Room Small Power*

L.2.1 Heating and Ventilation

Heating across the building is supplied in various forms through existing grilles, new grilles and radiators. A set of annotated construction drawings show the different heating used across the building with photos showing the proposed finishes. *Heating And Ventilation*. The annotated drawings are the construction heating drawings. The construction ventilation and plumbing drawings have also been submitted for an understanding of the complete service strategy. Showing all the BWH required with visual aspects as the Heating and Ventilation mark up and new facing materials. *Ventilation Drawings* & *BWH and drainage Drawings*.

Where shown on the drawings 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.

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 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, with annotations showing the lighting proposed. *Lighting Plans*, the lightning plans are supported with the lighting schedule *10687-LUMSCHD-0002 Rev C3* showing the spec and type of all lightings for additional information.

Existing lighting is to be refurbished and relamped with modern LED light elements within the existing lighting structure and as the detailed method statement ALT-772 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*