



**Design and Access Statement and Conservation Area
Assessment for :**

A Full Planning Application for Installation of 4th floor roof terrace including 1 x retractable roof light and railings and replacement of front and rear windows to the upper floor of an existing 2 bed duplex residential unit, at 148 Regents Park Road, London, NW1 8XN.

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Appendix 1 **Granted Planning Permission for No 152 Regent's Park Road, approved in November 2016 (Ref. 2016/5510/P). - Installation of 4th floor roof terrace including 1 x retractable roof light, 1 x roof light and railings, replacement of front and rear windows.**

Appendix 2 **Granted Planning Permission for No 156 Regent's Park Road, approved in July 2011 (Ref. 2011/3052/P). - Alterations at roof level, including installation of 2 x retractable rooflights and creation of roof level terrace/garden.**

Appendix 3 **Photographs of Property No 156 Regent's Park Road, (Planning Permission approved in July 2011 (Ref.2011/3052/P). Alterations at roof level, including installation of 2 x retractable rooflights and creation of roof level terrace/garden.**

Appendix 4 **Product literature for proposed roof terrace access rooflight.**

1. Introduction

This Design and Access Statement is in support of a planning application form for the alterations to the existing butterfly roof to introduce a new part roof garden/terrace to the 2 bed residential dwelling.

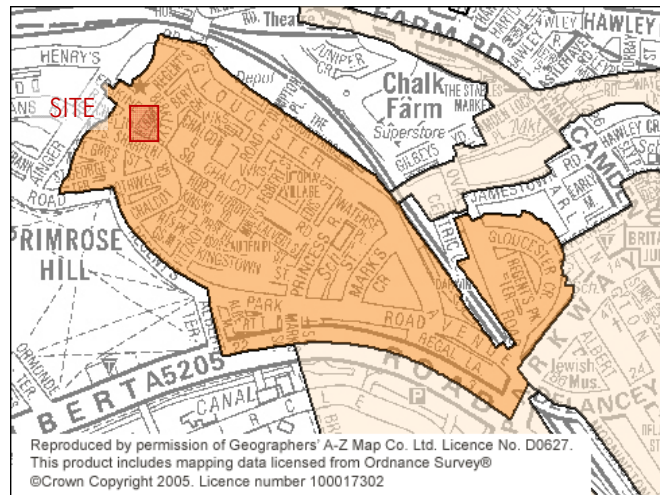
The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, location, prevalent and desired uses in the area, transport requirements & links, refuse / recycling requirements etc.

This statement also includes the assessment of the significance of the existing building and its context in the Primrose Hill Conservation Area. It describes our design intentions and proposal for the above-named project with regard to preserving and enhancing the character of the area with a sympathetic design proposal for the site.

This proposal is in accordance with the relevant Local Development Policies, the relevant Core Strategy Policies and Supplementary Planning Guidance documents.

2. Site Description

The site is located at 148 Regents Park Road in the Primrose Hill Conservation Area and is part of an existing row of Georgian terraced properties, all of which have ground floor retail units.



Key of map

- Conservation area
- Adjoining conservation area

Conservation Area map: Primrose Hill

"The distinct quality of Primrose Hill is that it largely retains its homogenous mid-late 19th century architectural character. (PPG 15, paragraphs 3.16-3.19).

3. Character Analysis

The dominant typology in the area is terraced rows of around four or five storeys facing the street, with smaller buildings of around two storeys to the rear.

The existing property is constructed of traditional brickwork with openings formed by arched brick lintels, with white painted timber sash windows to the front and rear of the property. This group of buildings (96-196 even, Regent's Park Road) are considered to make a positive contribution to the character and appearance of this conservation area.

The roof of the neighbouring properties have undergone modifications and have been altered and adapted, including, most recently in November 2016 to 152 Regents Park Road, Installation of 4th floor roof terrace including 1 x retractable roof light, 1 x roof light and railings, replacement of front and rear windows (Ref.2016/5510/P), and:

October 2014 to 158 Regent's Park Road, installation of 4th floor roof terrace including associated access hatch, railings and planters (Ref.2014/6398/P) and:

156 Regents Park Road, alterations at roof level, including installation of 2 x retractable rooflights and creation of roof level terrace/garden in July 2011(Ref. 2011/3052/P).

A raised glass roof light to provide access to the roof terrace has also been granted along Regent's Park Road to No 160, approved in October 2007(ref. 2007/4158/P).

4. Use

The existing uses in the area around the site are a mixture of residential, commercial and retail uses along Regents Park Road with most commercial properties having residential dwellings above them.

The property is located on a busy road within close proximity to local amenities and is well served by public transport with bus routes along Regent's Park Road and nearby underground stations.

The existing building is a four storey building with a butterfly pitched roof behind a frontage parapet wall to the main facade. The property includes an A3 Use unit (Restaurant) at basement, ground and first floor levels, and 1x 2 bed flat to the upper floors. Neighbouring buildings include a similar mix of retail and commercial uses balanced with residential aspects.

The proposal includes the following:

- **Alterations to the existing butterfly valley roof forming a new part roof garden/terrace with associated internal alterations.**

The proposal does not affect the existing use of the property or any amenity issues to neighbouring properties and occupants along Regent's Park Road.

The existing building is dilapidated and in a poor state of repair. The proposed accommodation and works will be of a high standard to improve and upgrade the design and layouts of the proposed residential unit.

This proposal is in accordance with the relevant Camden Council's planning policies that comprise the Unitary Development Plan and Supplementary Planning Guidance documents. The Primrose Hill Conservation Area *Statement* has also been addressed.

5. Amount

The site is surrounded by various buildings of similar bulk, size and uses. The existing building and neighbouring properties consist of 4/5 storey properties with some of the immediate neighbouring properties having two/three storey rear extensions.

The existing shop frontage to the property shall remain unaltered and is identified under *Shopfronts of Merit* within the Primrose Hill Conservation Area.

There is a comprehensive history of a large number of properties along Regents Park Road having planning consent approved for a wide range of extensions varying in size and scale.

The proposal involves the installation of a retractable rooflight to create a roof terrace/garden which would enhance the existing residential unit by providing it with outdoor amenity space.

6. Layout

The proposal maintains the footprint of the existing building.

The proposed layout is designed with great consideration to utilize space for maximum usability and to make eminent use of day lighting to the different areas through the proposed rooflights at terrace level, having a minimal impact to the street scene.

The access to the roof terrace is via a retractable sliding box rooflight that is set back from the roof parapet and below the existing parapet wall.

The proposed layouts will improve the quality of the habitable spaces and create more desirable internal spaces.

7. Scale

The proposal has been designed to match the existing property and neighbouring buildings in terms of the scale, proportion, fenestration pattern and style to be sympathetic to the existing buildings in the area.

The proposed Roof garden/Terrace will align and match with the alterations to the neighbouring properties, 152, 156 and 160 Regent's Park Road, in size, height and the types of materials.

It has been demonstrated that this proposal would be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene or over development of the site.

8. Landscaping

The landscaping responds to the requirements of location and the uses on site.

The private amenity area to the 2 bedroom flat in the form of a roof terrace is in line with many properties along Regent's park road and avoids any detrimental impact to the form and character of the existing building and the neighbouring properties in terms of overlooking. The roof terrace introduces a sustainable element to the scheme.

9. Appearance

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions, fenestration pattern and style and the types of materials used. All proposed works will incorporate the use of high quality materials that are sympathetic to the character and appearance of this Conservation Area.

The relevant planning policies EN31 of Camden's Unitary Development Plan indicate *"that development in conservation area preserves or enhances their special character or appearance, and of high quality in terms of terms of design, material and execution."*

The appearance of the new Roof garden/Terrace remain in keeping with the existing building and neighbouring properties and does not materially disturb the prevailing character of this area.

The proposed work has been designed as follows:

- To be secondary to the building being extended, in terms of location, form, scale, proportion, dimensions and detailing
- To respect and preserve the original design and proportions of the building, including its architectural period and style
- To respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built and unbuilt spaces
- To not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

Residential design elements such as the brickwork/render finish, asphalt flat roof, and double glazed sash windows to the proposed Roof Garden/Terrace constitute and match the residential elements of the existing building and neighbouring properties. It will therefore integrate into the streetscape sympathetically and is cohesive to this group of buildings within the conservation area by use of consistent materials and styles in the area.

The flat roof alteration of the existing butterfly roof is below the existing parapet wall and forms a part roof garden/terrace.

Access to the roof terrace is via a retractable sliding box roof light set back from the roof parapet and "hidden from view behind the parapet to the street elevations." (PH2, Primrose Hill Conservation Area Statement).

The roof terrace access roof light therefore sits lower than the parapet height and will not harm the character and appearance of the Conservation Area.

We have also considered the approved scheme for the neighbouring property 152 & 156 Regents Park Road (Application ref:2016/5510/P and ref.: 2011/3052/P) which incorporates 2 x retractable roof lights and creation of roof level terrace/garden.

The new roof parapet to the rear elevation will match that of the highest part of the existing butterfly roof and aligns with the existing roof parapet to the neighbouring properties. It adapts to the existing neighbouring buildings better and visually continues it across Regents Park Road.

Other approved schemes/precedents along Regents Park Road for a new roof include:

- 158 Regents Park Road (ref.: 2014/6398/P)
- 160 Regents Park Road (ref.: 2007/4158/P)
- 154 Regents Park Road (ref.: PE9800362).

Please also refer to Appendix 3 & 4 for photographs and product literature for the proposed roof terrace access roof light.

It has been demonstrated that this proposal would be sympathetic to the character and appearance of the existing and surrounding buildings within this conservation area.

10. Access

The property is well served by public transport with bus routes along the main frontage of the property and nearby underground station (Chalk Farm).

The proposal is a car free scheme with no provision for car parking spaces for the residential units as the existing. Due to the size of the development and town centre location, we do not foresee any undue burden placed on public services or the local infrastructure.

Access to the residential units is from Regent's park road via the existing main entrance door at ground level, in line with the neighbouring properties. Access to the existing commercial unit is also unaltered and will remain to the front of the site along Regent's park road, to be coherent with neighbouring properties.

The new staircase to access the roof garden/terrace from third floor shall be in accordance with Building Regulations approved document K.

11. Refuse

The refuse/recycling collection for the commercial units will remain as existing, collected on a weekly basis on the designated day by the local authority's waste management division.

12. Summary

The proposed works include alterations to the roof and internal refurbishment works to the existing building. **The roof terrace access roof light will not be visible from street level as it below the existing parapet wall and will therefore have no impact on the surrounding buildings.** The proposed layouts to the residential unit will improve the quality of the habitable spaces and create more desirable internal spaces.

The proposal protects the characteristic uses of the street, as these are believed to be essential to the preservation of the character of an area.

This application has addressed relevant Local Development Policies and the relevant supplementary planning guidance notes.

We trust this application will be considered for approval as it clearly demonstrates a residential proposal sympathetic to the street scene and the surrounding area.

**Appendix 1 – Granted Planning Permission for No 152 Regent's Park Road,
approved November 2016 (Ref. 2016/5510/P). Installation of
4th floor roof terrace including 1 x retractable roof light, 1 x
rooflight and railings, replacement of front and rear windows.**

Mr Peter Koumis
Vivendi Architects LTD
Unit E3U
Ringway Bounds Green Industrial
Estate
London
N11 2UD

Application Ref: **2016/5510/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974

30 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
152 Regent's Park Road
London
NW1 8XN

Proposal:
Installation of 4th floor roof terrace including 1 x retractable roof light, 1 x roof light and railings, replacement of front and rear windows.
Drawing Nos: 1573-E01-00 Rev. P2; 1573-E02-00 Rev. P1; 1573-E02-01 Rev. P1; 1573-E03-01 Rev. P1; 1573-E03-02 Rev. P1; 1573-E03-03 Rev. P1; 1573-P02-00 Rev. P1; 1573-P02-01 Rev. P1; 1573-P03-01 Rev. P1; 1573-P03-02 Rev. P2; 1573-P03-03 Rev. P1; Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1573-E01-00 Rev. P2; 1573-E02-00 Rev. P1; 1573-E02-01 Rev. P1; 1573-E03-01 Rev. P1; 1573-E03-02 Rev. P1; 1573-E03-03 Rev. P1; 1573-P02-00 Rev. P1; 1573-P02-01 Rev. P1; 1573-P03-01 Rev. P1; 1573-P03-02 Rev. P2; 1573-P03-03 Rev. P1; Design and Access Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposal would replace the existing unaltered butterfly roofscape with a flat roof with a roof terrace to the rear, and would include the insertion of a roof light to the front on the north side, and a retractable roof light to the rear on the south side to provide access to the roof terrace from an internal stairwell. The original rear v-shaped parapet line would be retained and metal railings would be erected on the roof, and the proposed works would be set back and separated from the street elevation and would not protrude above the existing parapet lines. This is required to preserve the significant views of the front roof line of this side of Regent's Park Road as identified in the Primrose Hill Conservation Area Statement.

The proposed replacement of the existing timber framed front and rear windows with double glazed timber framed sash windows is considered acceptable with no visible change to their appearance.

The roofslopes at this part of the Regent's Park Road contain a varied mix of alterations, with existing roof terraces at No. 154, 156, 158 and 160 Regent's Park Road. Given the proposed set back of the roof terrace from the front parapet and as the rear roof line is not visible from the north or east, with only limited visibility from Sharples Hill Street to the south, the proposed roof alterations would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building and the character and appearance of the Primrose Hill Conservation Area.

Given the scale, form and location of the works, it is not considered that the

proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy.

Whilst the proposed roof terrace would adjoin the existing roof terrace at No. 154 Regent's Park Road, the erection of a privacy screen is not considered necessary in this instance as there would be mutual overlooking and it would not result in views into neighbouring habitable rooms.

One comment has been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Executive Director Supporting Communities

**Appendix 2 – Granted Planning Permission for No 156 Regent's Park Road,
approved in July 2011 (Ref. 2011/3052/P). - Alterations at roof
level, including installation of 2 x retractable rooflights and
creation of roof level terrace/garden.**

Mr Peter Koumis
Vivendi Architects Ltd
E3U Bounds Green Industrial Estate
Ringway
London
N11 2UD

Application Ref: **2011/3052/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

10 August 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
156 Regent's Park Road
London
NW1 8XN

Proposal:

Erection of rear extension at basement, ground and first floor level, in association with the conversion of existing 1 x 3 bed unit on upper floors to create 1 x 1 bed unit at first floor level and 1 x 3 bed unit at second and third floor level and continued use of basement and ground floor as retail (Class A1), and alterations at roof level, including installation of 2 x retractable rooflights and creation of roof level terrace/garden.

Drawing Nos: Site Location Plan ; 1284-E02-00 P2, E02-01 P2, E03-01 P2, E03-02 P2, E04-00 P2; 1284-P02-00 P2, P02-01 P3, P03-01 P3, P03-02 P2, P04-00 P3; email from Peter Koumis dated 11 July 2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan ; 1284-E02-00 P2, E02-01 P2, E03-01 P2, E03-02 P2, E04-00 P2; 1284-P02-00 P2, P02-01 P3, P03-01 P3, P03-02 P2, P04-00 P3; email from Peter Koumis dated 11 July 2011.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS7 (Promoting Camden's Centres and Shops), CS14 (Promoting high Quality Places and Conserving Our Heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair housing), DP17 (Walking, Cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP22 (Promoting Sustainable Design and Construction), DP23 (Water), DP24 (Securing High Quality Design), DP25 (Conserving Camden's Heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

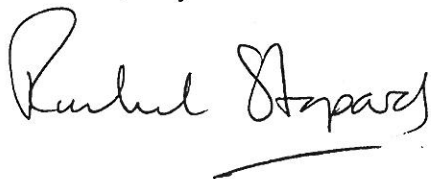
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 You are advised that all relevant Lifetimes Homes criteria should be incorporated into the development as required by policy DP6. You are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

**Appendix 3 - Photographs of Property No 156 Regent's Park Road,
(Planning Permission approved in July 2011 (Ref.2011/3052/P).
Alterations at roof level, including installation of 2 x
retractable rooflights and creation of roof level terrace/garden.**



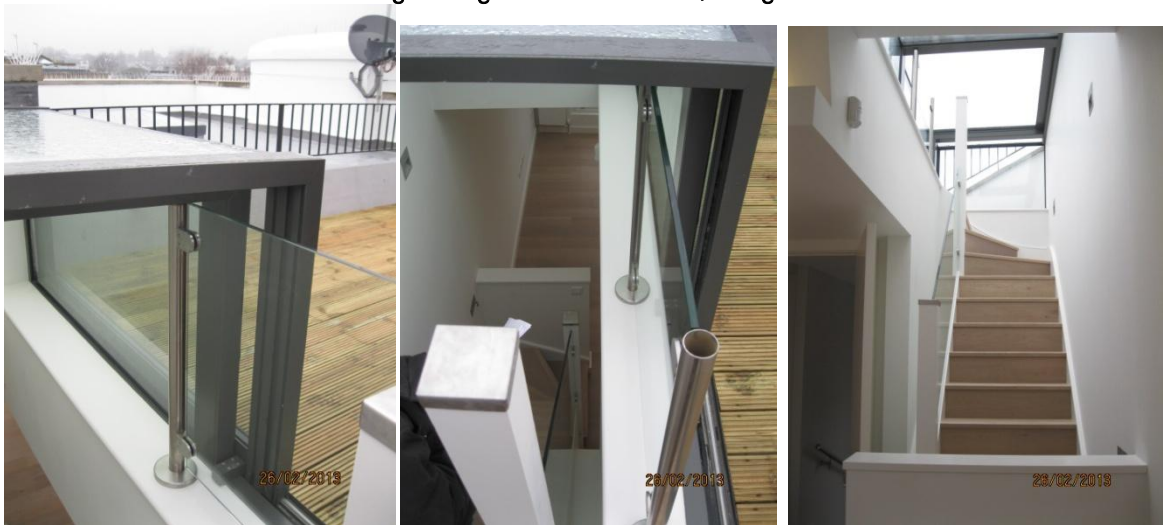
Existing Roof/Terrace Aerial view



Existing Roof/Terrace Photo - 1x Retractable rooflight and 1 x rooflight
- 1.1m Safety railing at the rear elevation



Existing Rooflight from the Kitchen/Living Room



Existing Retractable roof light

Appendix 4 – Product literature for proposed roof terrace access rooflight

Did you know? Having set specification standards for the UK, NBS have now established the same high standards for BIM Objects.

NBS National BIM Library offers a free-to-use resource of NBS standard generic and proprietary BIM Objects in industry-neutral IFC and formats compatible with Autodesk Revit, ArchiCAD, Vectorworks, Tekla and Bentley.

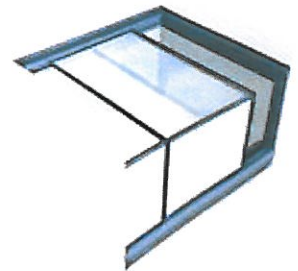
NBS Plus product specifications by NBS

NBS The product information below is from the NBS Plus library of product clauses offered in NBS specification products. It has been created by NBS for Glazing Vision Ltd. The clause is authored in NBS format and is intended for inclusion in project specifications. The clause can be copied and pasted into your project specification document. **Please note that NBS product guidance is not a replacement for the manufacturer's literature and it is recommended that Glazing Vision Ltd be consulted before specifying.**

To find out more about producing specifications for building projects visit www.theNBS.com/solutions

GV Standard Box Rooflight

Sliding rooflight with one single sliding door retracting over fixed glazing available in either a free-standing box rooflight or a three wall mounted version. It is a good option for terraced access as it offers a physical structure and the fixed walls of glass provide a balustrade around the opening. It also allows the handrail to continue right up to the point of leaving the box and stepping onto the roof terrace. The box rooflight consists of two sections, one fixed section and one sliding section. The sliding section slides over the fixed section to create a 50% clear opening thus allowing the user to walk through and out of the rooflight. All the glass used is flush to allow water runoff and easy cleaning, whilst maintaining maximum security.



The hardwood thermal break detail on the fixed frame and insulated flashings on the sliding frame almost eliminates direct contact between the warm internal frame and the exterior cold air, reducing heat loss and condensation forming. Carriage design includes large diameter wheels to give minimal rolling resistance on the anodized rails. Includes drainage on the lower track to reduce build up of debris within the framework.

All Glazing Vision sliding rooflights are low-noise in operation and have built in electronic solid-state controls with battery back-up, manual override, speed control and creep-speed sealing at end of travel as standard. Units are factory pre-assembled and tested, usually craned into position, fitted and commissioned within day. Manual override of the unit is via a 90° turn of an Allen key to engage/ disengage the motor from the drive mechanism and allow the product to be pushed open/ closed.

The rooflight is opened electrically, operated by a rocker switch positioned at the discretion of the client. It includes a 'one touch' facility, where the switch is pressed and then released leaving the rooflight to open automatically. The unit can be stopped by pressing close once or can be only part opened by keeping the switch pressed until the desired point is reached.

More about GV Standard Box Rooflight:

[As standard](#) - [Options](#) - [Approvals](#)

GV Standard Box Rooflight

- Manufacturer: Glazing Vision Ltd.
 - Web: www.glazingvision.co.uk.
 - Tel: +44 (0)1379 658300.
 - Product reference: [\[GV Standard 3 Wall Box Rooflight\]](#). - Wall abutted on 3 sides. [\[GV Standard Free Standing Box Rooflight\]](#).
- Size: [\[As drawing\]](#). [\[As schedule\]](#).
- Colour/ finish: [\[Polyester powder coated, RAL\]](#). - RAL 7015 as standard. Other colours are available to special order; consult manufacturer and insert requirements.
- Kerb: [\[_____ \]](#) - Insert requirements; consult manufacturer's literature for more information.
- Accessories: [\[None\]](#). [\[BMS Integration\]](#). [\[Rain sensor\]](#). [\[Rain sensor overrides\]](#). - Insert requirements. [\[Remote control\]](#). [\[Ritec glass coating\]](#). [\[Solenoid bolt\]](#). [\[Thermostat\]](#).

Guidance for GV Standard Box Rooflight from Glazing Vision Ltd

More about GV Standard Box Rooflight: [As standard](#) - [Options](#) - [Approvals](#)

As standard

Frame material:

Extruded thermally broken aluminium profiles, grade 6063 T6.

Glazing:

- Outer: 6 mm thick clear toughened glass.
- Spacer: 16 mm thick black silicone sealed argon filled cavity, with warm edge spacer.
- Inner: 6 mm thick clear soft low E toughened glass.
- Stepped edge detail along glass to glass joints.

Power supply:

24 V battery operated, 240 V mains supply required for trickle charging batteries via control board.

Drive mechanism:

Rack and pinion.

Seals:

Combination of rubber seals and brush strip.

Security:

Anti-lifting mechanism to prevent disengagement of drive mechanism via vertical movement of sliding frame.

Rooflight control:

OR Control Board and magnetic limit switches.

Thermal performance (U-value):

1.1 Wm²K (centre pane).

Options

Size:

- Internal height: Available 300–1500 mm.
- Length: Available 1100–2400 mm.
- Width: Available 1500– 4200 mm.



Accessories:

- Rain sensor.
- Rain sensor over-ride.
- Remote control.
- BMS interface.
- Proximity sensors.
- Thermostat control.

- Ritec Clearshield glass coating:

Gives a non-stick surface making the glass easier to clean and keep clean, stay clean for longer and resist staining and discoloration.

Approvals

- British Standards Institution: ISO9001. Compliant company. 
- British Standards Institution: ISO14001 . Compliant company. 
- NARM : Members of NARM (National Association of Rooflight Manufacturers).

Further Information

Literature:

 CPD information is available for [Glazing Vision Ltd from ribacpd.com](#).

 Additional information may be available for [Glazing Vision Ltd from ribaproductselector.com](#).

Contacts:

www.glazingvision.co.uk

sales@glazingvision.co.uk

T: +44 (0)1379 658300