

# 16-20 Chalton Street – Albertini's

## Change of Use from A1 to A1/A3

### Planning Statement

#### The Site

- 1.1 The property is located at 16-20 Chalton Street and comprises three units which are internally linked – see **drawing TOA-0106-PL-LP-00**. The units contain a food preparation area, customer seating, refrigerated displays for cold drinks and snacks and customer toilets. The upper floors of the units are in residential use and do not form part of this application.
- 1.2 All three units form part of the Grade II listed Levita House and are located within Chalton Street Neighbourhood Centre as set out in the Camden Planning Guidance 5: Town Centres Retail and Employment (September, 2013) (CPG5). 20 Chalton Street is also located in the Central London Area as set out in CPG5.

#### Relevant Planning History

- 1.3 **Table 1.1** sets out the relevant planning history for the proposed change of use.

**Table 1.1: Relevant Planning History**

Case No.	Description	Decision
PSX0104687	The change of use from Class A1 (retail) to Class A3 (restaurant), together with the installation of a ventilation grill within the flank wall, and a new ventilation grill with fixed glazing below within an existing window frame to the rear.	2001 Refused Decision appealed and dismissed in 2002
LSX0104688	Internal alteration to facilitate the installation of a WC for disabled users, the installation of a kitchen extraction system, a ventilation grill within the external flank wall and a new ventilation grill with fixed glazing below within an existing window frame to the rear.	2001 Refused Decision appealed and dismissed in 2002
2007/1516/P	Change of use from sandwich bar (A1) to café/coffee shop (A3).	2007 Refused

## The Proposed Scheme

- 1.4 This application seeks the change of use from A1 to A1/A3. As part of the change of use an extractor fan will be installed above the door on the rear elevation – see **drawing TOA-0106-PL-E-GA-00**. There are no alterations proposed to the front or side elevation.

## Planning Policy Appraisal

### Introduction

- 1.5 This section summarises the relevant planning policy context and considers the Development Plan policies against which this planning application should be considered, as well as other material considerations.
- 1.6 The proposed change of use at 16-20 Chalton Street complies with national and local planning policy legislation.
- 1.7 The policy context is set out below under the following headings:
- Development Plan Policy.
  - Material Planning Considerations.

### Development Plan Policy

- 1.8 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that:
- 1.9 *"if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"*.
- 1.10 The statutory Development Plan that covers 16-20 Chalton Street comprises the London Plan (2015, also known as the Further Alterations to the London Plan - FALP), Camden Core Strategy (2010) and Camden Development Policies document (2010).

### The London Plan

- 1.11 The London Plan policies of relevance to the proposed scheme include:
- Policy 7.4 *Local Character* states developments should be of high quality design and have regard to the form, function and structure of the local area.
  - Policy 7.6 *Architecture* states developments should be of the highest architectural quality and make a positive contribution to the streetscape and the wider character of the local area.
  - Policy 7.8 *Heritage Assets and Archaeology* states development should identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate. Development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
  - Policy 7.14 *Improving Air Quality* states developments should minimise increased exposure to existing poor air quality and address local problems of air quality.
  - Policy 7.15 *Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscape* states developments should seek to manage noise by avoiding significant adverse noise impacts on health and quality of life as a result of new development.

### Camden Core Strategy and Development Policies Document

- 1.12 The following policies are of relevance from the Camden Core Strategy and Camden Development Policies document:
- CS5 – *Managing the Impact of Growth and Development* which states the Council will protect and enhance the environment, heritage and the amenity and quality of local communities.

- *CS7 – Promoting Camden’s Centres and Shops* which states the Council will promote successful and vibrant centres throughout the borough to serve residents, workers and visitors by:
  - seeking to protect and enhance the role and character of Camden’s centres;
  - providing for, and maintaining, a range of shops, services, food, drink, entertainment and other uses to provide variety, vibrancy and choice;
  - protecting and promoting small independent shops, and resisting the loss of shops where this would cause harm to the character and function of a centre; and
  - making sure that food, drink and entertainment do not have a harmful impact on residents and the local area.
- *CS14 – Promoting High Quality Places and Conserving our Heritage* states the Council will preserve and enhance Camden’s heritage assets and their settings, including listed buildings. The policy also requires development of the highest standard of design that respects local context and character.
- *DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses* states the Council will ensure that the development of food, drink and other town centre uses do not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. The Council will consider:
  - the effect of non-retail development on shopping provision and the character of the centre in which it is located;
  - the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions;
  - the impact of the development on nearby residential uses and amenity; and
  - fumes likely to be generated and the potential for effective and unobtrusive ventilation.

To manage potential harm to amenity or the local area, the Council will, where appropriate, use planning conditions and obligations to address the following issues:

- hours of operation;
  - noise/vibration and fumes;
  - storage and disposal of refuse and customer litter;
  - tables and chairs outside of premises;
  - community safety;
  - the ability to change the use of premises from one food and drink use to another; and
  - the use of local management agreements to ensure that the vicinity of the premises are managed responsibly to minimise the impact on the surrounding area.
- *DP25 – Conserving Camden’s Heritage* states the Council will preserve and enhance the borough’s listed buildings and will only grant consent for a change of use or alterations to a listed buildings where it considers the development would not cause harm to the special interest of the building.
  - *DP26 – Managing the Impact of Development on Occupiers and Neighbours* states the Council will protect the quality of life of occupiers and residents by only granting permission for development that does not cause harm to amenity. Factors that the Council will consider include noise, odour and fumes.

### Material Planning Considerations

- 1.13 In addition to the statutory Development Plan, Camden Planning Guidance 5 Town Centres, Retail and Employment (2013) (CPG5) is of relevance to the proposed scheme as a material consideration.

#### *Camden Planning Guidance 5 Town Centres Retail and Employment*

- 1.14 CPG5 supports the policies of the Local Development Framework and provides guidance on neighbourhood centres and controlling the impact of food, drink and entertainment uses.
- 1.15 The site is located within the Chalton Street Neighbourhood Centre and the guidance states on page 68 that the Council will seek to:
- maintain 50% of ground floor premises within the Centre as A1 retail uses;

- resist food, drink and entertainment uses comprising 25% of the Centre;
- not allow food, drink and entertainment uses larger than 100m<sup>2</sup>; and
- not allow more than two consecutive food, drink and entertainment uses in centres.

1.16 CPG5 states the council will take into account any history of vacancy in the Centre and the viability of retail uses at that location.

## Compliance with Policy

### Change of Use

1.17 Circular 03/2005 although now withdrawn and replaced by the National Planning Practice Guidance provides a useful commentary on the change of use of buildings with regard to sandwich bars and cafes:

#### "Sandwich Bars

*34. As indicated above in paragraph 12, in considering where individual uses fall, it is the primary purpose that should be considered. A sandwich bar does not necessarily cease to be in the shops class merely because, for example, it also sells a limited amount of hot drinks, hot soup or food that is heated up. Similarly, it is possible for a few sandwich bar customers to eat on the premises, including at tables within or outside their establishments (e.g. on the forecourt) without involving a material change of use. Provided that this is only an ancillary part of their business, the classification of the business as a sandwich bar would rightly remain in the A1: Shops use class where the retail sales element is the primary purpose."*

#### "Restaurants and Cafes

*39. The new A3: Restaurants and Cafes class is one of three new classes, created from the disaggregation of the former A3: Food and Drink use class formed in the 1987 Order. This new class is designed specifically for restaurants and cafes, i.e. places where the primary purpose is the sale and consumption of food and light refreshments on the premises.*

*40. Many premises have a service area in which meals are served as well as a bar area for the serving or consumption of drinks. Nevertheless, the serving of drink in a restaurant is often ancillary to the purchase and consumption of a meal. The primary purpose is what needs to be considered in determining whether a particular premises is classified in the A3 use class, or is a mixed use.*

*41. A restaurant whose trade is primarily in-house dining but which has ancillary bar use will be in Class A3. Where the pub or bar activity is a minor component of the business and will not affect environmental amenity, it will [be] treated as ancillary to the primary (restaurant) use of the premises. Such matters will be decided on the basis of fact and degree in each case."*

1.18 Paragraph 40 of the Circular sets out the acceptability of mixed use units and the acceptability of A1/A3 mixed uses has been established through a number of appeal decisions which consider coffee shops to be A1/A3 – see **Appendix 1**.

1.19 As such, the proposed change of use at 16-20 Chalton Street from A1 to A1/A3 is considered acceptable in principle and below is an assessment of the proposed change against the relevant planning policy.

1.20 Appendix 1 of CPG5 sets out the properties which are located within the Chalton Street Neighbourhood Centre. **Table 1.2** sets out the properties within the centre and their current use.

**Table 1.2: Properties and Use Class along Chalton Street**

Property	Use
<b>West Site of Chalton Street</b>	
1	A1

3-9	Vacant (use class appears to be A3)
11	Vacant (use class appears to be A1)
13	Leads to Christopher Place which is in D1 use
15	Vacant (shutters down - use class assumed to be A1)
17-19	B1
25	C3
27	Vacant (shutters down - use class assumed to be A1)
29	A2
31	A1
33	Sui generis
35	Vacant (opaque glass - use class assumed to be A1)
37	A3
53-55	A1
57	A1
59	A1
61	C3
63	C3
65	C3
69	B1
<b>East side of Chalton Street</b>	
16-20	A1
22	A1
24	D1
26	A1
28	A1
30-32	Vacant (use class appears to be A1)
34	A1

36-38	A3
40	A1
42	Vacant (shutters down - use class assumed to be A1)
44	A3
46	A1

- 1.21 The survey set out in **Table 1.2** was undertaken on 11<sup>th</sup> November 2015 and illustrates that there are currently 41 units within the Centre which form 32 properties.
- 1.22 The existing breakdown of A1 and A3 uses within the Centre is as follows:
- 15 A1 units – 46.8%<sup>1</sup>
  - 3 A3 units – 9.3%
- 1.23 If the vacant units were in use the breakdown of A1 and A3 units within the Centre would be:
- 21 A1 units – 65.2%
  - 4 A3 units – 12.5%
- 1.24 The figures illustrate that the existing breakdown of A3 uses is below the 25% set out in CPG5.
- 1.25 It is noted that if the vacant units were in use (and the assumed use class of the units is correct) there would be 21 A1 units which equates to 65.2% of the Centre, in line with CPG5. However, it is considered that as the units stand vacant it demonstrates that A1 businesses are currently finding it difficult to remain financially viable within the Centre. One of the reasons for this could be the stiff retail competition from areas such as Euston Road, St. Pancras Railway Station, Euston Railway Station and King's Cross. All of these areas are within 5-10 minutes walking distance of the Centre and provide a wider range of services and goods.
- 1.26 The proposed scheme seeks to maintain the existing retail element on the premises as the applicant proposes to continue to prepare food for consumption off the premises. As such, the breakdown of A1 units within the centre as a result of the proposed scheme will remain the same<sup>2</sup>.
- 1.27 The proposed scheme seeks to introduce a new A3 element to 16-20 Chalton Street which will increase the breakdown of A3 units within the Centre from 9.3% to 18.7%. The provision of the A3 element will not increase the breakdown of A3 uses within the Centre above 25% as set out in CPG5.
- 1.28 Albertini's is a well-established independent sandwich bar and is popular within the area as it is frequented by many customers who work along Chalton Street as well as in the locality. The proposed change of use to A1/A3 will allow the applicant to widen his customer base, enabling the business to remain viable and prevent another three A1 units from standing vacant. Furthermore, it is considered that the change of use will have a positive impact on vitality of Chalton Street as it will attract more customers to the Centre<sup>3</sup>.
- 1.29 In summary, the proposed change of use from A1 to A1/A3 will not reduce the number of A1 units within the Centre and the addition of the A3 use is in accordance with the approach set out in CPG5 (no more than 25% food, drink or entertainment uses). The introduction of the A3 use to

<sup>1</sup> If a property consists of two or more units this has been taken into account, e.g. 36-38 Chalton Street is considered to be two A3 units.

<sup>2</sup> See paragraph 6 of Appeal Decision APP/M5450/A/09/2117917 in **Appendix 1** which states mixed uses does not mean the loss of the A1 unit.

<sup>3</sup> See paragraph 12 of Appeal Decision APP/M5450/A/09/2117917 in **Appendix 1** which states that a mix of uses is beneficial to the vitality of a shopping centre, even if some retail floorspace is lost.

the property will complement the existing A1 use allowing the applicant to widen his menu which will attract more customers, ensuring the business remains viable. An increase in customers will increase the footfall of the Centre which is considered critical to maintaining the vitality and character of the Centre. Furthermore, allowing the business to diversify (i.e. to operate as a sandwich bar and café) will strengthen it against strong competition from the surrounding area and prevent the business from closing, which would have an adverse effect on the character, vitality and viability of the Centre – if the business was to close the number of A1 uses in operation within the Centre would decrease to 37.5%, significantly lower than the approach set out in CPG5.

- 1.30 It is therefore considered that the proposed scheme is in accordance with Camden's Core Strategy and Development Policies Document policies CS7 and DP12 and CPG5.

### *Heritage and Design*

- 1.31 16-20 Chalton Street forms part of Levita House which is a Grade II listed building. The proposed scheme, as part of the change of use, seeks the installation of an extractor fan above the door on the rear elevation - see **drawing TOA-0106-PL-E-GA-00** and **Appendix 2**. The extractor fan will replace an existing black metal security screen which comprises a number of diagonal bars. The proposed extractor fan's external face will be a black horizontal steel grille (see **Appendix 2**). It is considered that the extractor fan will be of a similar appearance to the security screen and will therefore have a negligible effect on the historical character of Levita House.
- 1.32 Internal stud partition walls will be removed and installed as illustrated on **drawings TOA-0106-EX-P-00-GA-00** and **TOA-0106-PL-P-00-GA-00**. It is considered that the internal alterations will have a negligible effect on the historical character of Levita House.
- 1.33 As such, it is considered that the proposed scheme is in accordance with London Plan policies 7.4, 7.6, 7.8 and Camden's Core Strategy and Development Policies Document policies CS5, CS14 and DP25.

### *Amenity*

- 1.34 An extractor fan will be fitted on to the rear elevation above the existing door – see **drawing TOA-0106-PL-E-GA-00**. The unit to be fitted is a Nuaire Squif single fan –unit SQFA41-1. The product's brochure can be found at **Appendix 2**. The unit has an integrated commissioning/speed control to accurately commission the system, with minimum and maximum speeds, as recommended in Part L. This enables the unit to be configured to run between set parameters, thus, saving motor power and limiting noise.
- 1.35 With regard to odour, the kitchen hood above the Preparation and Cooking area (see **drawing TOA-0106-PL-P-00-GA-00**) will incorporate grease filters that will filter particulates and heavy smells out of the air stream. Furthermore, additional carbon and/or electrostatic filters will be installed within the extractor duct, reducing the emission of food odour out of the extractor fan to an acceptable level.
- 1.36 It is therefore considered that the proposed scheme is in accordance with London Plan policies 7.14 and 7.15 and Camden's Core Strategy and Development Policies Document policies CS5 DP26.

## Summary

- 1.37 The proposed scheme seeks to change the use of 16-20 Chalton Street from A1 to A1/A3. Mixed uses are an established use and the principle of the development is therefore considered acceptable. The proposed scheme will not reduce the amount of A1 units within the Chalton Street Neighbourhood Centre, nor will it increase the amount of A3 units within the Neighbourhood Centre above what is set out in CPG5.
- 1.38 The proposed scheme proposes the installation of an extractor fan to the rear of the building. It is considered that the fan will not cause unacceptable harm to the Grade II listed Levita House or to the amenity of neighbouring properties with regard to noise and odour.

- 1.39 It is therefore considered that the proposed scheme complies with the Development Plan and CPG5.



## Appendix 1– Relevant Appeal Decisions



# Appeal Decision

Inquiry held on 7 & 8 April 2010

Site visit made on 8 April 2010

by **Jane Miles BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

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**Decision date:**  
**14 May 2010**

## **Appeal Ref: APP/M5450/A/09/2117917** **19-23 High Street, Pinner, London HA5 5PJ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Starbucks Coffee Co (UK) Ltd against the Council of the London Borough of Harrow.
- The application ref: P/2126/09, is dated 14 September 2009.
- The development proposed is change of use from retail (Class A1) to a mixed use as a coffee shop (Classes A1/A3).

## **Decision**

1. I allow the appeal, and grant planning permission for change of use from retail (Class A1) to a mixed use as a coffee shop (Classes A1/A3) at 19-23 High Street, Pinner, London HA5 5PJ, in accordance with the terms of the application, ref: P/2126/09, dated 14 September 2009, and the plans submitted with it, subject to the following conditions:
  - 1) The premises shall not be used other than as a coffee shop serving coffee and other hot and cold drinks, sandwiches and similar light refreshments, for consumption on or off the premises.
  - 2) No primary cooking of unprepared food shall be carried out on the premises. Only reheated or cold food that has been prepared elsewhere shall be served on the premises.

## **Procedural Matters**

2. In the interests of clarity, and as agreed at the inquiry, the wording in the above description varies slightly from that on the application form and from that used by the Council. As the coffee shop has been operating since November 2007, the appeal application is a retrospective one, for the use as already existing. It follows unsuccessful applications for a certificate of lawfulness and for planning permission, and the service of an enforcement notice (which has taken effect).
3. The Council decided after the appeal was lodged that, had it been in a position to do so, it would have refused this second application on the basis that it results in an unacceptable loss of retail frontage and a harmful concentration of non-retail uses in this part of the Pinner District Centre, leading to a loss of vitality of the shopping parade and the Centre as a whole, contrary to saved Policy EM16 of the Harrow Unitary Development Plan (2004) (UDP).

## Reasons

4. The premises are in the Pinner High Street Conservation Area but, having regard to the nature of the surroundings, I am satisfied that the proposal does at least preserve the Conservation Area's character and appearance. Thus the **main issue** in this appeal is the effect of the proposal on the vitality and viability of the Pinner District Centre, which is a second tier centre in the hierarchy identified in the UDP.
5. The existing ground floor coffee shop use operates in a similar way to many other Starbucks outlets around the country: it involves the sale of drinks and (mainly cold) food for consumption on or off the premises, together with retail sales of coffee and associated merchandise. The Council and appellant now agree that this is a mixed use, with significant elements of both retail and cafe uses (Classes A1 and A3 of the *Town & Country Planning (Use Classes) Order 1987* as amended). As such, it is a sui generis use. Having regard to all the evidence before me, I take the same view.
6. This mixed use of the premises does mean the loss of a wholly Class A1 retail unit. A key objective of UDP policies is to ensure that District Centres such as this one continue to provide good shopping facilities whilst maintaining the balanced range of other uses essential to their vitality. Pursuant to this objective, primary and secondary shopping frontages are defined in the UDP. In primary frontages, which in Pinner include High Street and most of Bridge Street, it is expected that A1 uses will continue to be the 'overwhelming' use.
7. UDP Policy EM16 allows for changes of use in primary frontages from Class A1 to Class A2 or Class A3 (food and drink uses - now Classes A3, A4 and A5) provided five criteria are met. Although the coffee shop does not fit neatly into any single one of these use classes, the key criteria in this case are B and C. It is common ground that the length of primary frontage in non-retail use in this District Centre already exceeds the relevant threshold of 25%. Thus, in adding to the length of non-retail frontage, the coffee shop use conflicts with EM16(B). Less clear cut is whether there is a conflict with EM16(C), which requires that a change of use pursuant to the policy should not create or add to 'a harmful concentration' of non-retail uses.
8. I acknowledge that there is a breach of Policy EM16(B), but it is necessary to consider this in the light of the supporting text, the UDP policy objectives, and any other material considerations. The text notes (in paragraph 7.61) that the percentage limits indicate the level at which the amount of non-retail activity *may* begin to harm a centre's character and vitality (my emphasis): this phrasing does not suggest the percentages identified necessarily represent a critical balance.
9. It continues that, for a non-retail proposal above the relevant limit, particular benefits would have to be demonstrated to outweigh the potential adverse impact on vitality and viability. This does not imply to me a blanket restriction on any loss of retail units once the relevant threshold is reached, but points to the need for a more detailed consideration of the impact of any such proposal.

The policy context in the Epping appeal<sup>1</sup>, on which the Council relies, does not appear to have been comparable in this respect.

10. With regard to 'particular benefits', the largely undisputed evidence (from till receipts) indicates that in this coffee shop around 45% of transactions in 2009 were for take out/retail sales (compared with an earlier figure of 35%). Either figure, in my opinion, amounts to a significant retail element even though, in terms of its appearance in the street and the use of its floorspace, the character of the premises is more akin to that of a cafe than a shop. Thus unlike many, if not most, of the Class A2 and A3/4/5 uses with which Policy EM16 is concerned, this particular use means that the unit retains a significant element of its retail function. I consider it reasonable to count this as a major benefit of the proposal.
11. A patronage/footfall survey and a customer survey, undertaken for the appellant by independent market research companies, have been provided and, again, the results are largely undisputed by the Council. Bearing in mind the methodology, I have no reason to doubt the findings of either survey, although I note the limitations of a customer survey restricted to patrons of Starbucks itself. Nonetheless there can be little doubt that this coffee shop attracts substantially higher numbers of people than any of the other units surveyed, which included A1 and A3 uses, in High Street and Bridge Street. I appreciate that there is no comparable information for the situation pre-Starbucks but, given the results of the patronage survey in relation to retail uses such as the chemist, book and card shops in particular, I consider it highly unlikely that a wholly retail use would have attracted similar or larger numbers.
12. In generating such high levels of activity throughout the normal shopping day, in part due to its retail element, I consider that the coffee shop use is beneficial to the vitality of the primary shopping frontage, despite the loss of some retail floorspace. In this respect, bearing in mind also that footfall is a key contributor to vitality, the value of Starbucks is all the greater in bringing people into High Street, which is agreed to be quieter and less busy as a shopping street than Bridge Street. Moreover, whilst various elements of a Starbucks can be found in other outlets, its particular format combining retail sales, cafe and social meeting place does in my opinion add something different to the retail mix in the District Centre, improving choice and thereby according with current national policy objectives in PPS4<sup>2</sup>.
13. During the inquiry my attention was drawn to some differences between the new PPS4 and the previous PPS6<sup>3</sup> (both of which post-date the UDP) with the suggestion that these reduce the weight to be given to UDP Policy EM16. It seems to me that most of these are changes in emphasis rather than fundamental changes in policy. There is reference to setting flexible policies, able to respond to changing economic circumstances. This features in the Keynsham decision issued on 7 April 2010<sup>4</sup>, but that appeal related to a property which had remained vacant for some time despite continued marketing, which is quite a different situation from the one in this appeal.

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<sup>1</sup> Appeal ref: APP/J1535/C/06/2031060

<sup>2</sup> Planning Policy Statement 4: Planning for Sustainable Economic Growth (published 29 December 2009)

<sup>3</sup> Planning Policy Statement 6: Planning for Town Centres (2005)

<sup>4</sup> Appeal ref: APP/F0114/A/09/2116869

14. It is the case however that the advice at paragraph 2.17 of PPS6, that primary frontages 'should' contain a high proportion of retail uses, is not carried forward as positive policy guidance in PPS4. Primary frontages are described in Annex B to PPS4 as 'likely' to include a high proportion of retail uses, but there is no longer an explicit expectation that they should do so. To my mind this is part of a generally more flexible approach, focusing on planning for consumer choice and promoting competitive town centres to a greater extent than previously. As already explained, I consider that this Starbucks coffee shop would be beneficial in improving choice.
15. To my mind the above matters are all benefits particular to this Starbucks outlet, which support the proposal and may properly be weighed against the conflict with Policy EM16(B). Criterion B relates to the District Centre as a whole and it is agreed that, with the appeal premises retained in A1 use, the percentage of non-retail uses in the primary frontages is 32.4%. With Starbucks operating, this rises to 33.5%. Thus, before Starbucks, the non-retail frontage was already some 7.4% above the 25% threshold.
16. At first sight this appears to be a significant breach of the policy but it also appears probable, from the limited information available, that this has been the situation in Pinner for many years. There is very little of substance to indicate that A1 units have been lost, either recently or before the current UDP was adopted, or that there have been pressures for changes away from A1 in the primary frontage. I consider it reasonable to take these matters into account, bearing in mind also the age of the UDP which established the extent of the primary frontage and percentage thresholds.
17. Moreover there is no dispute that the District Centre remains healthy and vibrant, despite well over 25% of primary frontages in non-retail uses. It has a good mix of retail and other uses appropriate to its function, and few vacant units. The recent Retail Study Review<sup>5</sup> undertaken for the Council, which took account of the appeal premises as a Starbucks outlet, did not identify concerns or issues arising from the numbers of non-retail uses in general, or of A3 and similar uses in particular. There is no evidence before me of any harm resulting from the coffee shop use, which has been operating for well over a year, nor any substantive evidence of unsatisfied demand for retail units.
18. These are all relevant considerations which also weigh in favour of the proposal. Thus, and notwithstanding a different approach by the Inspector in the Epping appeal, I am not persuaded that a 1.1% increase in the length of non-retail frontage, resulting from the Starbucks use, undermines the overall objective of ensuring Pinner's continuing vitality and viability.
19. Turning now to criterion C of Policy EM16, this aims to ensure dispersal of non-retail uses throughout a centre, avoiding clusters which may weaken shopping or adversely affect retail character. Unlike criterion B, no threshold or other measure is specified to identify a 'harmful concentration' which might adversely affect the retail character of the primary area. However the supporting text advises this is most likely to arise when a cluster or group of such uses begins to predominate within a significant length of frontage, thereby prejudicing its retail function.

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<sup>5</sup> London Borough of Harrow Retail Study Review by Nathaniel Lichfield and Partners, September 2009

20. The relevant frontage in this case is agreed to be nos. 1-27 High Street. If the appeal premises are counted as non-retail, then four of the twelve units, or 39% of this frontage, are in non-retail use. Since 'predominant' must, at the very least, mean more than half, I am not persuaded these figures amount to non-retail uses beginning to predominate. Moreover Starbucks retains a significant retail function, and thus much of the comings and goings associated with it contribute to the street's retail character and vitality.
21. The other three units in this particular frontage are all in A3 use: the one adjacent to Starbucks is separated from the other two by an intervening retail unit and thus, in visual terms, all four are close together. However the Council's own description in a recent SPD<sup>6</sup> suggests that cafes, bars and restaurants, together with specialist shops, are long established as part of High Street's character. The addition of Starbucks with its retail element would not to my mind significantly alter that character or amount to a harmful concentration of A3 uses. Nor would it have a material adverse impact on the retail character of the primary area, or of this frontage where Class A1 retail units would remain predominant.
22. In summary, whilst I acknowledge that the appeal proposal results in the loss of a wholly retail unit, I have found insufficient grounds to conclude that this results in any material adverse impacts on the vitality and viability of the Pinner District Centre. Moreover I have found that, due to the particular nature of this sui generis coffee shop use, it has particular benefits resulting in a positive contribution to the Centre's vitality and retail function. Therefore I conclude overall that the conflict with UDP Policy EM16(B) is outweighed by other material considerations.
23. In reaching this conclusion I have taken into account the representations of The Pinner Association, including its references to the scale and location of the premises, with a return frontage to Bishops Walk. I have noted the various appeal decisions put before me, and the associated arguments, which demonstrate the wide variation in the factors and criteria which will be relevant in any one case. Thus, although I have reached similar conclusions to other Inspectors on some general principles, such as the nature of the Starbucks use for example, I have determined this appeal primarily on its merits in the light of the development plan and other material considerations.
24. I have had regard to all other matters raised, but have found nothing sufficient to alter or outweigh my overall conclusion, which indicates that the appeal should succeed. With regard to conditions, I consider that it is reasonable and necessary to define more precisely the nature of the use, to ensure continuation of the retail function and prevent a more general cafe use, which would have different implications for the Centre's vitality and viability. Thus I shall impose the two conditions agreed in the statement of common ground, rather than the more general condition used in the Keynsham decision.

*Jane Miles*

INSPECTOR

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<sup>6</sup> Para 3.19 of the Supplementary Planning Document – Pinner Conservation Areas (2009)

## APPEARANCES

### FOR THE LOCAL PLANNING AUTHORITY:

Guy Williams, of Counsel	Instructed by the Head of Legal Services, London Borough of Harrow
--------------------------	--

He called

Phillipa Jarvis BSc (Hons) DipTP MRTPI	Planning Consultant acting for the London Borough of Harrow
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### FOR THE APPELLANT:

Stephen Morgan of Counsel	Instructed by Pegasus Planning Group LLP
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He called

James Tarzey BA (Hons) MRTPI	Partner, Pegasus Planning Group LLP
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### INTERESTED PERSONS:

Geoff Wheal	Chairman of The Pinner Association's Planning Sub-Committee
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### DOCUMENTS SUBMITTED AT THE INQUIRY

- 1 Council's inquiry notification letter and list of those notified
- 2 Substitute page 4 of Mrs Jarvis's main proof
- 3 Mrs Jarvis's summary proof
- 4 Opening statement for the appellant
- 5 Opening statement for the Council
- 6 Extracts from The London Plan 2008
- 7 Extracts from Supplementary Planning Document, Pinner Conservation Areas (2009)
- 8 Copy of Keynsham appeal decision ref: APP/F0114/A/09/2116869, dated 7 April 2010, submitted by the appellant
- 9 Closing submissions for the Council
- 10 Closing submissions for the appellant



# The Planning Inspectorate

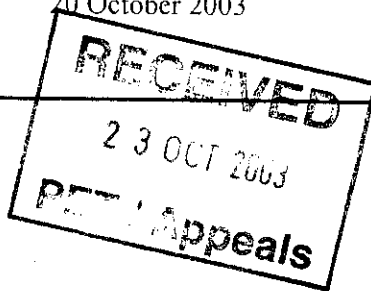
3/08a Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728913  
Switchboard 0117-3728000  
Fax No 0117-3728443  
GTN 1371-8913

City Of Westminster Council  
Dept Of Planning & Transportation  
12th Floor East  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Your Ref: PT/02/08099/FUL  
Our Ref: APP/X5990/A/03/1110470  
Date: 20 October 2003



Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL BY STARBUCKS COFFEE COMPANY (UK) LTD  
SITE AT 63 SOUTH MOLTON STREET, LONDON, W1.**

I enclose a copy of our Inspector's decision on the above appeal.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

Phone No. 0117 372 8252

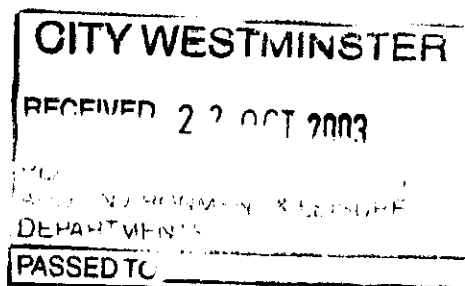
Fax No. 0117 372 8139

E-mail: [Complaints@pins.gsi.gov.uk](mailto:Complaints@pins.gsi.gov.uk)

Yours faithfully

pb. Mr Roger Tucker

COVERDL1







# Appeal Decision

Hearing held on 7 October 2003

Site visit made on 7 October 2003

by **Phillip J G Ware BSc DipTP MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)

Date **20 OCT 2005**

**Appeal Ref: APP/X5990/A/03/1110470**

**63 South Moulton Street, London W1K 5ST**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Starbucks Coffee Company (UK) Ltd against the decision of the Council of the City of Westminster.
- The application (Ref. PT/02/08099/FULL), dated 16 October 2002, was refused by notice dated 7 January 2003.
- The development proposed is the change of use to allow a mixed A1/A3 use, and the use of the highway for outdoor seating.

**Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.**

## Procedural matter

1. As shown on the submitted plans, the application relates to the basement, ground and first floors of the property. I have dealt with the appeal accordingly.

## Main issue

2. There is one main issue in this case. That is the effect of the proposal on the vitality and viability of the shopping centre in which the appeal premises are located.

## Planning policy

3. The development plan is the City of Westminster Unitary Development Plan (UDP) 1997. The premises are within the defined Central Activities Zone (CAZ), but are not in a prime shopping frontage. In such locations, UDP Policy SS 4 provides that planning permission for a change from a retail shop at ground floor level will not normally be granted where this would be detrimental to the particular retail character and function of the area. Permission for changes from retail at basement and first floor levels should not jeopardise the retail use of the remainder.
4. I have also been referred to the draft replacement City of Westminster Unitary Development Plan (DUDP) 2001 but, whilst this plan is a material consideration, it clearly does not have the same force as the adopted plan. DUDP SS 1 seeks to protect A1 uses generally across the Borough. In the DUDP the premises remain in the CAZ, but not in a prime frontage. DUDP Policy SS 6 states, amongst other matters, that A1 uses at ground, basement or first floor levels will generally be protected.

**Reasons – the effect of the proposal on the shopping centre**

5. The appeal premises are a four storey and basement building, located on the eastern side of South Moulton Street, which is a pedestrianised shopping street running southwards from Oxford Street. The basement, ground and first floors are in use as a coffee shop by the appellants, whilst the two upper floors are empty.
6. The proposal has been agreed by the parties to be a mixed A1/A3 use. The appellant's operation includes the sale of a range of speciality teas and coffees to be consumed on or off the premises, together with a range of cold foods. Aside from the use of a griddle to heat panini, which are prepared elsewhere, there is no heating or cooking of food on the premises. The unit also sells tea and coffee related merchandise. The appellants explained that the operation of each outlet will vary but, based on the evidence in this instance, I concur with the parties that the description of the proposed use as a mixed A1/A3 activity is accurate.
7. The Council is concerned that the A3 element of the proposal would result in the loss of retail shopping floorspace, which would be detrimental to the functioning of the South Moulton Street shopping centre. However, the reasoned justification to DUDP Policy SS 6 states that the most suitable locations for A3 uses within the CAZ are selected side streets leading off primary shopping frontages. Although these side streets are not defined, South Moulton Street is a side street leading off the prime frontage of Oxford Street, and it is therefore clear that, in some locations of this type, the emerging policy contemplates the loss of A1 floorspace.
8. The DUDP also sets out criteria to be taken into account in dealing with the introduction of non-retail uses in such locations, and the Council raised objection in relation to two of these criteria. I will discuss these matters in turn, as they encompass the policy issues discussed at the Hearing.
9. The first criterion is that the range of shops, particularly specialist shops, should not be reduced. In this context, my attention was drawn to the fact that the reasoned justification to UDP Policy SS 4 refers to the specialist designer fashion function of South Moulton Street. However, whilst I understand the Council's wish to emphasise this role of South Moulton Street, changes of use within the A1 Use Class would not require planning permission, and the Council therefore has no effective control over whether the street retains this function in the future.
10. In any event, the appellants have been trading from these premises since 2000, before which they were apparently used as a charity shop. At the Hearing, the Council stated that the premises were used in the early part of the last decade as a fashion shop, but nothing to support that assertion was put before me. The appellant has stated that, if this appeal were to fail, they would continue to operate the premises, in a slightly different manner, within the existing lawful A1 use. There therefore seems relatively little prospect of the unit trading as a designer fashion outlet in the short or medium term.
11. With that background, the partial loss of A1 retail floorspace which would result from this proposal would not, in my view, have any significant effect on the range of specialist shops in the vicinity. I conclude that the proposal does not conflict with this criterion in the DUDP.

12. The second criterion is that the proposal should not add to a cumulative change in the character and function of a street from mixed to predominantly A3 and entertainment uses. The Council explained the loss of retail shops within the Central Activities Zone in general, and explained the concern that South Moulton Street should not lose its overwhelmingly retail function. However, the appellant submitted unchallenged evidence that A1 retail uses currently comprise 93.6% of shop units or 91% of the frontage, and that this would reduce to only 92% and 89% if the appeal were allowed. Whilst I accept that changes of use can sometimes create problems due to concentrations of single uses, there is no evidence that the proposal would add to a cumulative change in the character and function of the street. I conclude that the proposal does not conflict with this criterion in the DUDP.
13. The Council raised no objection based on the viability of remaining shops in the road, the creation of a "dead frontage", any over-concentration of service uses, or amenity issues. In addition, the Council raised no objection to the provision of outdoor seating. Based on the submitted evidence, I concur with those assessments. In addition, there was no dispute that the use provides a convenient facility for shoppers, residents and workers, and thereby assists with the maintenance of vitality and viability.
14. Overall, I consider the proposal would not harm the vitality and viability of the shopping centre in which the appeal premises are located. I find that it would not conflict with the adopted and emerging policies which I summarised above.

#### **Other material considerations and conclusion**

15. The premises are within the Mayfair Conservation Area and are a Grade II Listed Building. In reaching my decision I have had regard to the fact that Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas, and that Section 66(1) of the same Act requires that special regard should be had to the desirability of preserving Listed Buildings, or their setting, or any features of special architectural or historic interest which they possess. In this case, no alterations are proposed to the property and it is clear that the current proposal would have no material effect on the Conservation Area or the building. The area and the building would therefore be preserved.
16. I have considered the conditions discussed and largely agreed at the Hearing in the light of the advice in Circular 11/95. In view of the presence of residential properties close to the appeal site, I agree with the parties that a condition limiting opening hours is necessary. In view of the mixed nature of the use, and in the light of the Council's retail policy, I also agree that a condition preventing use solely for A3 purposes is reasonable. For the same reason, I consider that the indoor seating areas should be limited to those discussed at the Hearing. The outdoor seating area should be limited to that shown on the application plan, so as to avoid any interference with pedestrians or service vehicles. The proposal does not include any ventilation or extraction equipment, and I therefore agree that a condition should be imposed to prevent the primary cooking of food.
17. The suggestion was put forward that one of the existing window seating areas could be replaced by a unit incorporating a display of goods for sale. However, given my conclusions above, I do not consider this to be necessary. Nor am I persuaded that a restriction on the sale of alcohol is necessary as, although it not the appellant's intention, I do not consider that to do so would necessarily alter the nature of the use.

18. The Council requested that the outdoor tables and chairs should not be in place before 1100 hours, so as to avoid obstruction. However, given the location of these items well back from the carriageway, I do not consider this to be necessary.
19. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

### **Formal decision**

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the change of use of the basement, ground and first floors of 63 South Moulton Street to a mixed A1/A3 use, and the use of the highway for outdoor seating, in accordance with the terms of the application (Ref. PT/02/08099/FULL) dated 16 October 2002, and the plans submitted therewith, subject to the following conditions:
- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
  - 2) The use hereby permitted shall not be open to customers outside the following times:  
0700 – 2030 hours on Monday to Friday  
0800 – 2100 hours on Saturday  
0800 – 1930 hours on Sunday and Bank Holidays
  - 3) The premises shall not be used for any purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification).
  - 4) The indoor seating areas shall not extend beyond the areas shown on plan JTA1629:04/1A.
  - 5) There shall be no primary cooking or preparation of food on the premises.
  - 6) The outdoor tables and chairs shall not be located other than as shown on plan JTA1629:01/1C.

### **Information**

21. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.
22. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.
23. Attention is drawn to the provisions of section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires consent to be obtained prior to the demolition of buildings in a conservation area.
24. Attention is drawn to the provisions of sections 7 and 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires consent to be obtained for works for the demolition, alteration, or extension of a listed building which would affect its character as a building of special architectural or historic interest.

25. Attention is drawn to the requirements of section 76 of the Town & Country Planning Act 1990 concerning provisions for the benefit of the disabled.

A handwritten signature in black ink, appearing to read 'P. H. Vore', with a long horizontal flourish extending to the right.

Inspector

## APPEARANCES

### FOR THE LOCAL PLANNING AUTHORITY:

Mr M Trevethan BA(Hons) MRTPI                      Planning Officer, Westminster City Council

### FOR THE APPELLANT:

Mr J Tarzey BA(Hons) MRTPI	RPS Group
Mr P Williams BSc(Hons) DipTP MRTPI	RPS Group
Mr J Grimes BSc(Hons) MRICS	Starbucks Coffee Co (UK) Ltd
Ms A Reast Duggan BSc(Hons) MRICS	Property Portfolio Manager, Starbucks Coffee Co (UK) Ltd

## DOCUMENTS

Document	1	List of persons present at the Hearing
Document	2	Council's letter of notification and list of persons notified
Document	3	Table and plan (JTA1629:04/1A) showing breakdown of floor areas
Document	4	Council's statement and appendices 1 – 7
Document	5	Appellant's statement and appendices 1 – 10

## PLANS

Plans    A/1 – A/5    The appeal plans (JTA1629:01/1C, JTA1629:02/1A, A4.0, A4.2, specification of chairs and tables)



# The Planning Inspectorate

An Executive Agency in the Office of the Deputy Prime  
Minister and the National Assembly for Wales

## Challenging the Decision in the High Court

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### ***Challenging the decision***

Appeal decisions are legal documents and we cannot amend or change them once they have been issued. Decisions are therefore final unless successfully challenged in the High Court. If a challenge is successful, we will consider the decision afresh.

### ***Grounds for challenging the decision***

A decision cannot be challenged merely because someone disagrees with the Inspector's judgement. For a challenge to be successful, you would have to show that the Inspector misinterpreted the law or, for instance, that the inquiry, hearing, site visit or other appeal procedures were not carried out properly, leading to, say, unfair treatment. If a mistake has been made and the Court considers it might have affected the outcome of the appeal, it will return the case to us for re-consideration.

### ***Different appeal types***

High Court challenges proceed under different legislation depending on the type of appeal and the period allowed for making a challenge varies accordingly. Some important differences are explained below:

### ***Challenges to planning appeal decisions***

These are normally applications under Section 288 of the Town & Country Planning Act 1990 to quash decisions into appeals for planning permission (including enforcement appeals allowed under ground (a), deemed application decisions or lawful development certificate appeal decisions. For listed building or conservation area consent appeal decisions, challenges are made under Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990. **Challenges must be received by the Administrative Court within 42 days (6 weeks) of the date of the decision - this period cannot be extended.**

### ***Challenges to enforcement appeal decisions***

Enforcement appeal decisions under all grounds [see our booklet 'Making Your Enforcement Appeal'] can be challenged under Section 289 of the Town & Country Planning Act 1990. Listed building or conservation area consent enforcement appeal decisions can be challenged under Section 65 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To challenge an enforcement decision under Section 289 or Section 65, you must first get the permission of the Court. However, if the Court does not consider that there is an arguable case, it can refuse permission. **Applications for permission to make a challenge must be received by the Administrative Court within 28 days of the date of the decision, unless the Court extends this period.**

**Important Note** - This leaflet is intended for guidance only. Because High Court challenges can involve complicated legal proceedings, you may wish to consider taking legal advice from a qualified person such as a solicitor if you intend to proceed or are unsure about any of the guidance in this leaflet. Further information is available from the Administrative Court (see overleaf).

## **Frequently asked questions**

*"Who can make a challenge?"* – In planning cases, anyone aggrieved by the decision may do so. This can include third parties as well as appellants and councils. In enforcement cases, a challenge can only be made by the appellant, the council or other people with a legal interest in the land – other aggrieved people must apply promptly for judicial review by the Courts (the Administrative Court can tell you more about how to do this – see Further Information).

*"How much is it likely to cost me?"* – A relatively small administrative charge is made by the Court for processing your challenge (the Administrative Court should be able to give you advice on current fees – see 'Further information'). The legal costs involved in preparing and presenting your case in Court can be considerable though, and if the challenge fails you will usually have to pay our costs as well as your own. However, if the challenge is successful we will normally meet your reasonable legal costs.

*"How long will it take?"* – This can vary considerably. Although many challenges are decided within six months, some can take longer.

*"Do I need to get legal advice?"* – You do not have to be legally represented in Court but it is normal to do so, as you may have to deal with complex points of law made by our own legal representative.

*"Will a successful challenge reverse the decision?"* – Not necessarily. The Court can only require us to reconsider the case and an Inspector may come to the same decision again, but for different or expanded reasons.

*"What can I do if my challenge fails?"* – The decision is final. Although it may be possible to take the case to the Court of Appeal, a compelling argument would have to be put to the Court for the judge to grant permission for you to do this.

## **Contacting us**

High Court Section  
The Planning Inspectorate  
4/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Phone: 0117 372 8962

## **Website**

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

## **General Enquiries**

Phone: 0117 372 6372

E-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

## **Complaints**

Phone: 0117 372 8252

E-mail: [complaints@pins.gsi.gov.uk](mailto:complaints@pins.gsi.gov.uk)

## **Cardiff Office**

The Planning Inspectorate  
Room 1-004  
Cathays Park  
Cardiff CF1 3NQ  
Phone: 0292 082 3866

E-mail: [Wales@pins.gsi.gov.uk](mailto:Wales@pins.gsi.gov.uk)

## **The Parliamentary Ombudsman**

Office of the Parliamentary  
Commissioner for Administration  
Millbank Tower, Millbank  
London SW1P 4QP

Helpline: 0845 0154033

Website: [www.ombudsman.org.uk](http://www.ombudsman.org.uk)

E-mail: [opca-enqu@ombudsman.org.uk](mailto:opca-enqu@ombudsman.org.uk)

## **Inspection of appeal documents**

We normally keep appeal files for one year after the decision is issued, after which they are destroyed. You can inspect appeal documents at our Bristol offices, by contacting us on our General Enquiries number to make an appointment (see 'Contacting us'). We will then ensure that the file is obtained from our storage facility and is ready for you to view. Alternatively, if visiting Bristol would involve a long or difficult journey, it may be more convenient to arrange to view your local planning authority's copy of the file, which should be similar to our own.

## **Further information**

Further advice about making a High Court challenge can be obtained from the Administrative Court at the Royal Courts of Justice, Queen's Bench Division, Strand, London WC2 2LL, telephone 0207 9476655; Website: [www.courtservice.gov.uk/using\\_courts/guides\\_notices/notices/divis/](http://www.courtservice.gov.uk/using_courts/guides_notices/notices/divis/)

## **Council on tribunals**

If you have any comments on appeal procedures, you can contact the Council on Tribunals, 81 Chancery Lane, London WC2A 1BQ. Telephone 020 7855 5200; website: <http://www.council-on-tribunals.gov.uk/>. However, it cannot become involved with the merits of individual appeals or change an appeal decision.



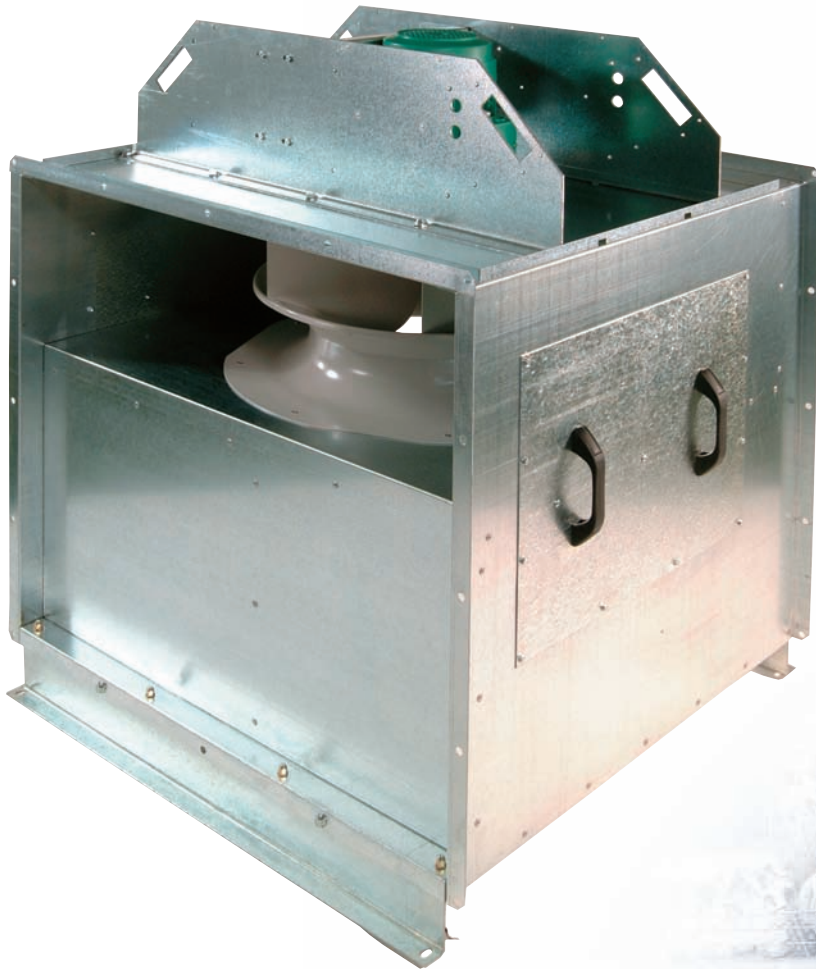
INVESTOR IN PEOPLE



## **Appendix 2 – Nuaire Extractor Fan Catalogue and WG38 Louvre Catalogue**

## SQUIF SINGLE FANS

HIGH PRESSURE AND VOLUME CENTRIFUGAL EXTRACT FAN WITH  
MOTOR OUT OF AIRSTREAM, IDEAL FOR KITCHEN  
CANOPY APPLICATIONS.



## BENEFITS

### QUIET OPERATION

One of the quietest solutions for motor unit out of airstream applications. The units shall be suitable for operation in airstream temperatures up to 90°C.

### CLEANER OPERATION

'Out of air stream' motors are ideal for dirty extract and greasy environments. Cleaner motor operation extends motor life.

### IDEAL FOR HIGH RESISTANCES

Backward curved centrifugal impellers provide high pressure development suitable for ducted systems and kitchen canopy with extreme filtration.

### FLEXIBLE SOLUTION

Can be mounted internally, externally, vertically or horizontally.

### CONTROL-ABILITY AS STANDARD

All 3 phase units have the flexibility to be speed controlled utilising Nuaire Ecosmart controls or frequency inverters.

### INSPECTION PANELS

Allow for easy access.

### FAN TO SUIT ALL APPLICATIONS

2-speed motors available for day-to-day extract.

### EASY MAINTENANCE

'Out of air stream' allows for quick and easy access and lower maintenance costs.

### ECOSMART COMPATIBILITY

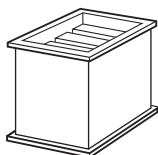
Can be supplied with Ecosmart controls, providing a simple to install, easy to commission, energy efficient solution. Also facilitates the interconnection of supply AHU.

### WARRANTY

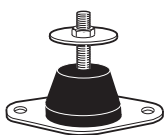
Squif has a 3 year warranty.

Ecosmart Squif has a 5 year warranty.

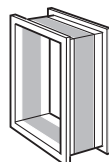
## SQUIF ANCILLARIES



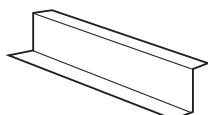
Splitter Attenuator.



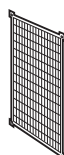
AV Mounts.



Flexible Connector.

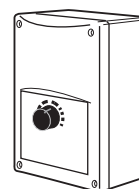


Feet built in.

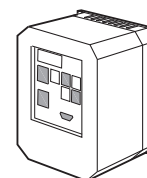


Guard for square units.

## CONTROLS



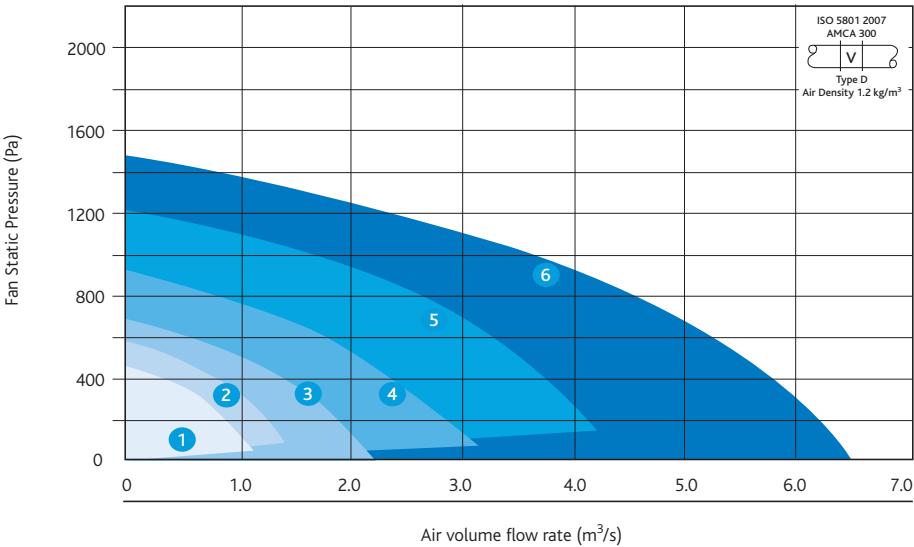
Electronic Speed Control. (Single phase).



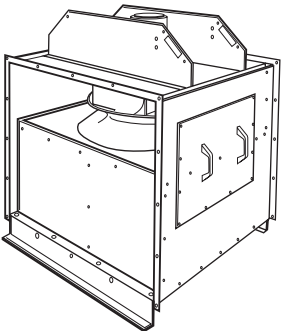
Inverter Speed Control. (Three phase).

PERFORMANCE - SQUIF SINGLE FANS

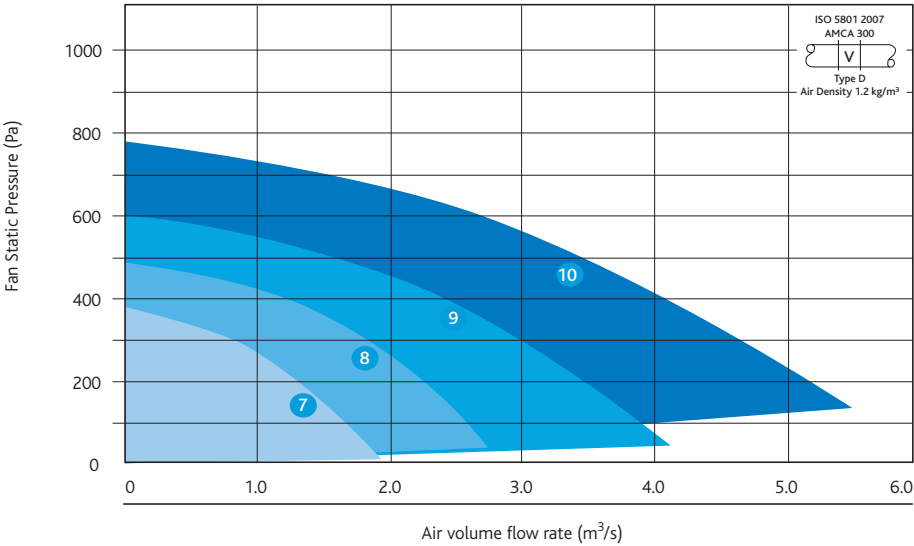
Squif - 4 pole



Casing



Squif - 6 pole



Code descriptions

SQFA 4 1 - 3 ES B C

1	2	3	4	5	6	7	8

- 1. Squif range
- 2. A = Ambient
- 3. Pole (4 or 6)
- 4. Curve No.
- 5. Phase (1 or 3)
- 6. ES = Full Ecosmart controls – BMS interfaces and commissioning controls (as 6 & 7 below) full compatibility with Ecosmart sensors.
- 7. B = BMS interfaces 0-10V, volt free run and fail indication.  
Commissioning/speed control built in  
Adjustable trickle and boost if required.
- 8. C = Commissioning/speed control built in.  
Adjustable trickle and boost if required.  
All the above control options are pre-programmed with a soft start function  
The above control options are provided in a purpose made module, mounted remote from the unit.  
Other controls to be specified separately please contact Nuaire for details.

## SQUIF EXTRACT FANS

## ELECTRICAL &amp; SOUND

Curve	Code	Phase	RPM	Motor Power (kW)	FLC (amps)	SC (amps)	SC ★/▲	Data Type	Sound Power Levels (dB re 10 -12 W)								dBA @ 3m
									Octave band mid frequency (Hz)								
									125	250	500	1K	2K	4K	8K		
1	SQFA41-3	3	1450	0.37	1.1	5.2	-	I	90	79	70	70	70	69	62	50	
	SQFA41-1	1	1410	0.37	2.8	11.2		O	91	74	68	74	75	70	64		
	2	SQFA42-3	3	1450	0.75	2	9.0	-	I	92	82	77	74	76	75	67	53
	SQFA42-1	1	1370	0.75	5.4	21		O	93	78	74	78	80	77	69		
	3	SQFA43-3	3	1450	1.1	2.5	12	-	I	95	83	79	77	78	78	71	56
	SQFA43-1	1	1420	1.1	7	35		O	96	79	77	82	83	79	73		
	4	SQFA44	3	1450	2.2	4.8	28.8	-	I	93	89	82	77	80	80	71	58
	5	SQFA45	3	1450	4	9.1	59	-	I	99	87	85	85	84	83	81	62
									O	100	83	82	89	89	84	83	
6	SQFA46	3	1450	7.5	15.2	108	-	I	103	92	86	86	85	86	83	63	
								O	92	90	91	89	87	87	81		
7	SQFA61	3	960	0.75	2.1	8.82	-	I	89	84	75	70	73	73	64	47	
								O	83	81	80	74	75	75	61		
8	SQFA62	3	960	1.1	3	13.2	-	I	96	83	78	76	75	74	72	56	
								O	97	78	76	80	79	75	74		
9	SQFA63	3	960	2.2	5.9	28.9	-	I	100	87	79	76	76	77	73	59	
								O	101	82	77	80	80	78	75		
10	SQFA64	3	960	4	9.4	61.2	20.4	I	103	91	82	79	77	77	74	62	
								O	104	86	80	83	82	78	76		

The electrical and sound information in the table is nominal. Breakout dBA@3m is spherical, free field.  
 Start currents (sc) are DOL. \* Motor electrical supply, 1=1 phase (230V, 50Hz) 3=3phase (400V, 50Hz)  
 I - Induct Inlet O - Induct Outlet.

## QUICK SELECTION GUIDE

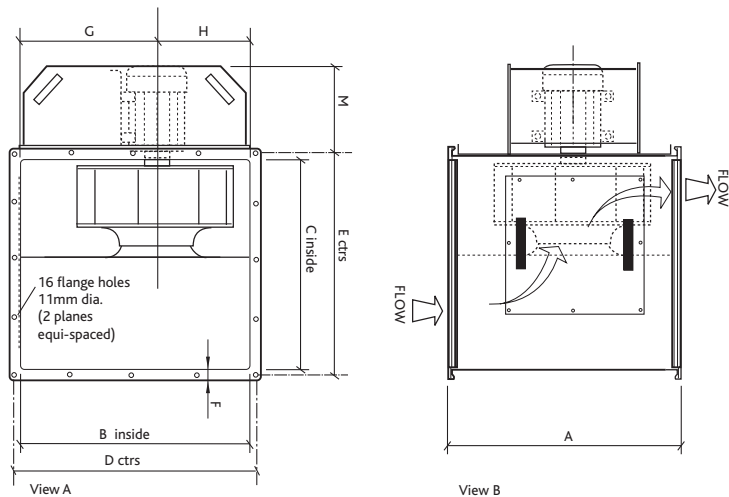
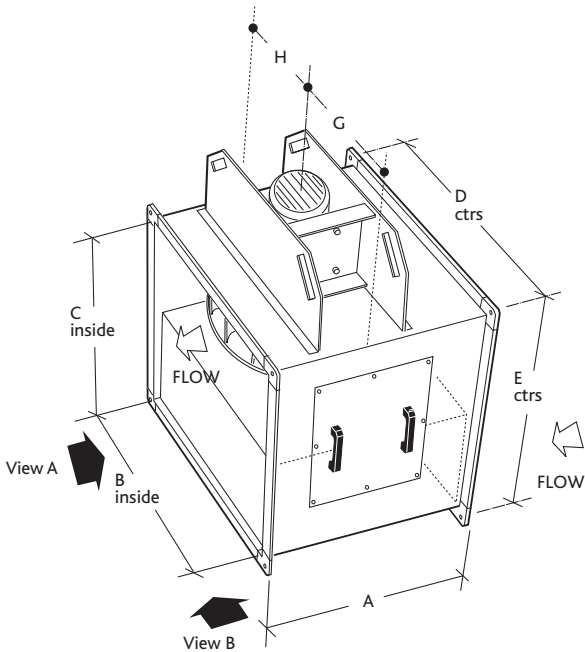
## SQUIF

Fan unit	Frequency Inverter	Standard silencers	Long silencers	Flexible Connectors	Fan Guards	AV Mounts
SQFA41-3	3ISC1.2A	SQFS1S	SQFS1L	SQFF1	SQFGD1	NAV2
SQFA41-1	-	SQFS1S	SQFS1L	SQFF1	SQFGD1	NAV2
SQFA42-3	3ISC2.6A	SQFS2S	SQFS2L	SQFF2	SQFGD2	NAV2
SQFA42-1	-	SQFS2S	SQFS2L	SQFF2	SQFGD2	NAV2
SQFA43-3	3ISC3.3A	SQFS3S	SQFS3L	SQFF3	SQFGD3	NAV2
SQFA43-1	-	SQFS3S	SQFS3L	SQFF3	SQFGD3	NAV2
SQFA44	3ISC5.6A	SQFS4S	SQFS4L	SQFF4	SQFGD4	NAV5
SQFA45	3ISC12.5A	SQFS5S	SQFS5L	SQFF5	SQFGD5	NAV5
SQFA46	3ISC15.6A	SQFS6S	SQFS6L	SQFF6	SQFGD6	NAV3
SQFA61	3ISC7.3A	SQFS4S	SQFS4L	SQFF4	SQFGD4	NAV3
SQFA62	3ISC5.6A	SQFS5S	SQFS5L	SQFF5	SQFGD5	NAV4
SQFA63	3ISC5.6A	SQFS7S	SQFS7L	SQFF6	SQFGD6	NAV4
SQFA64	3ISC8.8A	SQFS8S	SQFS8L	SQFF7	SQFGD7	NAV6

DIMENSIONS

SQUIF DIMENSIONS (mm) AND WEIGHTS

Unit size	A	B	C	D	E	F	G	H	M	Weight (Kg)
SQFA41-3	634	500	500	532	532	26.5	273	227	193	52
SQFA41-1	634	500	500	532	532	26.5	273	227	193	52
SQFA42-3	692	700	600	730	630	32	382	318	215	60
SQFA42-1	692	700	600	730	630	32	382	318	215	60
SQFA43-3	750	750	650	780	680	32	412	338	231	70
SQFA43-1	750	750	650	780	680	32	412	338	231	70
SQFA44	820	800	700	830	730	32	440	360	290	100
SQFA61	820	800	700	830	730	32	440	360	290	100
SQFA45	901	900	800	930	830	32	490	410	290	150
SQFA62	901	900	800	930	830	32	490	410	290	150
SQFA46	994	1000	900	1030	930	32	546	454	387	255
SQFA63	994	1000	900	1030	930	32	546	454	387	255
SQFA64	1114	1100	1000	1130	1030	32	600	500	387	315

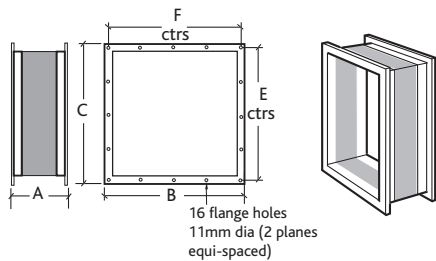


ANCILLARIES FOR SQUIF UNITS

DOUBLE FLANGED FLEXIBLE CONNECTOR (mm)

Flexible duct material is flame proof. Heat resistance is 400°C with excellent resistance to chemicals, ozone, oil and grease. The connector is air-tight, waterproof and tested to BS476 Part 7.

Code	Squif Fan	A	B	C	F	E
SQFF 1	SQFA41-3 SQFA41-1	150	560	560	532	532
SQFF 2	SQFA42-3 SQFA42-1	150	760	660	730	630
SQFF 3	SQFA43-3 SQFA43-3	150	810	710	780	680
SQFF 4	SQFA44 SQFA61	150	860	760	830	730
SQFF 5	SQFA45 SQFA62	150	980	880	930	830
SQFF 6	SQFA46 SQFA63	150	1080	980	1030	930
SQFF 7	SQFA64	150	1180	1080	1130	1030

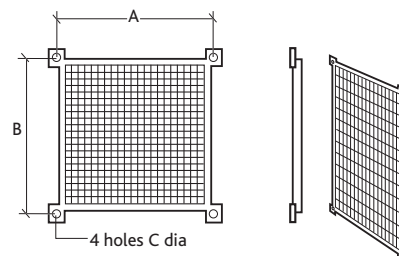


## ANCILLARIES FOR SQUIF UNITS CONT.

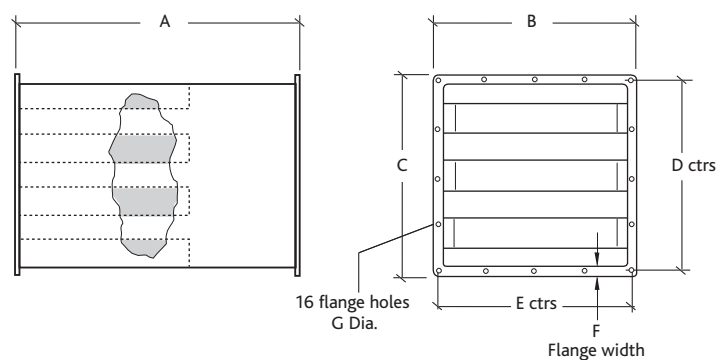
## GUARD FOR SQUARE FANS (mm)

Manufactured from galvanised steel wire or polyester coated mild steel.  
Resistance to airflow is negligible.

Code	Squif Fan	A	B	C
SQFGD 1	SQFA41-3 SQFA41-1	532	532	11
SQFGD 2	SQFA42-3 SQFA42-1	730	630	13
SQFGD 3	SQFA43-3 SQFA43-3	780	680	13
SQFGD 4	SQFA44 SQFA61	830	730	13
SQFGD 5	SQFA45 SQFA62	930	830	13
SQFGD 6	SQFA46 SQFA63	1030	930	13
SQFGD 7	SQFA64	1130	1030	13



## Silencers



## SQUIF LONG SILENCERS DIMENSIONS (mm) &amp; WEIGHTS

Matching Unit	Attenuator Code	Dynamic insertion loss (db)							Dimensions & Weights							Weight	
		125	250	500	1K	2K	4K	8K	A	B	C	D	E	F	G	Kg	Z
SQFA41-3	SQFS1L	-8	-12	-32	-42	-33	-32	-18	1200	560	560	532	532	26.5	11	38	36.8
SQFA41-1	SQFS1L	-8	-12	-32	-42	-33	-32	-18	1200	560	560	532	532	26.5	11	38	36.8
SQFA42-3	SQFS2L	-8	-12	-32	-42	-33	-32	-18	1200	760	660	630	730	32	11	43	30.5
SQFA42-1	SQFS2L	-8	-12	-32	-42	-33	-32	-18	1200	760	660	630	730	32	11	43	30.5
SQFA43-3	SQFS3L	-8	-12	-32	-42	-33	-32	-18	1200	810	710	680	780	32	11	46	30.5
SQFA43-1	SQFS3L	-8	-12	-32	-42	-33	-32	-18	1200	810	710	680	780	32	11	46	30.5
SQFA44	SQFS4L	-8	-12	-32	-42	-33	-32	-18	1200	860	760	730	830	32	11	60	10.9
SQFA61	SQFS4L	-8	-12	-32	-42	-33	-32	-18	1200	860	760	730	830	32	11	60	10.9
SQFA45	SQFS5L	-8	-12	-32	-42	-33	-32	-18	1200	980	880	830	930	32	12.5	91	5.47
SQFA62	SQFS5L	-8	-12	-32	-42	-33	-32	-18	1200	980	880	830	930	32	12.5	91	5.47
SQFA46	SQFS6L	-8	-12	-32	-42	-33	-32	-18	1200	1080	980	930	1030	32	12.5	98	5.47
SQFA63	SQFS7L	-8	-12	-32	-42	-33	-32	-18	1200	1080	980	930	1030	32	12.5	116	1.54
SQFA64	SQFS8L	-8	-12	-32	-42	-33	-32	-18	1200	1180	1080	1030	1130	32	12.5	122	1.54

Note: Air Pressure Drop of Attenuator (Pa) = Z x Q<sup>2</sup> where Z = Factor listed in table above Q = Air Volume Flow Rate (m<sup>3</sup>/s)

SILENCERS CONT.

SQUIF SHORT SILENCERS DIMENSIONS (mm) & WEIGHTS

Matching Unit	Attenuator Code	Dynamic insertion loss (db)							Dimensions & Weights							Weight	
		125	250	500	1K	2K	4K	8K	A	B	C	D	E	F	G	Kg	Z
SQFA41-3	SQFS1S	-4	-8	-18	-24	-19	-16	-11	900	560	560	532	532	26.5	11	15	36.8
SQFA41-1	SQFS1S	-4	-8	-18	-24	-19	-16	-11	900	560	560	532	532	26.5	11	15	36.8
SQFA42-3	SQFS2S	-4	-8	-18	-24	-19	-16	-11	900	760	660	630	730	32	11	29	30.5
SQFA42-1	SQFS2S	-4	-8	-18	-24	-19	-16	-11	900	760	660	630	730	32	11	29	30.5
SQFA43-3	SQFS3S	-4	-8	-18	-24	-19	-16	-11	900	810	710	680	780	32	11	32	30.5
SQFA43-1	SQFS3S	-4	-8	-18	-24	-19	-16	-11	900	810	710	680	780	32	11	32	30.5
SQFA44	SQFS4S	-4	-8	-18	-24	-19	-16	-11	900	860	760	730	830	32	11	42	10.9
SQFA61	SQFS4S	-4	-8	-18	-24	-19	-16	-11	900	860	760	730	830	32	11	42	10.9
SQFA45	SQFS5S	-4	-8	-18	-24	-19	-16	-11	900	980	880	830	930	32	12.5	61	5.47
SQFA62	SQFS5S	-4	-8	-18	-24	-19	-16	-11	900	980	880	830	930	32	12.5	61	5.47
SQFA46	SQFS6S	-4	-8	-18	-24	-19	-16	-11	900	1080	980	930	1030	32	12.5	68	5.47
SQFA63	SQFS7S	-4	-8	-18	-24	-19	-16	-11	900	1080	980	930	1030	32	12.5	81	1.54
SQFA64	SQFS8S	-4	-8	-18	-24	-19	-16	-11	900	1180	1080	1030	1130	32	12.5	86	1.54

Note: Air Pressure Drop of Attenuator (Pa) = Z x Q2 where Z = Factor listed in table above Q = Air Volume Flow Rate (m³/s)

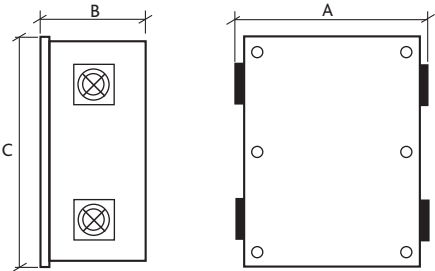
CONTROLS

ECOSMART CONTROL (mm)

Fan code	A (mm)	B (mm)	C (mm)	Weight	Drill	Pattern
				Kg	D (mm)	E (mm)
ES-ISC1.2A	230	325	410	6	340	298
ES-ISC2.4A	230	325	410	6	340	298
ES-ISC3.3A	230	325	410	6	340	298
ES-ISC4.1A	230	325	410	6	340	298
ES-ISC5.6A	290	390	455	14	470	373
ES-ISC7.3A	290	390	455	14	470	373
ES-ISC8.8A	290	390	455	14	470	373
ES-ISC12.5A	290	390	455	20	470	373
ES-ISC15.6A	290	390	455	20	470	373
ES-ISC23.1A	290	390	455	20	470	373
ES-ISC38.0A	355	525	805	40	710	510

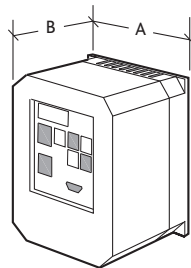
Please note:

- Control selected by ensuring the fan's flc is below stated in the ES-ISC code e.g. fan is 7 amps then controller will be ES-ISC7.7A.
- The mains power supply to the controller must be appropriately sized and installed via a local isolation switch (by others). The isolator must also accommodate the switched live (if used). The mains supply from the ecosmart controller to the fan must be appropriately sized, not exceeding 25 metres and must be a screened power cable, earthed at both ends. A four point glanding plate is formed from the base of the control and in order to main EMC compliance, a Zerohm EMC glanding kit is supplied. An isolator should be located adjacent to the fan.
- Contra and run and standby fans will require two controls, one for each fan for run and standby use ES-ISCT cone control.
- All integrated sensors plug directly into the control panel.
- Refer to product datasheet No. 671432 for further information.





## CONTROLS CONT.



## INVERTER SPEED CONTROL (mm)

Code	Motor Kw	A	B	C	Weight Kg
3ISC1.2A	0.37	70	142	280	1.5
3ISC1.9A	0.55	70	142	280	1.5
3ISC2.4A	0.75	70	142	280	1.7
3ISC3.3A	1.1	70	142	280	1.7
3ISC4.1A	1.5	70	142	280	1.7
3ISC5.6A	2.2	70	142	280	1.7
3ISC7.3A	3	70	142	280	1.7
3ISC8.8A	4	70	142	280	1.7
3ISC12.5A	5.5	169	177	299	3.5
3ISC15.6A	7.5	169	177	299	3.5
3ISC23.1A	11	169	177	299	3.5
3ISC31.0A	15	260	177	320	5
3ISC38.0A	18.5	260	177	320	5
3ISC44.0A	22	260	177	320	5
3ISC59.0A	30	260	177	320	24
3ISC72.0A	37	260	177	320	24
3ISC87.0A	45	260	177	320	24

The inverters are microprocessor controlled and use state of the art technology to produce variable output frequency to control the speed of 3 phase squirrel cage motors. In addition to speed control, the inverters offer a number of built in features:

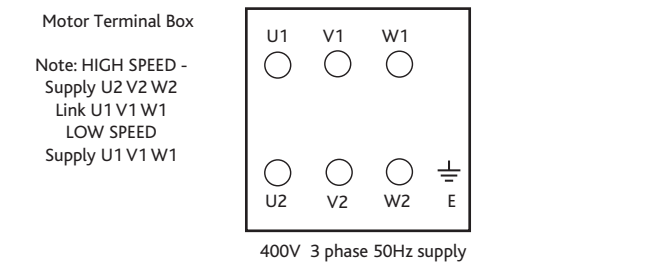
- Soft start to reduce electrical and mechanical load.
- Infinitely variable speed adjustment or pre-set steps.
- Motor over-current detection.
- Alarm signals.
- Proportional control using a 0-10V signal from an external sensor.

All inverters are supplied complete with EMC filter with external filters being used for units above 7.5kW. To ensure the installation complies with EMC requirements, the use of screened power and signal cables are essential. The inverter can be operated over a wide ambient temperature range, 0°C to 50°C and in any clean indoor environments. To ensure safe and trouble-free operations, do not install the inverter near any heat source or in environment containing pollutants, e.g. dust, corrosive gas/vapours or be subjected to water spray or condensation. The inverter can be configured to suit the control regime required for the ventilation system. This can be simple manual control using the front panel of the inverter through to fully automated control via BMS. Please contact our technical support department to discuss your specific needs. All inverters use 400V 3 phase 50Hz power supply.

Please note that the selection should be based on the full load current of the fan NOT the motor rating.

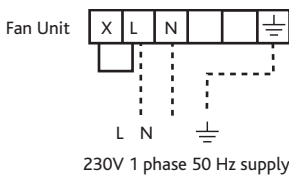
WIRING - SQUIF

Two speed motors DOL starting on both speeds

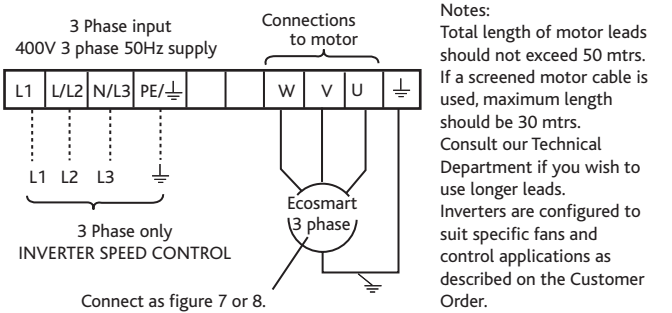


Observe the motor plate and connection details.  
3 phase two speed tap/pam wound motors require a three contactor control. 3 phase Dual wound motors require a two contactor control.

Single phase single speed

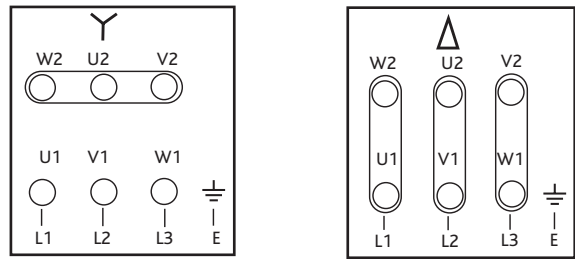


3 phase units with matched frequency inverter

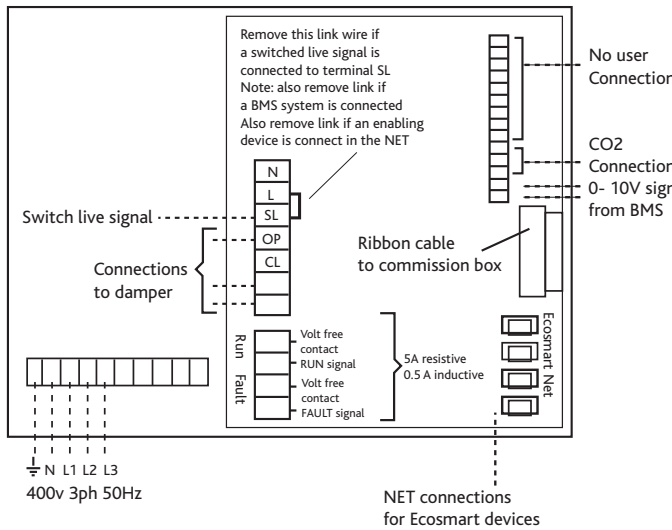


3 phase units up to 3KW

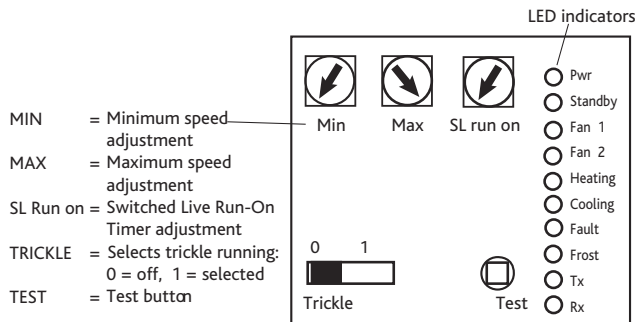
3 phase motors are connected directly to the Motor Terminal Box.



3 phase (ESISC - Ecosmart Control)



Set up/Commissioning Box



## CONSULTANTS SPECIFICATION

### SYSTEM SPECIFICATION

The ventilation fan Unit shall be configured and arranged as detailed on the drawings and in accordance with the schedule of equipment and shall be of the SQUIF type as manufactured by Nuaire. The units shall be manufactured heavy gauge galvanised steel. The general construction is to class A leakage.

The fan impeller and motor shall be selected to provide the most energy efficient solution conforming to part L regulations and shall be direct drive with IE2 high efficiency motors to EN60034-30 as standard. The fan impeller shall be a high efficiency backward curved centrifugal design, manufactured in galvanised steel and the motor shall be positioned outside the ventilation airflow path.

The contractor shall allow for all necessary ductwork transformations to and from the fan unit and any associated components in accordance with the manufacturers recommendations, DW 144 and general good practice.

The unit and ancillaries shall be of the SQUIF type as manufactured by Nuaire Ltd.

### CONTROL SPECIFICATION

The fan unit shall be supplied with one of the following control options:-

#### 1. ECOSMART CONTROLS

The compact Ecosmart control system complete with all necessary controls to facilitate the operation of the ventilation system. It shall be come complete with factory fitted Ecosmart PCB which will control the fan unit within the desired design parameters and provide the interface between all external control devices and the unit itself.

The fan unit shall have the following energy saving components integrally mounted, pre-wired to interface with the purpose made PCB, all components pre-wired, configured and factory fitted by the manufacturer:-

- Integral Frequency inverter/speed controller.
- Integral maximum and minimum speed adjustment for commissioning.
- Integral adjustable run on timer.
- Integral BMS interfaces – 0-10V speed adjustment.
- Integral BMS interfaces – Volt free failure and status indication.
- Integral background ventilation switch (trickle switch).
- Multiple IDC sockets for interconnection of sensors or fans using pre-plugged 4-core low voltage cable.

### ECOSMART SYSTEM OPERATION

The Ecosmart controls will enable the unit to automatically vary its speed as it receives signals from one of the interconnected sensors. When the signal is received the fan shall either increase speed gradually until the required level is achieved or it will work on a trickle and boost principle. This will then move the fan duty point from trickle/background ventilation rate to the required boost ventilation rate. Both the trickle and boost rates are infinitely variable, easy to adjust and remove the need of a main balancing damper.

#### 2. BMS INTERFACES

The fan unit shall be provided with the following integrated BMS interfaces:

- 0 - 10 volt contacts to provide a full BMS interface. This will enable the following functions:-
  - Switch the unit on/off.
  - Switch from low speed to high speed.
  - Full speed control facility.
- 2 No. Volt free contacts to provide fan run and failure indication to provide system status.
- An integrated commissioning/speed control to accurately commission the system, with minimum and maximum speeds easily adjusted via a miniature dial, as recommended in Part L. This will enable the unit to be configured to run between set parameters thus saving motor power and limiting noise.

#### 3. COMMISSIONING SET UP

The fan unit shall be provided with an integrated commissioning/speed control to accurately commission the system, as recommended in Part L, minimum and maximum speeds easily adjusted via miniature dial. The commissioning set up facility directly controls the integrated speed control/frequency inverter.

The Fan unit shall have a 3 year warranty.  
Ecosmart Squif shall have a 5 year warranty.

All equipment shall be as manufactured by Nuaire Ltd.

# INTEGRATED LOUVRE SYSTEMS

OTHER RANGES AVAILABLE INCLUDE:

- HIGH PERFORMANCE LOUVRES
- MOVABLE BLADE LOUVRES
- SITE ASSEMBLY LOUVRES
- ACOUSTIC LOUVRES



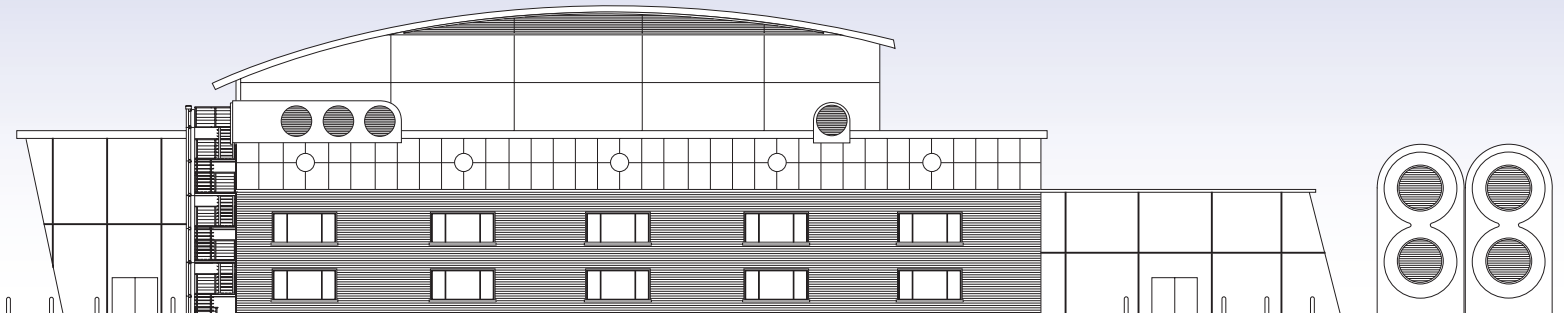
# GILBERTS

CI/SFB

(57.7) Xh

LOUVRES 2

Feb 2013

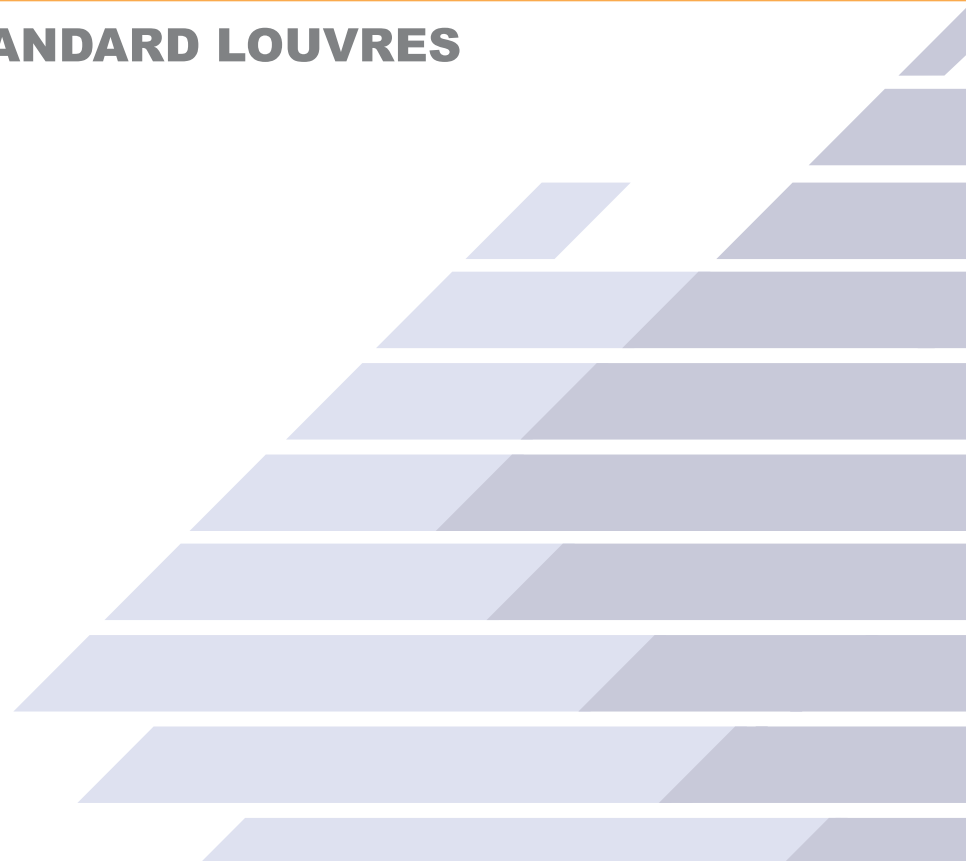
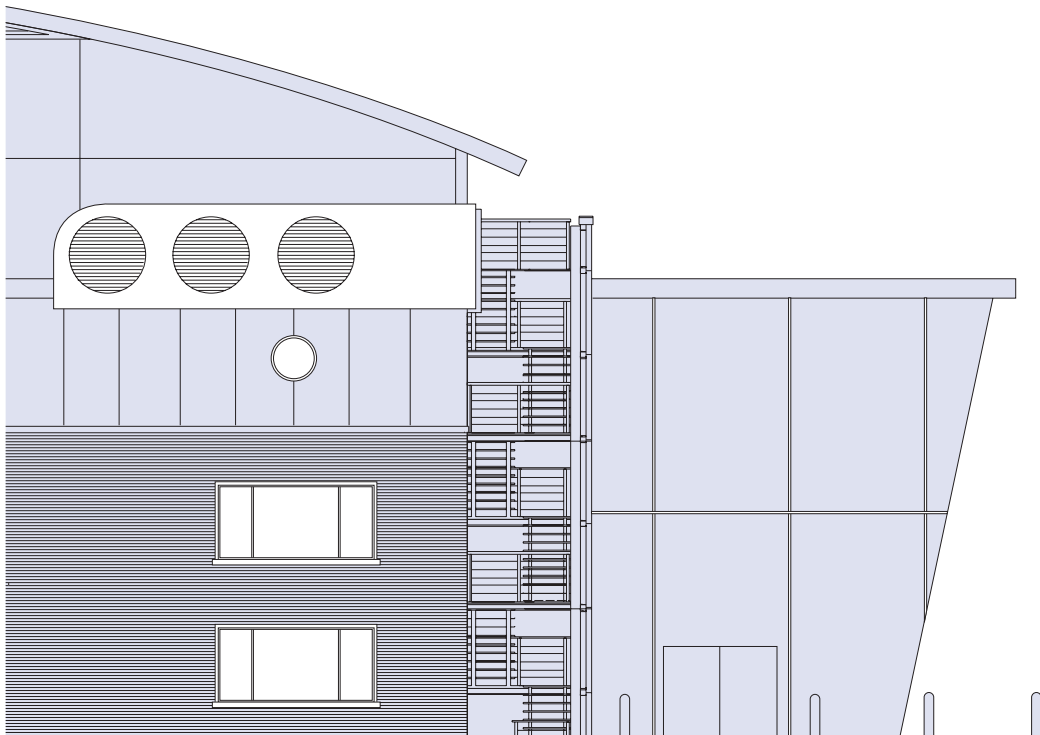


Clifton Road, Blackpool FY4 4QT Telephone: 01253 766911 Fax: 01253 767941  
Email: [louvres@gilbertsblackpool.com](mailto:louvres@gilbertsblackpool.com) Web: [www.gilbertsblackpool.com](http://www.gilbertsblackpool.com)

## INTEGRATED LOUVRE SYSTEMS

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The information contained in this leaflet is correct at time of going to press © 2012.

## STANDARD LOUVRES





38mm PITCH LOUVRES

38mm PITCH LOUVRES

Series WG38 with its 38mm Pitch fixed Blades represents the smallest Louvre profile available in this system. This unit was designed to provide a neat and compact appearance for smaller Louvre applications combined with a convenient low size to weight ratio for easy handling. The profile of the Louvre ensures it offers good resistance to the ingress of rain even with its high 50% free area. Both flanged and recessed channel frame options can be selected along with standard bird guard, insect screen and weather cill accessories.

SERIES OPTIONS

**WGF/38:** Comprises of 16 SWG Louvres on 38mm centres in a 32mm wide Flanged Frame.

**WGC/38:** Comprises of 16 SWG Louvres on 38mm centres in a 38mm deep Channel Frame.

SIZE RANGE

Available sizes range from 100mm square up to 1750mm square in one unit. Above this size Louvres are supplied as multiple units with a continuous appearance for assembly on site.

(NB: On multiple assemblies the Frame/Flange size increases to 50mm angle).

LENGTH OF BLADE	VERTICAL MULLION WHEN REQUIRED
Up to 750	None
Over 750 - 1500	One
Over 1500	One every 750 pitch

NB: If Louvre is powder coated, Mullion pitch must be 500mm

FLANGE FACE FIXING DETAILS	
W-H Dim.	A Dim.
Up to 500	75.0
500 to 1750	150.0
1800 & over 150 & centre fixing holes	

FIXING

**WGF/38:** Flange screw fixing using the pre-drilled 4mm countersunk holes. Flanges can be supplied un-drilled upon request.

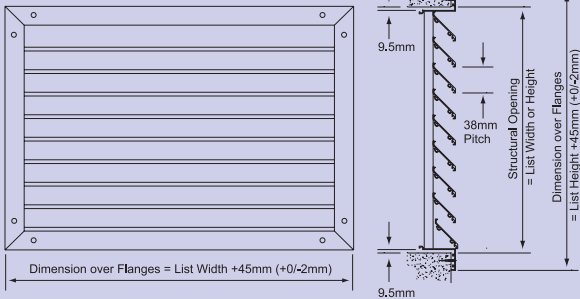
**WGC/38:** Rear fixing cleats mounted off the housing frame to facilitate screw fixing into adjacent timber, masonry or duct.

FINISH

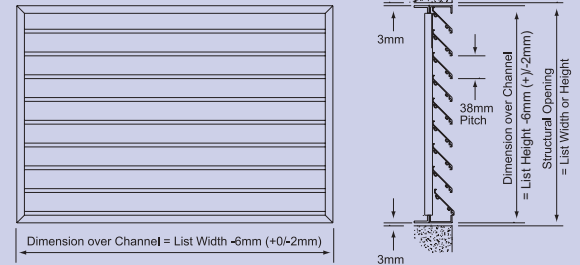
The standard Louvre finish is mill finish (ie: un-treated). Polyester Powder Coatings, PVF and Anodised Finishes are also available on request.

WG-38 SERIES

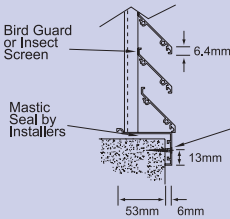
WGF -38



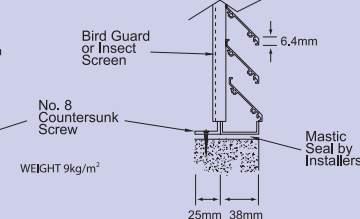
WGC -38



WGF -38



WGC -38

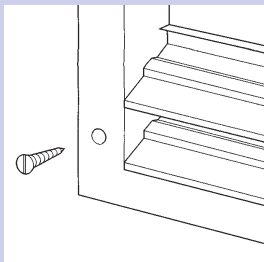


SERIES:	Flanged - WGF Channel Frame - WGC	WGC
BLADE PITCH:	38mm	38
SIZE:	(mm Width x Height)	1200 x 800
OPTIONS:	Birdguard - BG Insect Screen - IS	BG
EXTRA OPTIONS:	Weather Cill - WC	WC
SPECIAL FIXING OPTIONS:	Rear Lug Fixing - RLF	RLF
BLANKING PLATE OPTIONS:	Standard - SBP Insulated - IBP	SBP
FINISH:	(Please Specify)	Mill Finish (Standard Finish)
NUMBER REQUIRED:		15

# WG 38/75/100 SERIES

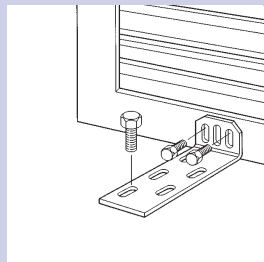
## FIXING DETAILS - FLANGE FRAME

Either Face Flange Fixing or Rear Mounted Angle Brackets can be selected on Flange Border Units.



## FIXING DETAILS - CHANNEL FRAME

For WG38, 75 & 100 Series Fixing Angle Cleats can be situated on the appropriate centres at the rear of the Louvre Frame drilled suitable for Expansion Bolts (up to size M8) into structure. The slotted fixing allows for any necessary adjustment to suit fixing tolerances.

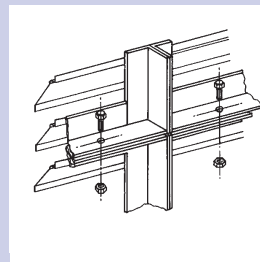


Cleats are available in 4 standard lengths; 50mm, 100mm, 150mm & 250mm and will be supplied in 3mm hot dipped galvanised mild steel. Unless otherwise stated 100mm lengths will be provided.

## EXPANSION JOINTS

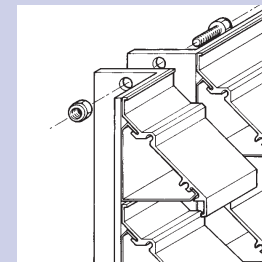
Where Louvres are supplied for installation by others it is advisable that Compriband seal is inserted at all joints.

Where Gilberts are installing the Louvres Compriband will be fitted.



## CONCEALED ANGLE

The Concealed Angle Assembly design provides for virtually invisible jointing between Louvre panels. Accurate blade alignment on the face is insured by the support clips and pre-drilled assembly holes. Provision for Louvre expansion can also be made by applying Compriband Sealing/Expansion between the angles. (WG75 shown).



## VERTICAL ASSEMBLY

For assembly of vertical panels a reversed angle feature is utilised as illustrated. This provides for a invisible joint whilst maintaining the correct blade pitch. (WG75 shown).

## 38/75/100mm CONTINUOUS LOUVRES

### CONTINUOUS LOUVRE

For applications where larger Louvre assemblies are required such as for wall or rooftop screening and ventilation applications our Series WG38, 75 and 100 can be supplied any size in multiple panels, purpose built to assemble into a continuous Louvre Screen. Despatched with all the necessary fixing angles and bolts for their assembly the panels can be banked both horizontally and vertically and designed to incorporate additional features such as:

- Internal/External Mitred Corners
- Dummy, Blanked and Active Sections
- Horizontal and Vertical Blade Sections
- Single and double Hinged Continuous Appearance Doors

Unusual and irregular profiles can typically be catered for with accurate face alignment provided by the pre-fixed assembly holes and blade alignment pieces. Rear mounted Mullion Supports are provided for additional strength where required.

Our standard fixing and assembly details are illustrated herein. The individuality and com-

plexity of continuous screening applications will however require, in each case, the preparation of detailed manufacturing drawings to ensure that the unit not only meets all the clients requirements but is also easy to assemble, install and fix on site. Our Company has been specially tailored to provide this all inclusive service with:

- Initial Site Surveys to obtain construction work details
- Preparation of detailed manufacturing drawings in accordance with the clients requirements and the results of the initial Survey
- Final manufacture and appropriate finishing to blend or contrast, as required with the building structure
- Expert Site installation by our own team of skilled engineers

In this way a thorough and trouble free installation can be insured and our Louvre Team will be pleased to give any advice or guidance you may require for a particular application.