

Use Classification: A3 (Catering and Restaurant)

Ground Floor Accommodation:

- Dining area
- Unisex disabled toilet
- Stair to basement

Floor to ceiling height: 5620mm with finished floor aligned with public square

500mm services void below finished floor

Basement Accommodation (App1 Consented):

- Additional toilets
- Ancillary / Kitchen

Basement shell height: varies (3530mm typical to a minimum 2930mm below beams)

Please refer to drawings in Appendix.



5.16 LIGHTING STRATEGY

As unit R01 features floor to ceiling glazing, it is recognised that the interior lighting within the unit will be highly prominent and influential on the image of the development, both by day and especially after dark.

As such, an overarching landlord lighting scheme has been developed in order to ensure that, although the tenants at R01 will need to display merchandise or visitor activities effectively, this will have to be done in-line with the wider composition of the development. As such there are guidelines prepared that will form part of the lease agreement for the property. Provisions include, but are not limited to:

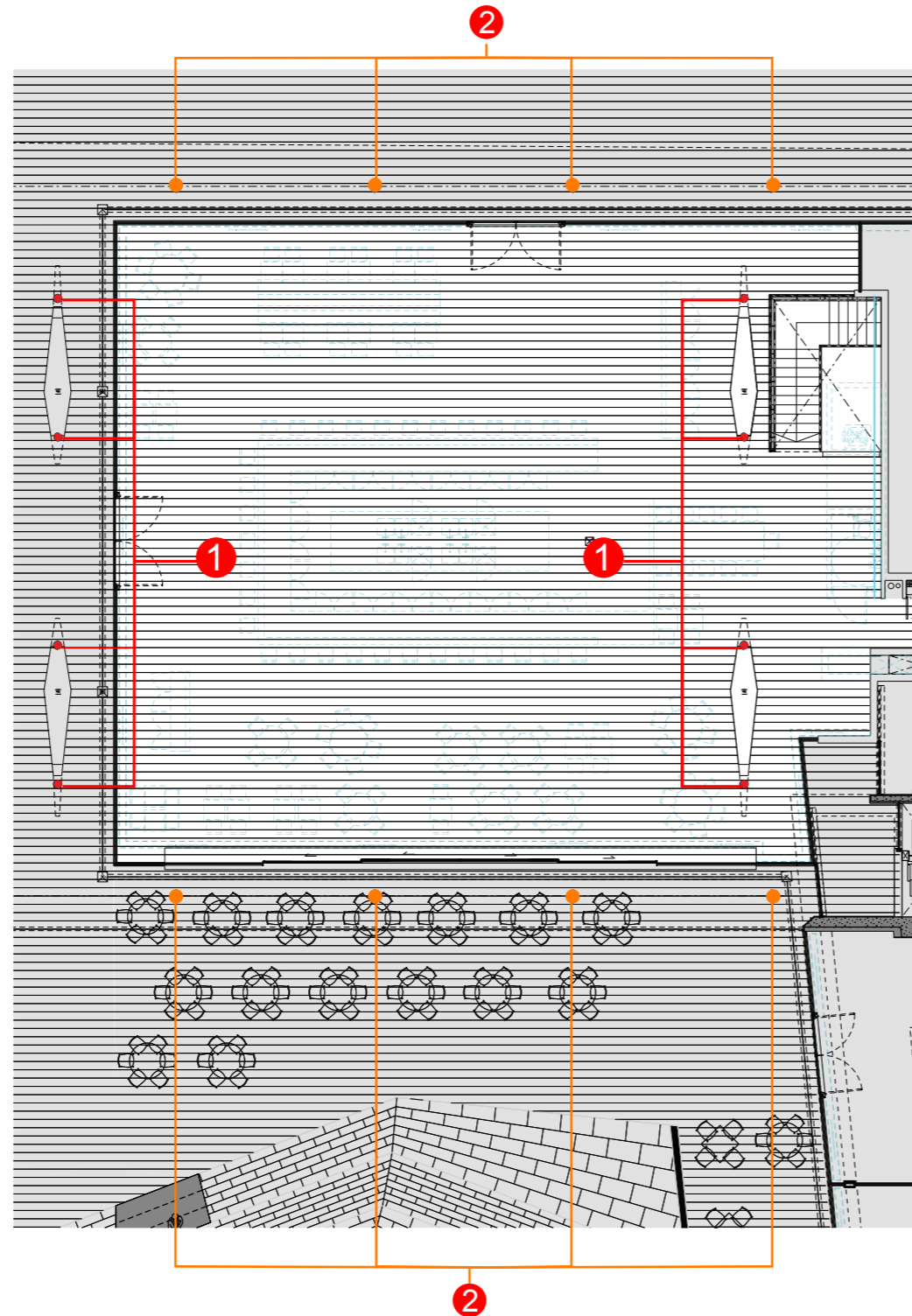
- Restrictions on colour of lighting
- The tenant lighting should minimise spill light onto the pilotis or the concrete ceiling, so as not to detract from the architectural lighting scheme.
- Independent, landlord controlled lighting circuits for points of focus (i.e central bar) in order to maintain a sense of 'life' and unification to the development overnight after closure.
- Requirements for regular maintenance

R01 has Landlord lighting to the architectural pilotis within the tenant demise, which consists of 2 No. floor recessed uplights to each pilotis, and linear lighting around each pilotis capital, lighting up onto the ceiling. This is the same lighting approach used to light all of the external pilotis throughout the building, so the interior pilotis must look the same.

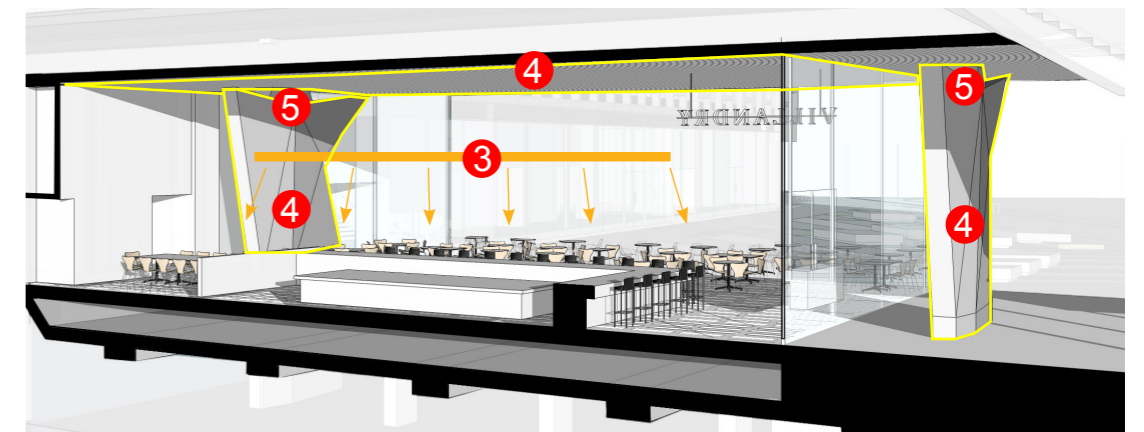
The tenant lighting should minimise spill light onto the pilotis or the concrete ceiling, so as not to detract from the architectural lighting scheme.

There are also Landlord downlights fixed to the North and South soffit edges just outside the tenant demise of R01 to provide lighting to the public realm, which may provide some spill light into the tenant area closest to the glazing.

The pilotis lighting strategy was submitted and approved under application 01.



SPIERS AND MAJOR CONCEPT SKETCH FOR PILOTI UPLIGHTING



- 1 LANDLORD UPLIGHTING TO PILOTI
- 2 LANDLORD SURFACE MOUNTED EXTERIOR DOWNLIGHTING
- 3 TENANT DOWNLIGHTING WITHIN DEMISE OF R01 TO BE MOUNTED ON MINIMAL SUSPENDED FRAME. NO INTERIOR LIGHT FITTINGS TO BE DIRECTLY MOUNTED ON HERITAGE SOFFIT
- 4 TENANT INTERIOR LIGHTING TO ENSURE LIGHT SPILL ONTO HERITAGE SOFFIT AND PILOTI TO BE AVOIDED
- 5 PILOTI CAPITAL HALO UPLIGHTING. PLEASE SEE ATTACHED DRAWINGS IN LIGHTING SECTION OF APPENDIX FOR DETAILS