

## **Design and Access Statement**

### **The Old Chapel, Orchard Lane, Puddington, Wirral CH64 5SG**

#### **1.0 Proposals**

- 1.1 For the installation of two conservation rooflights. To be located on the north west side of the apex roof to allow natural light into the existing loft room. Proposed windows have been specified to match the heritage style of the property. They are central pivot conservation roof windows with an elegant handle that enables passive ventilation in two different secondary locking positions. Black vertical glazing bar and black external profiles make a perfect match with the roof.

#### **1.2 Heritage Context**

The Old Chapel is a residential dwelling located off Orchard Lane, within the Puddington Village Conservation Area. The building is also Grade Two Listed. The Old Chapel is a first-floor apartment with two loft rooms. One has a rooflight previously fitted.

#### **2.0 Use and Layout**

- 2.1 The loft room is on the second floor of a first-floor apartment. It is open plan with extremely limited natural light.
- 2.2 Currently we have been relying on artificial lighting, the proposed rooflights would allow us to require less energy costs and also control the high temperatures in the summer. The rooflights will provide natural light in an otherwise dark room.

The room currently provides additional living space on a flexible basis.

#### **3.0 Location**

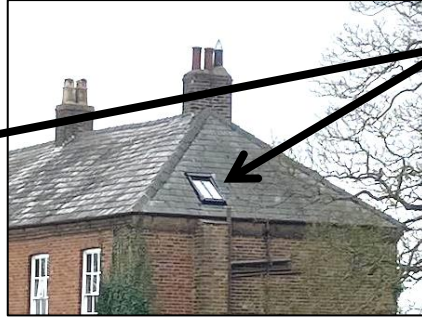
- 3.1 The proposed alteration is located on the north west side of the apex roof of The Old Chapel.
- There is a neighbouring property approximately 100 metres north west and the whole neighbouring property (Orchard Nurseries) is obscured from view by trees. The roof of The Old Chapel is not visible from Puddington Lane by car. This elevation where the rooflights are proposed does not have any properties overlooking it.

#### **4.0 Scale**

- 4.1 The proposed new openings will replicate the size of the two existing conservation rooflights elsewhere on the building.

#### **5.0 Design**

- 5.1 The proposed rooflights are to be located 30cm above the bottom edge of the roof line and 20cm below the purlin. They will be spaced approximately 1.5 metres apart. It is proposed to form two new openings within the existing roof. The two proposed rooflights will be the conservation design having a central glazing bar and do not protrude significantly above the roof line. Flashing will be recess fitting to minimise any up-stand (please see specification below).



Two existing conservation rooflights already in situ.

5.2 The windows will have dark grey metal frames with a central mullion and will be double glazed. The rooflights are sited on the non-principle elevation and would normally be allowed under permitted development if the property was not within a conservation area and listed.

### 6.0 The impact on the building

The proposed rooflights are to be located 30cm above the bottom edge of the roof line and 20cm below the purlin. This would in no way affect the structural integrity of the building.

### 7.0 Summary

The proposed window installations have been considered in relation to the impact upon the building and wider local area.

7.1 The proposed is for the installation of two conservation type rooflights in the lower section of a pitched roof to allow natural light into a loft room that is used as additional living space on a flexible basis. The Old Chapel is a Grade Two Listed building and is a residential dwelling within the Puddington Village Conservation Area. The proposed rooflights will allow natural light into the loft room and also control excessive heat in the summer. The proposed windows are not overlooked by any other dwellings and are not visible from Puddington Lane or Orchard Lane. The location of the proposed windows will not affect the structural integrity of the building in any way being located in the lower section of the pitched roof below the purlin.

### Item specifics

Size: 55cm x 98cm with flush low-level flashing

#### Condition

New: A brand-new, unused, unopened and undamaged

Main Colour Black/Pine

Window Style Conservation Brand

RoofLITE (made by VELUX Group)

#### Item description

The Solid Conservation collection is a range of central pivot conservation roof windows with an elegant handle that enables passive ventilation in two different secondary locking positions.

Black vertical glazing bar and black external profiles make a perfect match with conservation roofs.

The Solid Conservation range is equipped with ventilation valve that provides optimal background passive ventilation (i.e. without opening the window). Our conservation windows can be installed in a roof pitch from 15 to 90 degrees.

## **Features**

### **WOOD AND WOODEN PARTS**

Our wooden frames are made from selected pine wood, treated with fungicide and insecticide protection via vacuum impregnation, followed by a coat of water-based lacquer for a natural wood finish.

All wooden raw materials come from sustainable forests.

RoofLITE holds full PEFC chain of custody certification.

### **THERMAL INSULATION**

RoofLITE roof windows have 24 mm double glazing (argon filled) to guarantee good thermal insulation and low emissivity, which reduces heat loss in winter and limits overheating in summer.

The U value of all panes are 1.0 W/m<sup>2</sup>K.

### **SAFETY**

Both the interior and exterior panes of our windows are made of float glass. External panes can be toughened for all of the series.

### **HANDLE**

All our windows are fitted with handles made of moulded zinc.

Handles have three positions, one is fully closed, and two further positions allowing passive ventilation on demand.

### **QUALITY MANUFACTURING**

Our windows are manufactured in Europe in an ISO 9001 ISO 14001 and OHSAS 18001-certified production facility, which uses the latest technologies to ensure the best industrial, environmental and labour standards are respected.

Energy performance, water tightness are tested by an independent testing facility, IFT Rosenheim GmbH.

### **ENVIRONMENTAL COMPLIANCE**

Wood certification

To protect the environment is one of the major principles of the Group. It is therefore very important to us to source wood from sustainable forests. The Group invested heavily to obtain PEFC wood certification, because we believe in the principles. The wood certification is provided by independent third-party organization, and we can therefore confidently evidence that our wood always is derived from sustainable forests.

RoofLITE holds full PEFC Chain of Custody certification. This ensures the transparency of the wood flow from the forests to the finished products, and therefore offers our customers a full traceability to the wood from cradle to grave.

### **DESIGN**

The exclusive design allows up to 10% more daylight into your room than other branded windows. The RoofLITE collection sits lower into the roof line, which not only improves the thermal insulation but also looks better from outside as well.

## INSTALLATION

The RoofLITE windows are very easy to install.

The installation principle is a tried and tested methodology, well known to installers for many years.

For DIY customers an easy-to-follow step by step installation guide is included with every product.

