Agenda Item	**17(d)**
Report No	**CIA/24/17**

HIGHLAND COUNCIL

Committee: **City of Inverness Area Committee**

Date: **19 June 2017**

Report Title: **Town House Works Programme External Lighting & Internal Lighting & Re-decoration**

Report By: **Joint Report by the Director of Development and Infrastructure and the Inverness City Area Manager**

1. Purpose/Executive Summary

1.1 This report seeks approval to:

- proceed with new lighting the completed external facades of the Town House; and
- proceed with the Internal re-decoration, new internal lighting to the main hall and refurbishment of all chandeliers.

2. Recommendations

2.1 Members are asked to agree the following:

i. proceed with the external lighting at a cost of £150k under the current works programme at the Town House; and
ii. proceed with the internal re-decoration, refurbishment of chandeliers and internal lighting to main hall at a cost of £195k under the current works programme at the Town House .

3. Introduction

3.1 The current works programme at the Town House provides an opportunity to consider the refurbishment of external lighting and the redecoration and lighting of the Main Hall.

4. External Lighting

4.1 The Town House is currently lit by two sodium lamps attached to the building on the opposite of the High Street. The design team on the external works were tasked with looking at a strategy in conjunction with the street lighting section for a new lighting design using modern LED lighting.

4.2 It is proposed to have a number of pavements uplighters along with LED strips attached at various parts of the elevations to pick out certain details and LED strips at roof level to light the roof areas, (Please see **Appendix 1**).

4.3 It is recommended that this element of the works be instructed through the Phase 2 of the project to allow the use of the scaffolding for parts of the installation before being removed, this would save on scaffolding costs at a later date and further disruption. The installation will also involve attaching lighting brackets and cables to the new stonework and the preference would be to use the existing stonemasons to undertake this work.

4.4 The costs returned from LTM to undertake the work has been checked by the Quantity Surveyor and if the recommendations are approved it will go through the formal change control process.

4.5 Listed Building Consent has been applied for and granted with conditions.

5. Internal Re-decoration, Chandelier Refurbishment & Internal Lighting

5.1 Due to the amount of work that has been taking place externally and the removal of all stain glass windows for refurbishment in the main hall it was agreed all art work should be removed to prevent any damage. Due to a recent re-wiring project of the complete Town House and the amount work that has taken place externally a full redecoration should be investigated taking advantage of the art work in storage. Consultation is taking place with Historic Environment Scotland and the revised colour scheme is currently being agreed. On close inspection of the wood panelling and wood carvings it is clear they are in desperate need of repair. The re-decoration of the hall was undertaken about 30 years ago and would be due for re-decoration in the next couple of years. Over the lifetime of the building the hall has been redecorated every 30 years on average.

5.2 When looking at the external lighting strategy the lighting engineer was tasked with also looking at the existing internal lighting. It was found that a number of the uplighters in the main hall no longer work and require replacement. A revised lighting design has been agreed and costed, (please see **Appendix 2**)**.**

5.3 It was also found that the existing chandeliers need attention; they require a full rewire, repairs and cleaning. Tenders were issued to relevant companies for costs to undertake a full refurbishment on all chandeliers including new electric winch systems for the three chandeliers in the main hall. The chandeliers are in the custodianship of the Common Good Fund with the consent of the Northern Meeting Society who are being kept informed.

5.4 The costs returned from LTM to undertake the work has been checked by the Quantity Surveyor and if the recommendations are approved it will go through the formal change

control process.

5.5 Listed Building Consent has been applied for and granted with conditions.

6. Expenditure Profile

6.1 The table below gives an expenditure profile for the Town House Phase 3 contract including contingencies and fees.

Expenditure Profile	**17/18**	**18/19**	**Total**
External Lighting	147,750	2,250	**150,000**
Internal Lighting & Re-decoration	192,075	2,925	**195,000**
Total	**339,825**	**5,175**	**345,000**

7. Project Management

7.1 The 'Client' will be represented by the Inverness City Area Manager. The Project will be managed by the Development and Infrastructure Service and there will be regular progress reports made to the City of Inverness Area Committee as appropriate with Members and other Stakeholders being involved as necessary. Stakeholders will include the Business Community and other interested parties such as the Civic Trust and the City Heritage Trust. Key liaison will also take place with Historic Environment Scotland.

8. Governance

8.1 The project is financed by Inverness Common Good Fund and as such under the governance regulations monthly reports will be issued to the Inverness City Area Manager who meets with the Project Manager on a monthly basis.

8.2 Contract Monitoring reports will be issued to the City of Inverness Area Committee.

9. Implications

9.1 Resource – A separate report will be issued by the Director of Finance to outline the financial implications for the Common Good Fund, forming part of the Investment Strategy and Capital Planning for the Fund.

Legal – The Highland Council will continue to meet all its legal obligations under the terms of any contracts agreed.

Community (Equality, Poverty and Rural) – None expected as a result of this report.

Climate Change/Carbon Clever – All contracts will be managed in a manner which meets the Highland Council's obligations in relation to climate change.

Risk – None expected as a result of this report.

Gaelic – None expected as a result of this report.

10. Conclusion

The proposed investment of £345k for the external and internal lighting will bring the lighting up to modern day standards using LED technology. The last re-decoration of the hall was undertaken about 30 years ago and with the art work all in storage now is the ideal time to undertake another re-decoration.
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Designation: Director of Development and Infrastructure and the Inverness City Area Manager

Date: 7 June 2017

Author: Jason Kelman, Principal Project Manager

The Town House

Architectural Lighting Scheme, Concept Stage 1

- Original, Daytime

The Town House

Architectural Lighting Scheme, Concept Stage 1

- Natural lighting scheme

lightfolio

The Town House

Architectural Lighting Scheme, Concept Stage 1

- Natural lighting scheme
  without stained glass illumination

lightfolio

The Town House

Architectural Lighting Scheme, Concept Stage 1

- Colour Lighting Scheme 1

lightfolio

The Town House

Architectural Lighting Scheme, Concept Stage 1

- Colour Lighting Scheme 2

lightfolio

The Town House

Architectural Lighting Scheme, Concept Stage 1

- Colour Lighting Scheme 3

lightfolio

APPENDIX 2

Townhouse Main Hall: Supporting lighting design statement

The lighting scheme devised for the Main Hall at the Townhouse takes advantage of the latest technologies in lighting in order to deliver an extremely flexible system, befitting of both the setting and wide range of activities that take place there.

The existing scheme is limited in several ways, namely the lack of dimming control, scene setting and diversity due to the restrictive nature of the installed lighting. This is purely a function of the technology available at the time this was last done. Modern LED light sources offer not only the capability for energy saving but increased colour rendering, dimming and colour change. By deploying these technologies in conjunction with an automated control system, we can deliver a wide variation in mood and setting literally at the touch of a button.

In this case, control will also be linked to an iPad, which is convenient for performances where you may have different lighting requirements across the evening. Having control like this that is remote from a fixed wall control point means that advanced scenes and dimming functions can be delivered instantaneously and can be operated from the most convenient location within the room rather than at a set position.

An additional Infra- red hand held controller will enable recessed spots and discreet track spotlights to be rotated angled and focussed on target items such as flowers, a podium etc ahead of events taking place which increases functionality and flexibility.

The existing Chandeliers are retained within this scheme and re-lamped with a special LED candle lamp from Philips which delivers sparkling light akin to the effect of the traditional tungsten lamp and with the same colour rendering capability. These lamps will be dimmable and have an average life of 25,000Hrs which represents over ten years of expected use. It is anticipated that the chandeliers will be attached to electric winches. These will be controlled through the lighting controls for convenience.

Colour changing light, which is highly desirable for functions where you require a theme, will be delivered from recessed flush spotlights, set into the existing ventilation ducts and from flush linear recessed uplighters set within the window recesses. It is most probable that a false ledge will be created in wood to house these uplighters to save cutting in to the historic fabric.

The balcony will also have new lighting including replacement uplighters at existing positions, and some colour wash from concealed positions at the foot of the columns to accentuate the arches and marry up with effects in the rest of the room.

Use of colour

This scheme is designed to be multifunctional, providing a subtle and appropriate architectural lighting scheme and also, when appropriate for celebration or homage capable of providing a range of colours through the use of dedicated colour change fittings

The use of colour will be controlled through a DMX system that allows for the pre-programming of specific schemes which can be committed to memory for automatic replay on a calendar schedule as well as providing a manual override to cover additional temporary events that may occur throughout the year. The coloured lighting as a whole is very much temporal and secondary to the white light architectural lighting scheme which may only have subtle colour accents as appropriate.

Control and energy use

In order to minimise energy consumption LED luminaires have been specified at all locations. This will also limit required maintenance which, with the exception of failure of a light fitting, extends only to cleaning of the front faces of the fittings and checking connections periodically. We would recommend once per year for this.

It is envisaged that the controls for this scheme will be a combination of DMX programming for colour change lighting and DALI circuits for white light only units.

Cable routing

Cable routing will typically follow existing routes and any new routes would be totally concealed from view.