

Courtyard Project – Information relating to the discharge of Conditions 3 (Cable & Wiring Removal) & 4B of Application 130979/LO/2021

Dear Eve,

Further to CDN/22/0084, we now present a detailed pack of information which includes but is not limited to:

- Evidence showing the reduction in the amount of cabling together with the proposed fixings
- An Options analysis, showing initial flood lighting ideas together with the proposed and justification on why the proposed linear lighting option is more beneficial to the building and preserving and enhancing the original fabric and features of the building
- Specification and locations of all cabling
- Locations and methods of fixing

Background

The Tootal Buildings loading bay area has excellent historic features and the current flood lighting, firstly does not enhance those historic features and secondly is not discreet in fittings or cabling runs.

As part of the wider courtyard scheme, we have undertaken to:

- Remove any wiring, conduits and fixings that are redundant or not required as part of the scheme or are an integral function of regulatory compliance (fire alarms & cables) and critical operations (CCTV & Security)
- Enhance key features of the loading bay area including the:
 - o Marble arches & original gates
 - o Central brick columns
 - o I-beams, beams and soffit
 - o Façade
- Sensitively clean and restore original fabric and then enhancing it through a carefully designed lighting scheme that brings those features to the fore

The overall objective of the scheme is to incorporate the loading bay area into the rest of the buildings as a usable and historic feature instead of a purely functional role as a loading bay.

Progress to date & Options Analysis

As part of the concept design of the scheme and to reduce any unnecessary work to the original fabric, the design team first identified a minimalistic lighting scheme that would see the replacement of the existing flood light fittings with a smaller fitting and replace the existing cabling with a neat trunking solution to improve the appearance. These are Options 2 & 3 (Flood Lighting) noted in the attached proposal documents.

The Tootal Buildings

These options were then discounted on the basis that the facades still have a number of fittings on each elevation, which were very visible along with the horizontal cable runs which again are unsightly.

The design team were then challenged to come up with a more innovative, sensitive scheme that enhanced those areas mentioned above and reduced the amount of cabling and impact on the original fabric both visually and physically.

Justification for Proposed Option 1 – Linear Lighting, Column down lighters & Gate hinge fittings

Please refer to the document titled, Tootal Courtyard – Loading Bay Linear Lights – Option 1. It is evident that the proposed option that long horizontal cable runs and 8 flood light fittings will be removed each elevation which will greatly improve the appearance from the heritage perspective.

The team will also be removing any redundant conduits and items as mentioned above.

Please refer to document titled, Tootal Courtyard – Option 1 – Linear Lighting Cable Proposals.

The document includes the three types of lighting that the design team propose introducing into the area.

1. Gate Hinge Lighting

The original, granite arches are a particularly significant feature and should be showcased. As a result, the team have come up with a proposal to showcase them without proposing to fix into the marble. The proposal will see a fitting sensitively clamped onto the gate hinges in a matching black colour. The fittings will light the arches, thereby accentuating them as a feature of the building. The fittings will be fed by black cables, that run within black conduit on top of the gate hinges. The gate hinges are at c. 4m above ground level and therefore the conduit and fittings will not be seen from ground level. The conduits will then run up the internal face of the façade in the corners. They will be fixed sparingly into mortar only using the appropriate fixings. The hinges will not be drilled into or impacted in any way and the fittings will simply be clamped onto them with removable clamps.



The Tootal Buildings



2. Column Lighting

The central columns again are a unique historic feature of the space which do not currently benefit from any lighting features. The design team have proposed a small dark fitting that blends into the dark grey bricks. The fitting as below will be fixed into the mortar only. The cables will run within dark conduit to the soffit, after which it will run in white conduit within the I-beams. The conduit will be clamped onto the I-beams using approved colour clamps which should not be visible from ground level given the height

traxonecue
AN OSRAM BUSINESS

OSRAM



Date: _____ Quantity: _____
Company: _____
Project: _____

ProPoint™ RGBW 40W Wall Washer

The ProPoint RGBW 40W Wall Washer is an AC line powered, high brightness luminaire. The luminaire is controllable via DMX512. The system is connected using a daisy chain topology, allowing easy installation to form long run lengths. Remote Device Management (RDM) circuits are built into each luminaire that enables extensive control and monitoring of the entire installation.



of the soffit.



The Tootal Buildings

3. Underpass Entrance / Soffit Lighting

To illuminate the loading bay area, the design team were challenged to move away from façade mounted floor lighting as. They understood that the fittings needed to be discreet along with the cabling and conduits. The proposal includes a linear light fitting that is recessed within the I-beam and therefore not visible from ground level. The fitting will wash light across the soffit and down the façades illuminating the whole area & the new openings with almost entirely hidden fittings. The fittings themselves will be a white version of the below light, and all cables and conduit will match the colour of the soffit. The fittings and conduits will be clamped to the I-beams again using non-intrusive clamps that match the soffit colour.

This option allows for a number of fittings and associated cable runs to be removed from the facades of the loading bay area. Included in the image below are all the fittings and cable runs which may not appear to be the case but evidences that this option provides for minimal intervention.



The Tootal Buildings

Further to the above, we have attached:

- detailed proposal documents for option 1 and options 2 & 3 including details on conduits, type and number of fixings
- specification documents for the proposed fittings
- detailed documents showing the existing and proposed showing cables and fittings that are being removed and those that need to be retained together with reasons why

We trust that this information together with the attached documents show that we have, considered alternative options, challenged the design team to source solutions that are most conscious of the fabric but also of enhancing the area and its features.

Yours Sincerely,

The Tootal Buildings – Courtyard Design Team