

2-6 Southampton Row, Adaptive Re-use of a Listed Building

External Lighting Strategy for the Listed Building

Design and Access Statement

Description of Proposal

The proposal is to introduce new external lighting to the adapted building in order to accentuate its architectural features and signal it as an important building in the Southampton Row street scene.

The proposed scheme concentrates on the Southampton Row elevation as the principal façade of architectural interest. Specific lighting is used to accentuate the following elements:

- Shop front arches at ground floor
- Main entrance
- Rusticated window surrounds at first floor
- Columns to pediment windows at second floor
- Colossal Corinthian columns at second and third floor level
- Terminating cornice, dentils and pediment of the original building
- Campanile
- Dutch gable and broken pediment

The hierarchy of lights has been considered to respond to the classical arrangement of the decorative façade, emphasizing the colossal order at second and third floor and the unique features of the campanile and the Dutch gable.

All fixtures are proposed at surface mounted apart from a small number of floor-recessed lights proposed for inset in the tiles at the main hotel entrance and the Catton Street restaurant entrance. These units are 81mm in diameter and 65mm in depth. As the only ground lights, they will serve to accentuate the principal entrances to the hotel and restaurant. The existing fabric is a fine entrance with timber doors and finely detailed surrounds. The tiled floor entrance is original and slightly worn from decades of use. The black tiled border is approximately 100mm wide and could be safely core drilled to accommodate the proposed lighting units.

The secondary elevation on Catton Street also uses a logical lighting palette in order to emphasise the hotel access and elements of architectural interest. These include:

- Down lights between shop front arches at ground floor
- Lanterns on columns at ground floor
- Up lights between decorative pediment windows at first floor level
- Emphasis on the Dutch gable
- Specific lighting for Bunyan sculpture
- Spotlight for corner plaque
- Minimal up-lighting for chapel entrance and associated campanile in order to maintain hierarchy of entrances
- Provision is also made for an illuminated menu box

Use

The building has planning approval for use as a hotel and restaurant. No change of use is proposed in this application.

Layout

The proposed lighting scheme is limited to the two principal external facades of the building facing Catton Street and Southampton Row and the small return elevation on the campanile next to the chapel.

Scale

The attached specification identifies the sizes of lighting units varying from LED strips that are negligible in height to spotlights which measure approximately 150 x 180mm. Due to the impressive scale of the

building, these fittings are considered to be unobtrusive additions to the façade that do not detract from the decorative elements on the building.

Appearance

The lighting scheme is devised to be discreet as possible with unit sizes kept to a minimum and disguised behind building features where possible. All cables and power supplies are to be secured with ties and are to remain surface mounted rather than chasing into stone or brickwork.

Access

No change is proposed to the approved access strategy. The addition of feature lighting will serve to reveal and enhance architectural features. The external lighting scheme will illustrate the hierarchy of access points by lighting the principal entry and contribute to ensuring safe passage around the perimeter of the building.

Heritage Impact Statement

The proposals for external lighting have two potential effects on the historic significance of the building. The first is the potential impact of new fittings on the existing building fabric with respect to intactness and decoration.

The second potential impact is on the appearance of the building in the streetscape. The proposal is designed to enhance the appearance of the building in the streetscape. From a conservation perspective, the building is a significant element in this part of the townscape and is deserving of such treatment.

Fittings

All fittings have been specified by the lighting designers as surface mounted, aside from four locations where floor recessed lamps are proposed at the two principal entrances. The Southampton Row entrance is the original entrance to the building and appears to be intact historic fabric which includes the timber doors and frame, stone tiled entrance and a coloured glass fanlight.



Fig 1: Southampton Row Entrance, floor detail indicating proposed location of recessed floor lights.

The quality of detailing in this location is representative of the arts and crafts detailing of the building so, while some loss of tile fabric is required, the opportunity to highlight the good quality original timberwork is considered beneficial to revealing the architectural interest of the building.

This is considered to be a tolerable intervention that will benefit the appearance of original design features that contribute to the historic and architectural significance of the building.



Fig 2: Southampton Row entrance showing recessed doorway & timberwork for feature lighting.

Appearance

The design approach to the external lighting scheme responds to the existing features of the building in a logical and hierarchical way that supports the significance of the place and will enhance its contribution as a landmark building within the local streetscape.

Conclusion

The proposed external lighting scheme is considered a positive intervention to the building, which will appropriately enhance the architectural features that contribute to its historic significance.

Refer: - LDI drawing 5130-15 Rev E
- LDI drawing 5130-16 Rev E
- LDI Proposed Exterior Lighting
Specification 5130-SP02 Rev C