



RIBBLE VALLEY
BOROUGH COUNCIL

1 5 JUN 2012

FOR THE
ATTENTION OF

For office use only

Application No. 320120557P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Andrew	Surname:	Leysens
Company name:	United Utilities				
Street address:	Lingley Mere Business Park				
	Lingley Green Avenue				
Town/City:	Warrington				
County:					
Country:					
Postcode:	WAS 3LP				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Jenny	Surname:	Hope
Company name:	CBRE				
Street address:	Belvedere Building				
	5th Floor				
	12 Booth Street				
Town/City:	Manchester				
County:	Greater Manchester (Met County)				
Country:					
Postcode:	M2 4AE				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	jenny.hope@cbre.com				

3. Description of the Proposal

Please describe the proposed development including any change of use:

External alterations to the existing building to accommodate internal refurbishment works to office space and creation of ancillary laboratory (Use Class B1(b)) on the ground floor.

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	United Utilities, White Bull W T W		
Street address:	Preston Road		
	Alston		
Town/City:	Preston		
County:			
Postcode:	PR3 3BL		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	359866
Northing:	435218

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

Roller shutter doors and concertina shutter door.

Description of *proposed* materials and finishes:

Powder coated aluminium glazed screen and doors.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to submitted plans references: PP01, PP02, PP03, PP04 and the Design and Access Statement.

10. Vehicle Parking

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Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site. OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

White Bull Water Treatment Works and office accommodation used by United Utilities operational staff.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	125.0	125.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	1343.0	125.0	0.0	-125.0
Total		1343.0	125.0	125.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	00.00	23.59	00.00	23.59	00.00	23.59	☐

21. Site Area

What is the site area?

00.08

hectares

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22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Operational water treatment works and offices, proposed alterations to the exterior of the building to accommodate the refurbishment works and creation of small-scale laboratory on the ground floor.

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Miss

First name:

Jenny

Surname:

Hope

Person role:

Agent

Declaration date:

15/06/2012



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Miss

First Name:

Jenny

Surname:

Hope

Person role:

Agent

Declaration date:

15/06/2012



Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

15/06/2012

320120557P

CBRE

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Belvedere
12 Booth Street
Manchester M2 4AW

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Direct Fax +44 (0)161 233 5684

jenny.hope@cbre.com

Our Ref 256186

Development Control
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

15 June 2012

Dear Sirs

UNITED UTILITIES, WHITE BULL WATER TREATMENT WORKS (WTW), PRESTON ROAD, ALSTON, PR3 3BL

APPLICATION FOR PLANNING PERMISSION FOR EXTERNAL ALTERATIONS TO EXISTING BUILDING TO ACCOMMODATE OFFICE REFURBISHMENT WORKS AND CREATION OF ANCILLARY LABORATORY.

CBRE Ltd has been instructed to submit an application for planning permission for the above-mentioned works, on behalf of United Utilities.

The proposed works to the existing building are necessary to upgrade the current facilities available for employees as part of United Utilities' ongoing property strategy. The building, in its current state, is outdated, in poor condition and does not provide adequate facilities for disabled access. United Utilities is keen to invest in the building to ensure it can remain operational for the long-term and to retain the employees working on site.

Submission

The application, submitted via the Planning Portal (reference: PP-02023691) comprises:

- Completed application form and certificates;
- Drawing References:
 - UU1: Site Location Plan (Scale 1: 2,500 – appropriate scale to show site in wider context and to incorporate two road names as necessary);
 - PP01: Floor Plans as Existing (Scale 1:100);
 - PP02: Elevations as Existing (Scale 1:100);
 - PP03: Floor Plans as Proposed (Scale 1:100); and
 - PP04: Elevations as Proposed (Scale 1:100).
- Design and Access Statement prepared by CBRE.

The site area falls below 1 hectare and does not lie within an area at risk from flooding; therefore there is no requirement for a Flood Risk Assessment to form part of the planning submission.



www.cbre.co.uk

Registered in England No 3536032 Registered Office St Martin's Court 10 Paternoster Row London EC4M 7HP
CBRE Limited is regulated by RICS and is an appointed representative of CBRE Indirect Investment Services Limited
which is authorised and regulated by the Financial Services Authority.



A cheque made payable to your authority to the sum of £335.00 in respect of the application fee will be issued in today's post. I would be grateful if you could provide a receipt for this at your earliest convenience.

Site Description

White Bull WTW comprises several free standing buildings and a covered reservoir. The main building faces onto Preston Road (B6243), being stone-built and two storeys in height. It provides office accommodation for United Utilities' employees, those based permanently on site and also for those requiring 'hot-desk' facilities. There are several meeting rooms available within the building which are also used on a regular basis.

The building also contains equipment associated with the water operations on the ground floor with a control room on the first floor; it is proposed that this infrastructure will remain in place.

Whilst the building is two storeys in height, the substantial landscaping along the frontage results in the building appearing to be single storey

Access to the site is via double gates leading directly from Preston Road. Car parking within the site is on an informal basis with sufficient space for employees to safely manoeuvre through the site. It is operational 24 hours a day over seven days a week; however the majority of employees attend site between 6am and 10pm. Outside of these hours attendance is limited to call-out staff only.

Within the wider surrounds the site is located in Alston which lies between the main settlements of Grimsargh and Longridge. The immediate area around the site comprises a mix of open fields, several residential properties and agricultural buildings. Preston Road provides direct access between the site and the M6, Grimsargh and Longridge.

Proposals

United Utilities is currently undertaking a property investment programme across the North West and has identified employee accommodation for upgrading and improvement works. White Bull WTW has been highlighted as a key site operationally; however there is an urgent need to upgrade the employee accommodation as a means to make it suitable for modern business demands.

Internally the proposals seek to reconfigure the existing layout to ensure the building can provide flexible office and meeting space with disabled access (by way of the installation of a lift). United Utilities is now seeking planning permission for the external alterations associated with these refurbishment works.

The scheme also seeks consent for the creation of an ancillary research laboratory (circa 125m²) which will be available to existing employees for water sampling to be undertaken on site. This does not involve the creation of any additional floorspace, merely a change of Use Class from an operational treatment works (Sui Generis) to a laboratory for research (Use Class B1(b)).

Further details for the scheme can be found within the accompanying documents that form part of the planning application submission.

Planning Policy

It is necessary to consider the proposals within the context of the relevant planning policy framework.

National Planning Policy Framework (March 2012)

The National Planning Policy Framework plays a key part in the Government's plan to streamline the planning system and promote sustainable growth. It replaces the previous Planning Policy Statements (PPSs) and Guidance (PPGs).

The document has a strong presumption in favour of sustainable development, stating that local planning authorities should plan positively for new development and deal promptly and favourably with planning applications that comply with up-to-date plans and national planning policies. The Guidance encourages sustainable growth and states significant weight should be placed on brownfield development with an emphasis on supporting economic growth.

Reinvesting in the upgrade of an existing building as a means to provide an improved quality of employee accommodation should be considered as highly efficient and sustainable development, removing the potential need to build on greenfield land.

Local Planning Policy

The Ribble Valley Local Plan, adopted in 1998, remains part of the statutory development plan. Only policies 'saved' as part of the LDF review have been assessed.

Whilst the site is not allocated for any specific use, the proposals have been considered against the following planning policies:

Policy G1: Development Control, states that proposals delivering a high standard of building design will be permitted providing the proposals are sympathetic to the existing uses and the materials do not have a negative impact on the visual appearance of the area.

The proposals seek external alterations to the rear of the building and the roof only and therefore will not be visible from the wider area. It is proposed that the materials will match those existing to ensure they blend with the overall appearance of the building.

Policy ENV3: Open Countryside, seeks to ensure any new development is in keeping with the character of the landscape, reflecting local vernacular, scale, style, features and building materials.

The proposals seek minor alterations to the building as a means to accommodate the internal refurbishment works. It is proposed that the materials used for the new rear entrances will be high quality and in line with those found within the existing features. The proposals are appropriate for the area in terms of style, scale and materials.

Policy T7, addresses parking provision, stating that proposals should provide adequate car parking

Whilst the Policy acknowledges the need to strike a balance between providing too little/ too much car parking, it also highlights the rural nature of the area resulting in an increase in the use of private cars. United Utilities provide sufficient on-site car parking laid out in an informal manner and are confident that the proposed scheme of works will not impact on the operation of the site nor this arrangement

It is considered that the proposed development is wholly acceptable by way of its design and scale and is fully in accordance with the Ribble Valley Local Plan.

Emerging Policy

The Council is progressing their Local Development Framework, with the Draft Core Strategy Preferred Option document recently being published for public consultation. A review of the relevant guidance contained within the document comprises:

Key Statement DMG1, includes the need to ensure proposals are of a high standard of building design, are sympathetic to existing and proposed land uses, can achieve efficient land use and an opportunity for the reuse and remediation of previously developed sites.

It is United Utilities' intention to provide significant investment into the existing building as a means to ensure the facilities are able to meet modern-day business expectations of their employees. Whilst the majority of the proposed work comprises internal alterations (for which planning permission is not required), those elements visible externally have been sympathetically designed to ensure they blend with the existing features of the building

The creation of a small-scale laboratory on the ground floor will provide suitable space to accommodate United Utilities requirements within the existing footprint of the building without the need for additional development elsewhere. This is considered as an efficient re-use of a vacant area within the building which reduces the need to build on additional undeveloped land, an approach strongly supported within national and local planning policies

The investment by United Utilities into the building will ensure the site's long-term future can be secured through the provision of modern operational accommodation, providing an accessible and inclusive environment. It also protects the future use of the building against any danger of it becoming obsolete and potentially vacant

It is therefore considered that the scheme is in line with the relevant principles as set out within the Council's emerging Core Strategy.

The above planning policy review demonstrates that the proposals accord with the statutory Development Plan and planning policy guidance across all levels. Therefore it is considered that the proposals should be deemed as acceptable

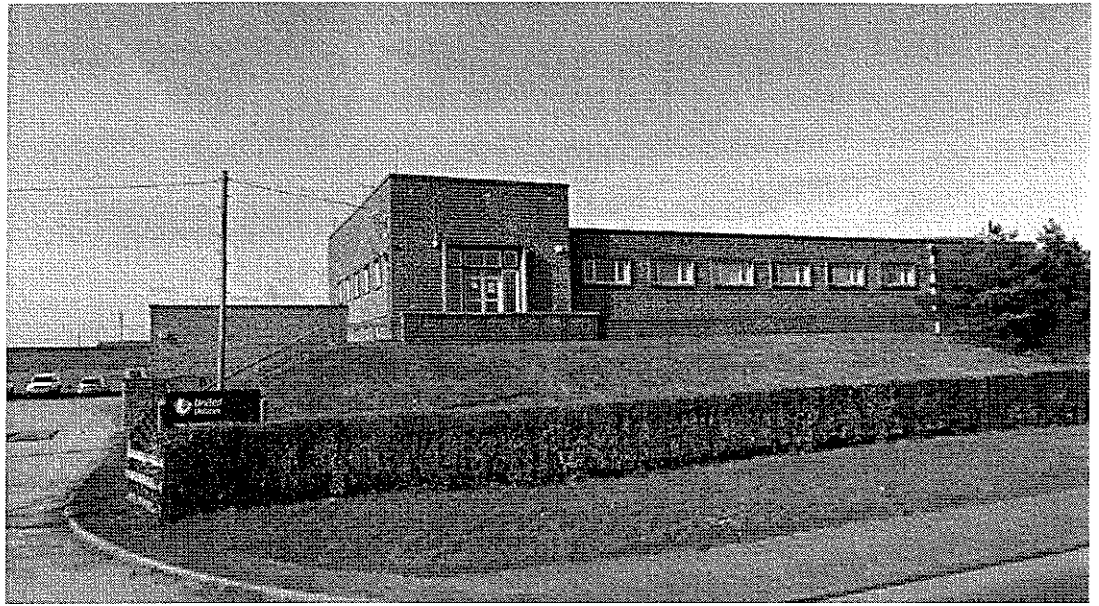
I trust that you find the enclosed planning submission to be in order and look forward to receiving confirmation of the application's validation and registration in the near future. If you have any queries regarding the enclosed documents then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Hope', with a stylized flourish underneath.

**JENNY HOPE MRTPI
PLANNER**

320120557P



DESIGN AND ACCESS STATEMENT

White Bull WTW, Preston Road, Alston

**Proposed external alterations to existing
building and creation of ancillary laboratory**

June 2012

DETAILS OF DEVELOPMENT

Name and address of proposed development site:

United Utilities
White Bull Water Treatment Works (WTW)
Preston Road
Alston
PR3 3BL

Proposed Development -

"External alterations to existing building to accommodate office refurbishment works and creation of ancillary laboratory (Use Class B1(b))"

As part of United Utilities' (UU) wider property investment programme, White Bull WTW has been identified as requiring significant refurbishment works as a means to provide higher quality accommodation for its employees.

The proposals seek planning consent for external alterations to the existing building and the creation of a water laboratory on the ground floor.

Assessment of the surroundings of the proposed development -

The site lies between the main settlements of Grimsargh and Longridge, being located in Alston. The wider surrounds comprise mainly open land with clusters of residential properties and agricultural buildings.

The site is accessed off Preston Road (B6243) which provides direct access to the M6, Grimsargh and Longridge.

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DESIGN COMPONENTS**Proposed Use(s) -**

The proposed development comprises:

External Alterations to the Main Building

Minor alterations to the exterior of the building are required to accommodate the proposed refurbishment works, this comprises the replacement of existing doors at the rear of the building as a means to improve access for pedestrians and to provide a disabled entry point directly to the lift.

Other minor changes involve the addition of handrails to the front entrance, replacement of the roof lights and the installation of heat pumps for the proposed laboratory. The visual impact from these changes are minimal and will not be seen from the main road.

Change of Use

The proposals also seeks consent for the change of use for a small element of vacant floorspace (125m²) from 'Sui Generis' to a water laboratory 'Use Class B1(b)' for research and development. This will be used by existing United Utilities staff to assess water samples.

It is considered that the proposed works and use are entirely appropriate in this location. It makes efficient use of an existing building and will secure a long-term future use for the site.

Amount and density of development -

The proposed scheme is illustrated on plan references: PP03: Floor Plans as Proposed and PP04: Elevations as Proposed.

The proposed alterations are in character with the surrounding area in terms of amount and density when assessed against the existing uses. The majority of changes will be undertaken to the rear of the building and therefore will not be seen from the road. The scheme will not have a detrimental impact on the amenity of the neighbouring properties.

It is therefore considered that the proposed development is appropriate in line with the surrounding uses and will not have a detrimental impact on the wider area.

Layout -

The layout of the proposed development is shown on the submitted plans (References: PP03: Floor Plans as Proposed). The scheme seeks planning permission for minimal alterations only, with no impact on the wider visual appearance of the area or the amenity of neighbouring properties.

Scale -

The scale of the proposed development is considered appropriate as the scheme contains only minor external alterations, with no increase to the building in terms of floorspace or height.

The scale of the proposals is considered appropriate in the context of the existing building on site and also in relation to its wider surroundings.

Appearance -

The proposed materials to be used for the various alterations will match those on the existing building to ensure it is consistent and visually sympathetic.

The new doors and screens will be powder coated aluminium, white in colour.

ACCESS COMPONENTS**Technical advice -**

The main access into the front of the building will not be altered by the proposed development, vehicular access arrangements to/from the site will also remain as existing.

Rear access will be through the existing doorways, however the proposals will see them changed from large roller/ concertina doors for vehicular access to glazed entries for pedestrians only.

Relevant Policies -

The Ribble Valley Local Plan, adopted in 1998, remains part of the statutory development plan. Only policies 'saved' as part of the LDF review have been assessed

Whilst the site is not allocated for any specific use, the proposals have been considered against the following planning policies.

Policy G1: Development Control, states that proposals delivering a high standard of building design will be permitted providing the proposals are sympathetic to the existing uses and the materials do not have a negative impact on the visual appearance of the area.

The proposals seek external alterations to the rear of the building and the roof only and therefore will not be visible from the wider area; however it is proposed that the materials will match those existing to ensure they complement and are consistent with the overall existing appearance of the building.

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Policy ENV3: Open Countryside, seeks to ensure any new development is in keeping with the character of the landscape, reflecting local vernacular, scale, style, features and building materials.

The proposals seek minor alterations to the building as a means to accommodate the internal refurbishment works. It is proposed that the materials used for the new rear entrances will be high quality and in line with those used for the existing window/doors.

Policy T7, addresses parking provision, stating that proposals should provide adequate car parking.

Whilst the Policy acknowledges the need to strike a balance between providing too little/ too much car parking, it also highlights the rural nature of the wider area resulting in an increase in the use of private cars. United Utilities provide sufficient on-site car parking laid out in an informal manner and are confident that the proposed scheme of works will not impact on this arrangement.

It is considered that the proposals are in accordance with the Ribble Valley Local Plan Policies having considered the relevant design and access principles associated with the scheme.

Degree of access -

Vehicular and pedestrian access from the site onto Preston Road will remain as per the existing arrangements. The alterations will provide increased pedestrian access to the building and improved disabled facilities.

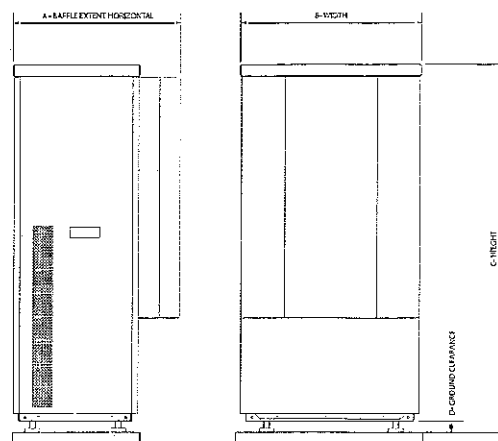
Vehicular access to the building will be via the retained roller shutter doors; however this will be reduced from three entry points to one.

Emergency access -

The proposed development will have no impact on emergency access routes within the site.

Product Name		Edinburgh
Model Number		EDSHR407CMOD1
(Air 7deg C / Water 35deg C)*	Rated Output (kW)	15.4
	Power Consumption (kW)	4.6
	Rated COP	3.4
(Air 2deg C / Water 35deg C)*	Rated Output (kW)	13.3
	Power Consumption (kW)	4.5
	Rated COP	3.0
(Air -7deg C / Water 35deg C)*	Rated Output (kW)	12.1
	Power Consumption (kW)	4.4
	Rated COP	2.8
Domestic Hot Water Temperature (deg.C)		70
Dimensions		
Width X Depth X Height (mm)		980x1120x1940
Weight (kg)		330
Voltage/frequency compressor		400/415V 3~ 50Hz
Sound Power Level @ 1m (dB)*		68
Minimum Operating Temperature (deg.C)		-20
Maximum Operating Temperature (deg.C)		30

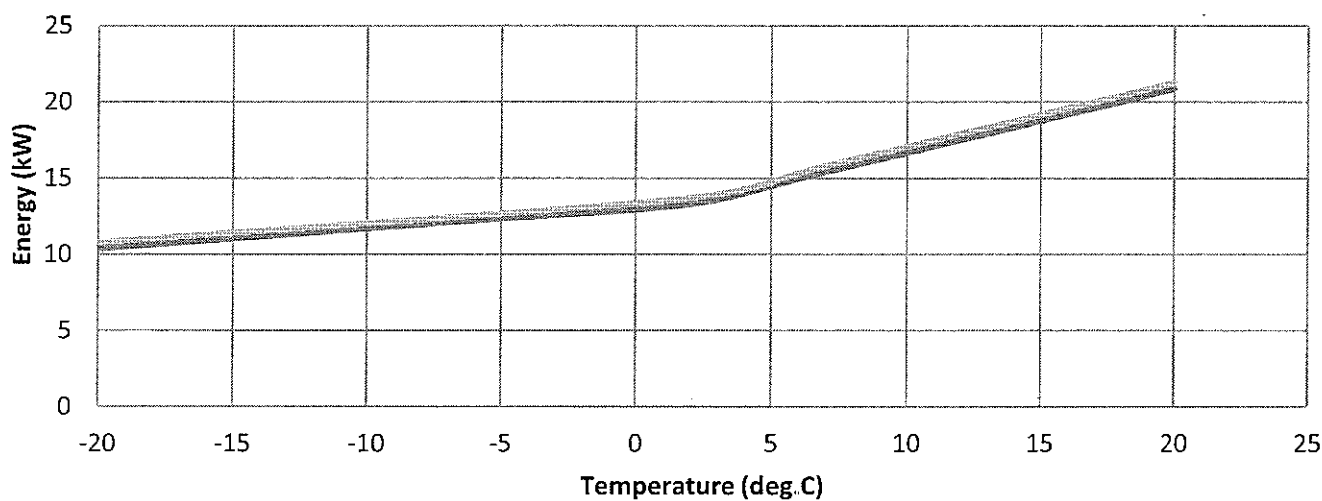
*- Test results as per BS EN14511



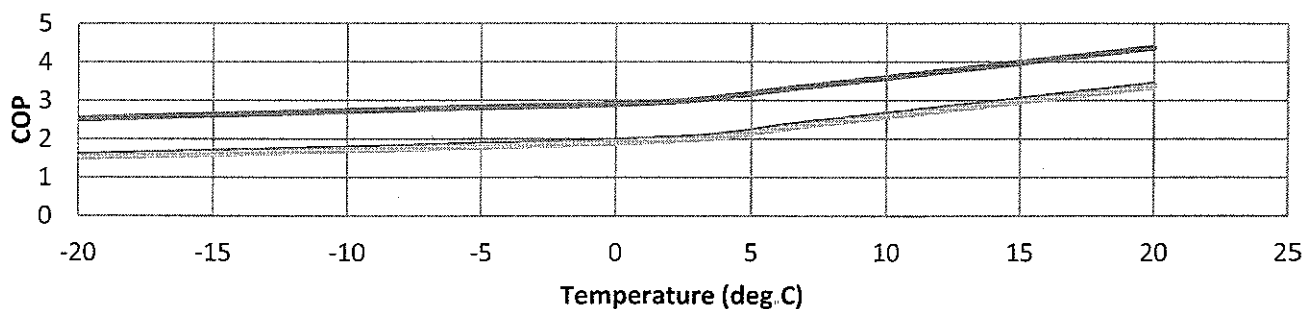
MODEL	A	B	C	D
EDINBURGH	1120	980	1940	50-70

ALL SIZES IN MM

Output



COP



— 35deg C — 55deg C — 57deg C

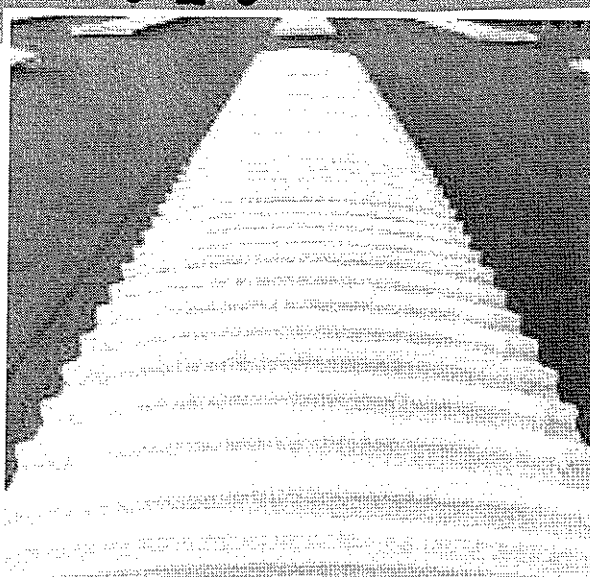
T-Vaults

Economical barrel vault rooflights designed to provide a functional solution for covering larger areas. T-Vaults are purpose made to suit either new or refurbishment applications and are available with a range of glazing and ventilation options.

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T-Vault in opal diffused



T-vault in opal diffused

Description

T-Vaults are high performance continuous rooflights suitable for spans up to 4m and unlimited length. They are constructed from a series of interlocking curved and profiled GRP panels. The GRP panels have a high light transmittance and an outer protective Melinex® film providing guaranteed protection against UV degradation.

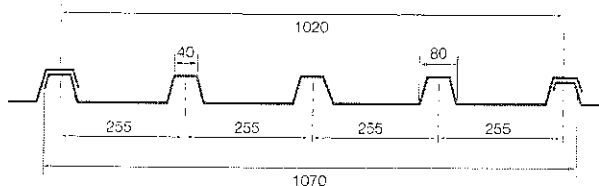
T-Vaults use a Glass reinforced Polyester (GRP) glazing and have been tested and certified according to EN 14963: 2006 – Non-Fragile and ACR(M): 001: 2005 Class B. T-Vaults are tested to the highest standards and are proven suitable for use on most flat roofs including single ply felt, hot-melt, asphalt, liquid GRP and lead. They are normally specified with our proprietary curbs (see page 17) but can also be installed on existing builder's curbs.

Ventilation options are available.

Performance

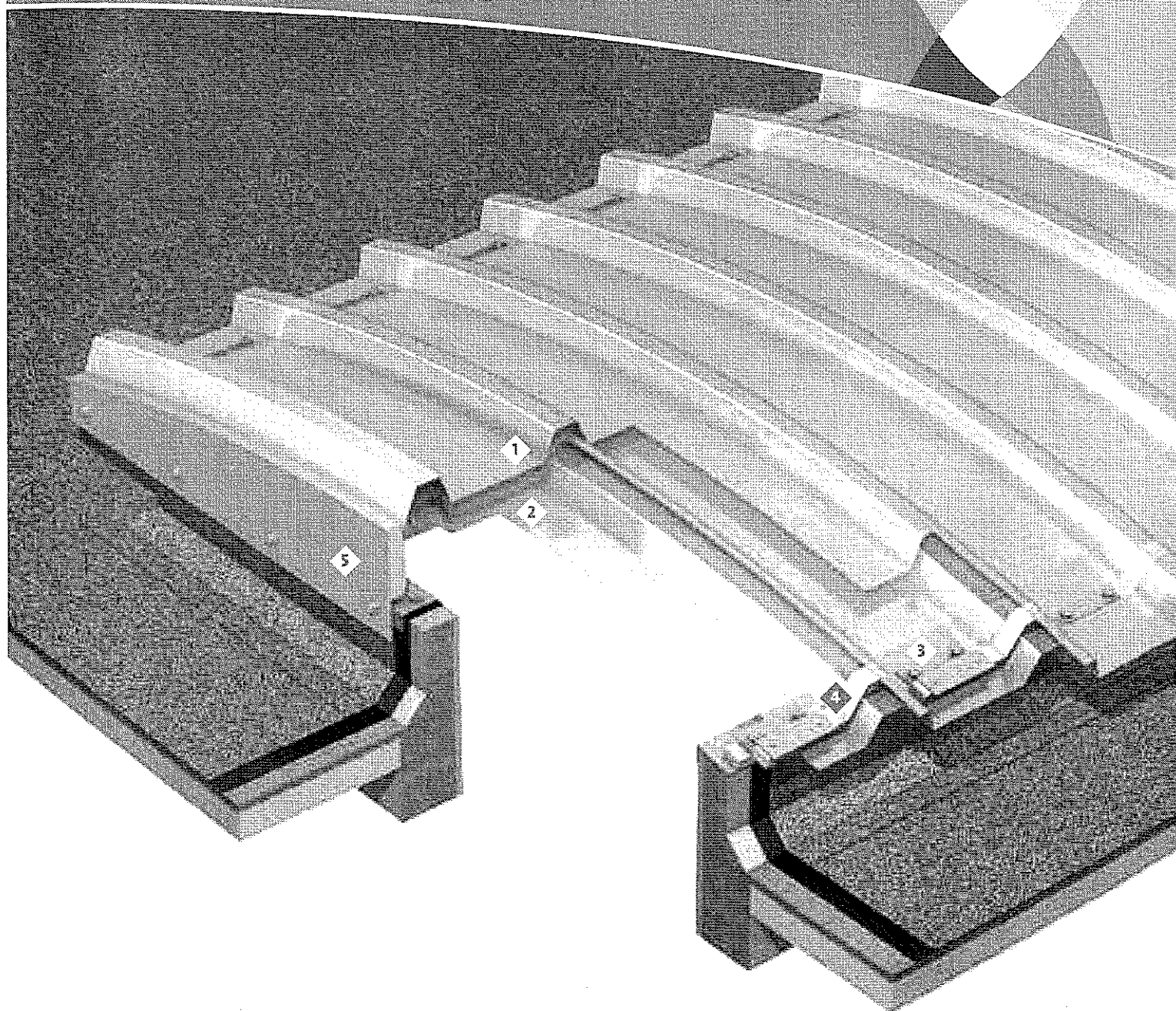
The system has a very high resistance against chemical influences and weather conditions and carries a 20 year hailproof guarantee. Fire tests have been carried out and the units are certified according to EN 1187.

T-vault barrel vault standard section sheet dimensions



T-Vault key features

- 1 Profiled GRP outer skin
- 2 Profiled GRP inner skin
- 3 Z-Plate fixing
- 4 Profiled foam seal
- 5 Insulated end panel

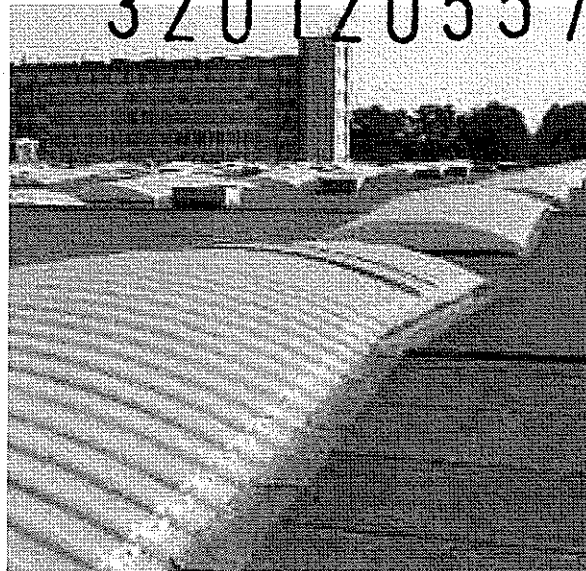


T-Vault glazing options

Features

- 'Non-fragile' version available tested to 1200 J
– EN 14963: 2006
- Available in single double or triple skin GRP
- Spans up to 4m wide and unlimited length
- 20 years hailproof guarantee
- Extremely high chemical resistance suited to industrial conditions
- European Technical Agrément certificated
(ATG No 96/1873)
- Building Regulations ADL compliant options

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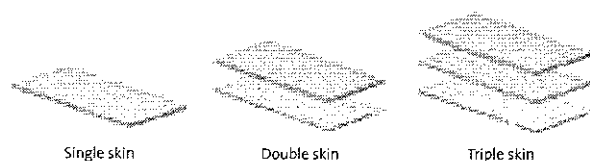


T-Vaults in opal diffused

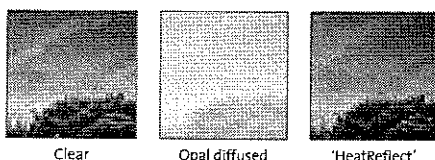
Glazing

Continuous barrel vault rooflights, available in single double or triple skin versions. The barrel vault is made up of a series of curved and interlocking profiled GRP sheets. The sheets are 1070 mm wide and have a bending radius of 3150mm.

All outer sheets are supplied in Longlife GRP which are UV stabilised and finished with a protective film that provides an extremely high level of UV stabilisation to maintain transparency and prevent ageing.



Glazing finish



Clear

Opal diffused

'HeatReflect'

Glazing specification

	Single Clear	Single Opal	Single HeatReflect	Double Clear	Double Opal	Double HeatReflect	Triple Clear	Triple Opal	Triple HeatReflect
Light transmission (LT %)	87%	63%	86%	76%	54%	66%	66%	48%	57%
Solar heat gain factor (g %)	0.77	0.47	0.45	0.67	0.41	0.39	0.58	0.36	0.34
Thermal transmission (W/m²K)	5.74	5.74	5.74	3.13	3.13	3.13	2.16	2.16	2.16

Size

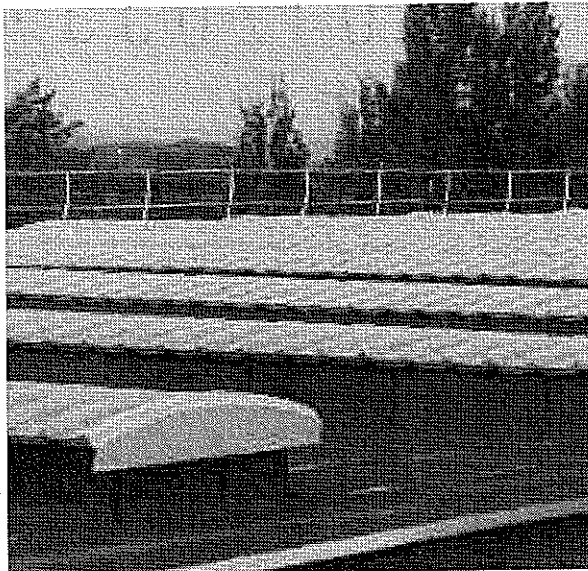
T-Vaults are purpose-made and available in widths from 1.0m to 4.0m and in unlimited length.

Performance of GRP glazing

Typical values	standard	fire retardant
Fire ratings		
BS 476: Part 3	AB	AA
BS 476: Part 7	Class 3	Class 1
Service temperature	-50 to +120°C	-50 to +120°C
Resistance to wind load	Class 2	Class 2
Air permeability	Class 2	Class 2
Resistance to water penetration	Class 9a	Class 9a
Impact test	1200 J	1200 J
Wind driven rain/snow 600Pa	Pass	Pass

T-Vault curbs

T-Vaults in opal diffused



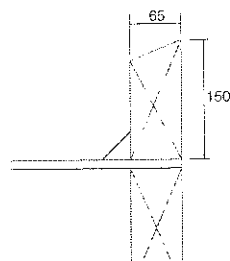
Upstands

The T-Vault is normally fixed directly to a splayed top builder's curb which can be made of timber concrete or metal. Dead and imposed loadings plus lateral thrust calculations can be calculated according to the information below.

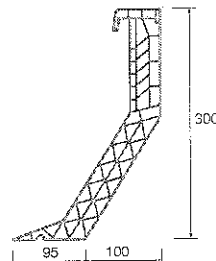
Fixings

The sheets are installed with corrosion resistant fixings located centrally between crowns. All fixings and synthetic foam fillers are included as well as the mounting accessories for the end panels.

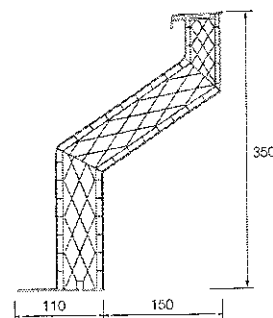
The Z-Fixing system ensures that the inner and outer skins are kept a constant distance apart.



Builder's curb



Em-Curb PVC-u 300/s



Em-Curb PVC-u 350/s

Curb angle

Span (m)	Angle (α)
1.0	10°
1.5	15°
2.0	20°
2.5	25°
3.0	30°
3.5	35°
4.0	40°

Note: On the long sides the curb top should be splayed as noted in the table above. Curbs at each end of the rooflight should be horizontal.

Vertical and horizontal forces

Vertical force

$$V = \frac{P \times S}{2} \text{ where:}$$

V = vertical force per metre (N/m)

P = snowload + deadweight (N/m²)

S = clear span (m)

Horizontal force

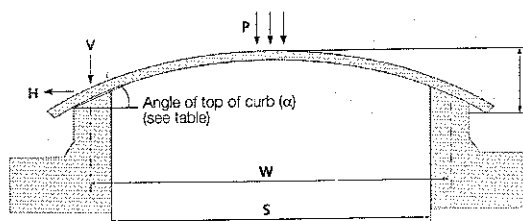
$$H = \frac{P \times W^2}{8R} \text{ where:}$$

H = horizontal force per metre (N/m)

P = snowload + deadweight (N/m²)

W = barrel width (fixing centres) (m)

R = barrel rise (m)

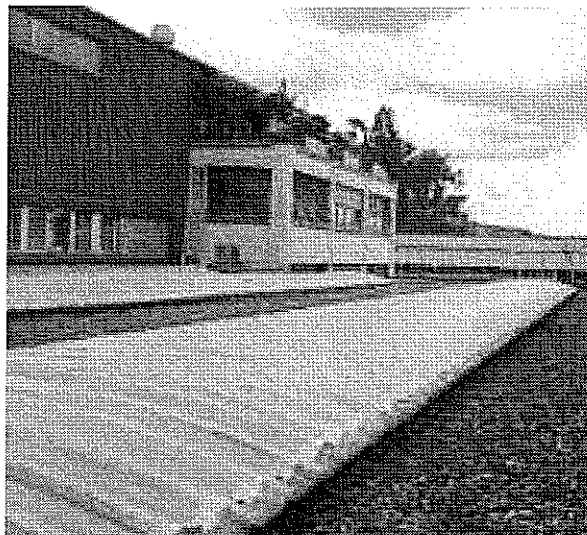


T-Vault ventilation options

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Features

- Permanent
- Controllable rotating
- Controllable trickle
- Opening sections



T-Vault in clear

Permanent

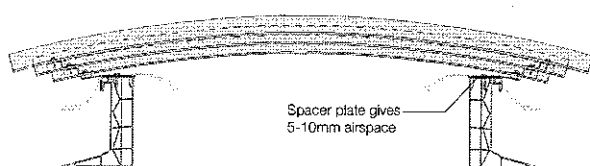
Permanent background ventilation is made possible with space plates. This provides a continuous weatherproof vent around the perimeter of the rooflight which suits areas such as corridors and storage where non-controllable background ventilation is required.

Controllable rotating

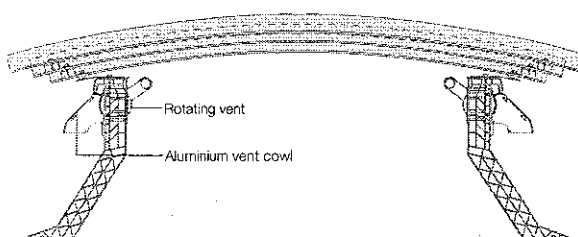
Controllable rotating vents are a fully insulated unit with enhanced thermal properties and can be fitted to two or four sides of a PVC Em-Curb or Em-Collar. With the vents on two sides, the unit will provide a minimum of 11 000mm² ventilation area. This increases with the length of the rooflight. Tested and certified according to EN 1873 – Watertightness.

The fully adjustable rotating vents are operated by means of a hooked rod available in lengths of 1.5, 2, 3 or 4m.

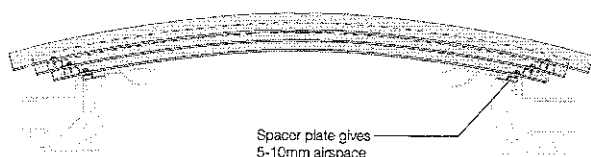
Fitted to Em-Curb



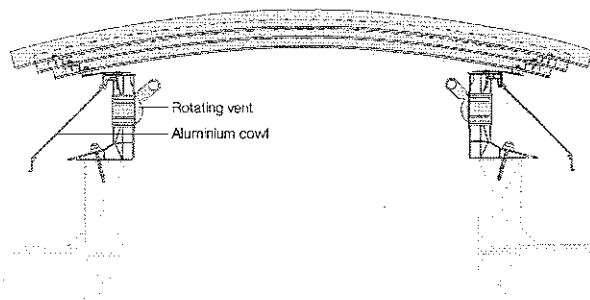
Fitted to Em-Curb

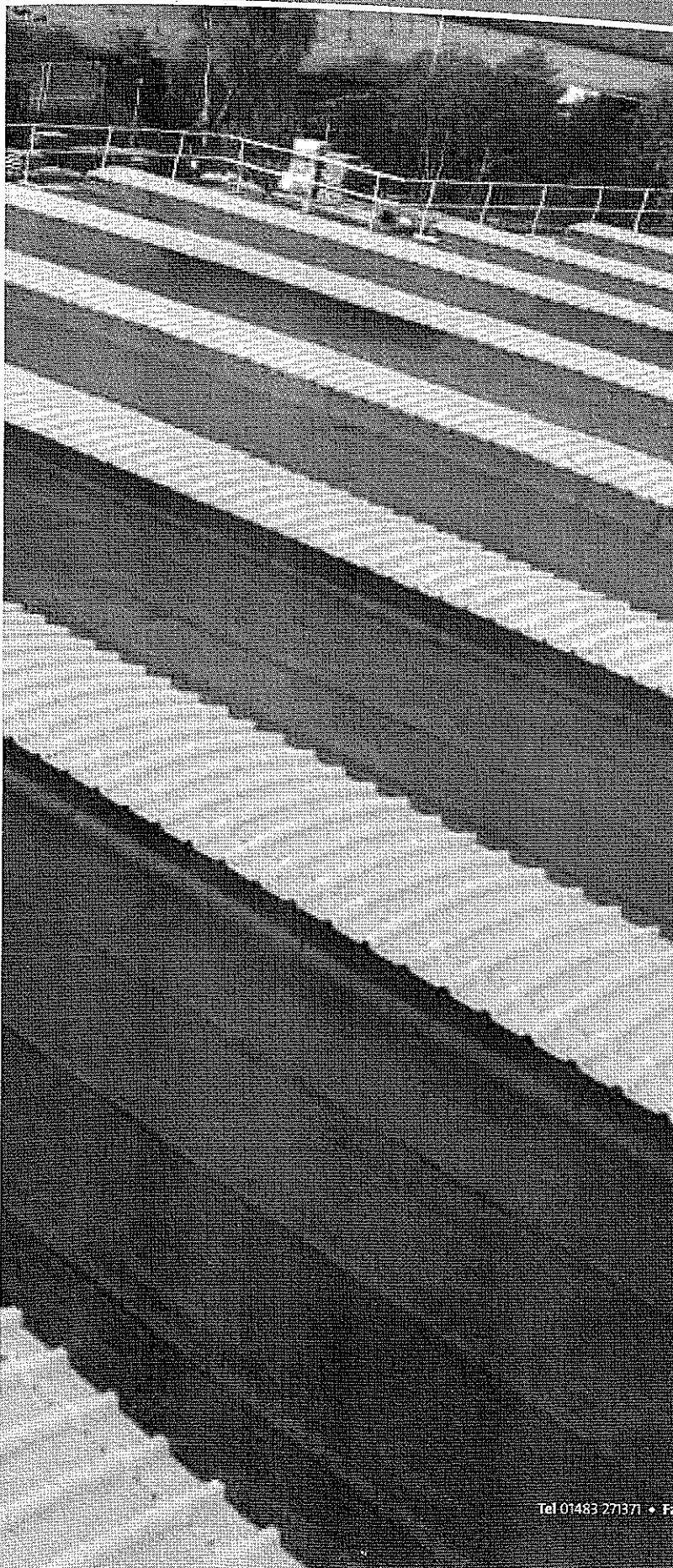


Fitted to builder's curb



Fitted to builder's curb

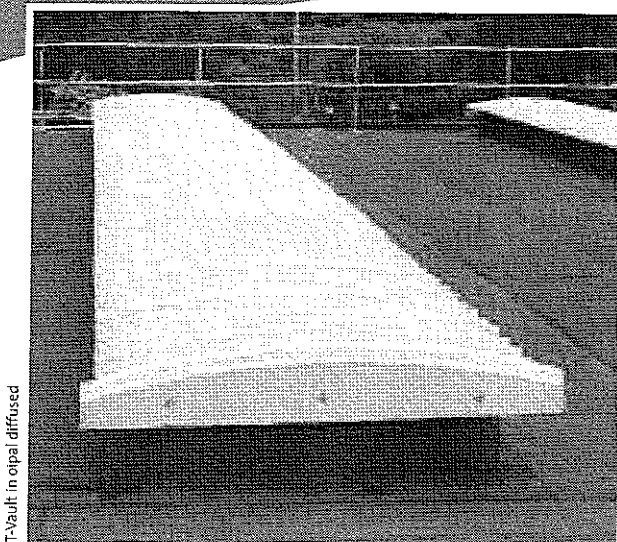




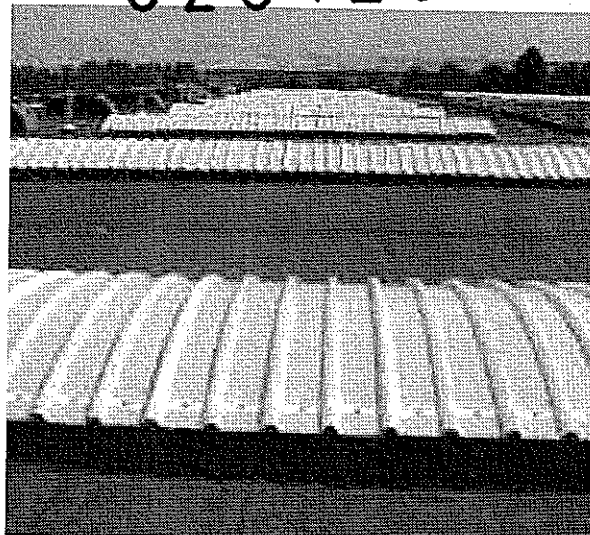
Case study Warehouse
Project type Refurbishment
Products T-Vault
Glazing GRP double skin opal diffused
Upstand Site formed timber upstand

T-Vault installation & operation

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T-Vault in opal diffused



T-Vault in opal diffused

Whitesales rooflights and accessories can generally be regarded as 'maintenance free'. However, the following guidelines should be followed to optimize their usefulness. Any maintenance of rooflights must of course be carried out strictly in accordance with the relevant 'Health and Safety' regulations.

T-Vault

Operation

T-Vaults are fixed at installation stage to the relevant upstand and are a means of allowing natural light into the area below

T-Vaults can be supplied as Non-Fragile, but should not be trafficked

Maintenance

Wash only with warm soapy water DO NOT USE strong detergents or abrasives

Physically check Barrel Vaults annually to ensure fixings are secure.

Em-Curb

Operation

Normally manufactured in extruded PVCu

Em-Curbs provide a proprietary upstand detail for T-Vaults

Maintenance

Maintenance free

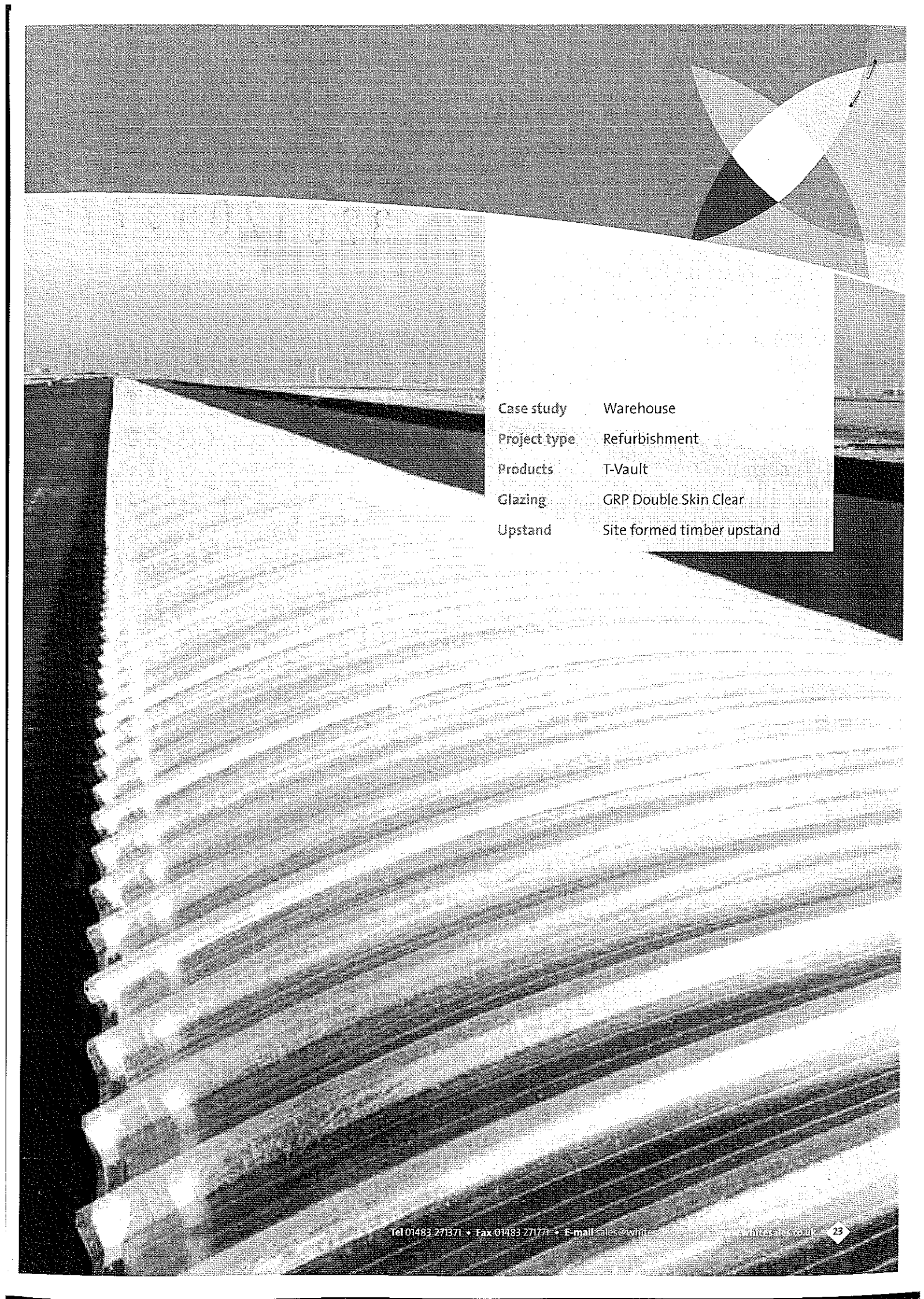
Passive ventilation

Operation

Normally by means of Trickle Louvre or Rotating vents, to provide background ventilation Trickle vents are adjusted by hand. Louvre and Rotating vents are adjusted by a proprietary operating rod – available in 1.5, 2, 3 or 4m lengths. Louvre vents require a sharp upwards push to fully close.

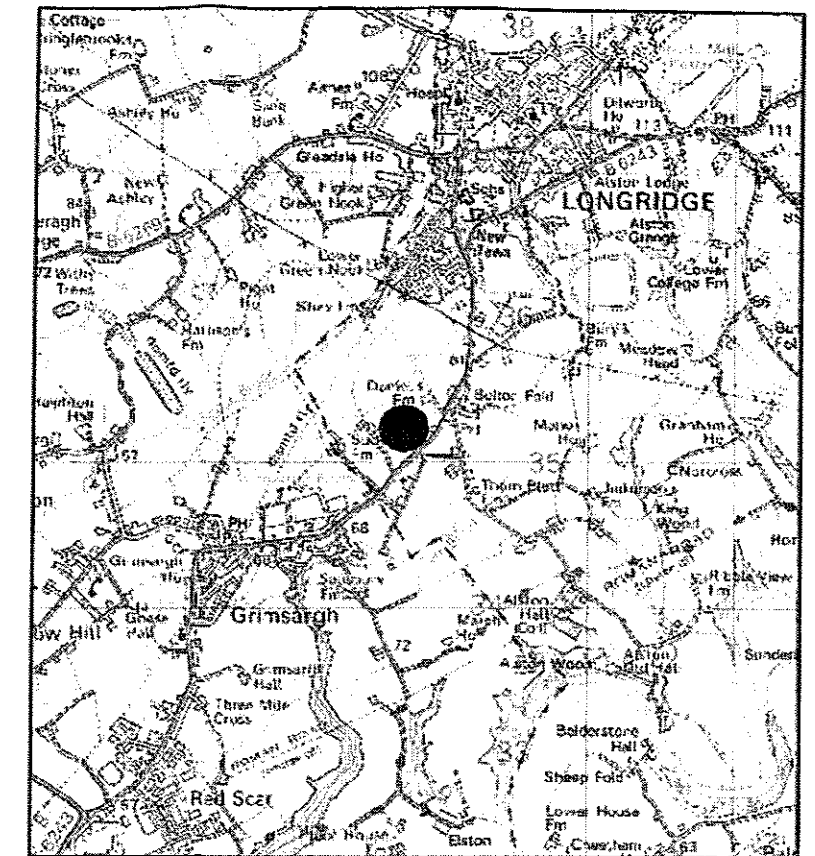
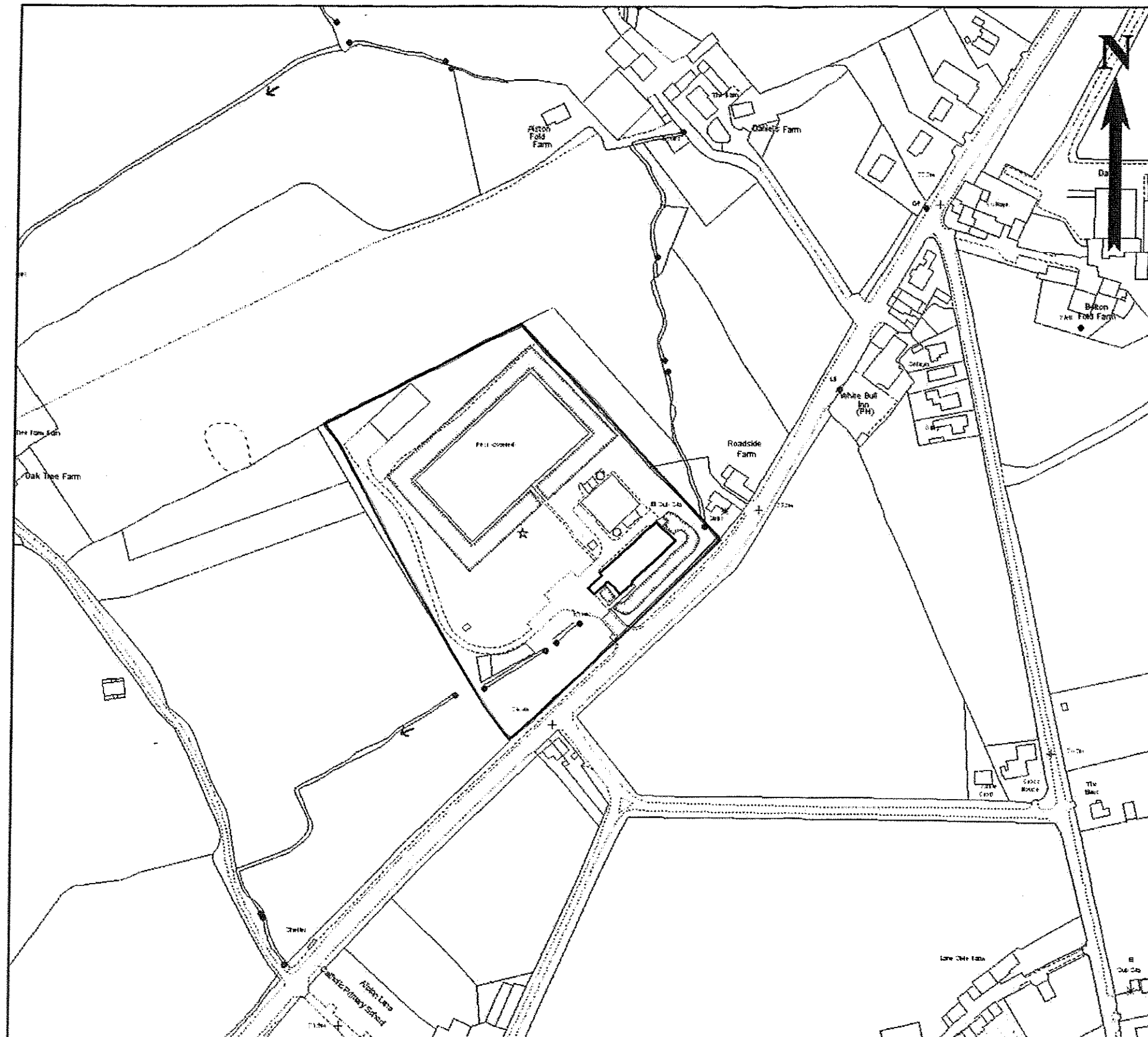
Maintenance

Maintenance free



Case study	Warehouse
Project type	Refurbishment
Products	T-Vault
Glazing	GRP Double Skin Clear
Upstand	Site formed timber upstand

WHITE BULL WATER TREATMENT WORKS, PRESTON ROAD, PR3 3BL



- - Location of Property
- - Red Line Boundary
- - Adjacent Land Ownership

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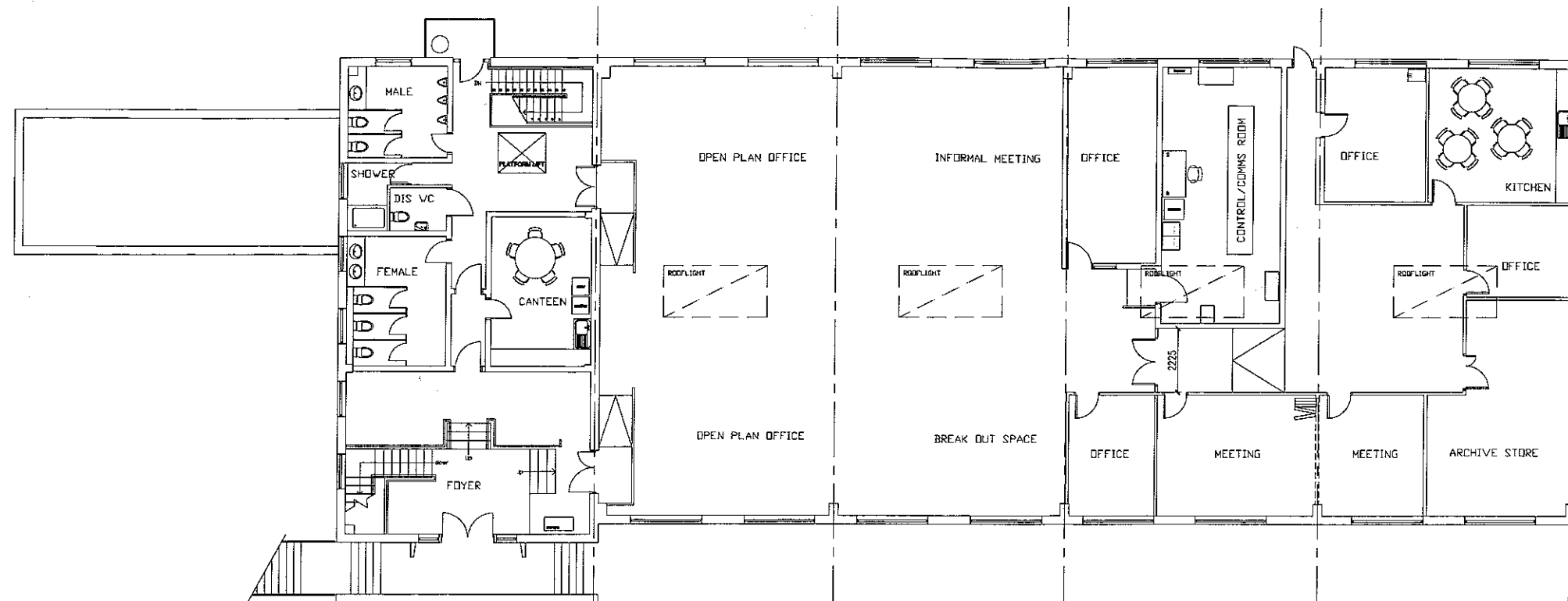
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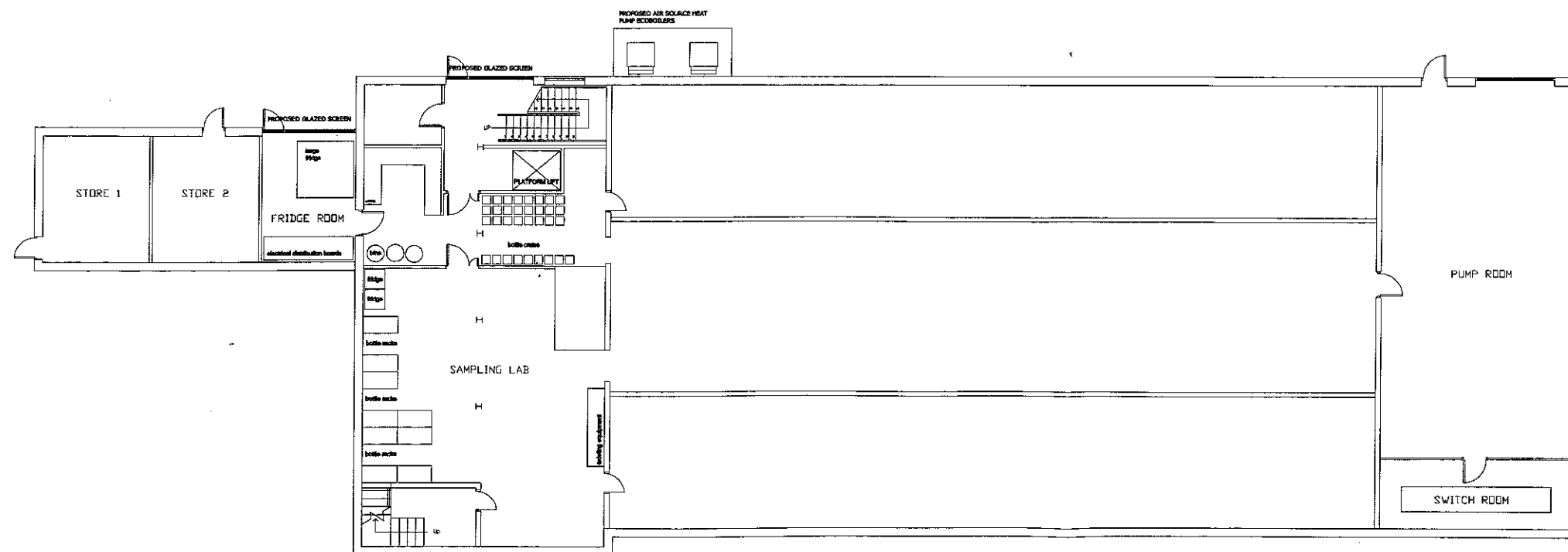


NGR: SD 598 351

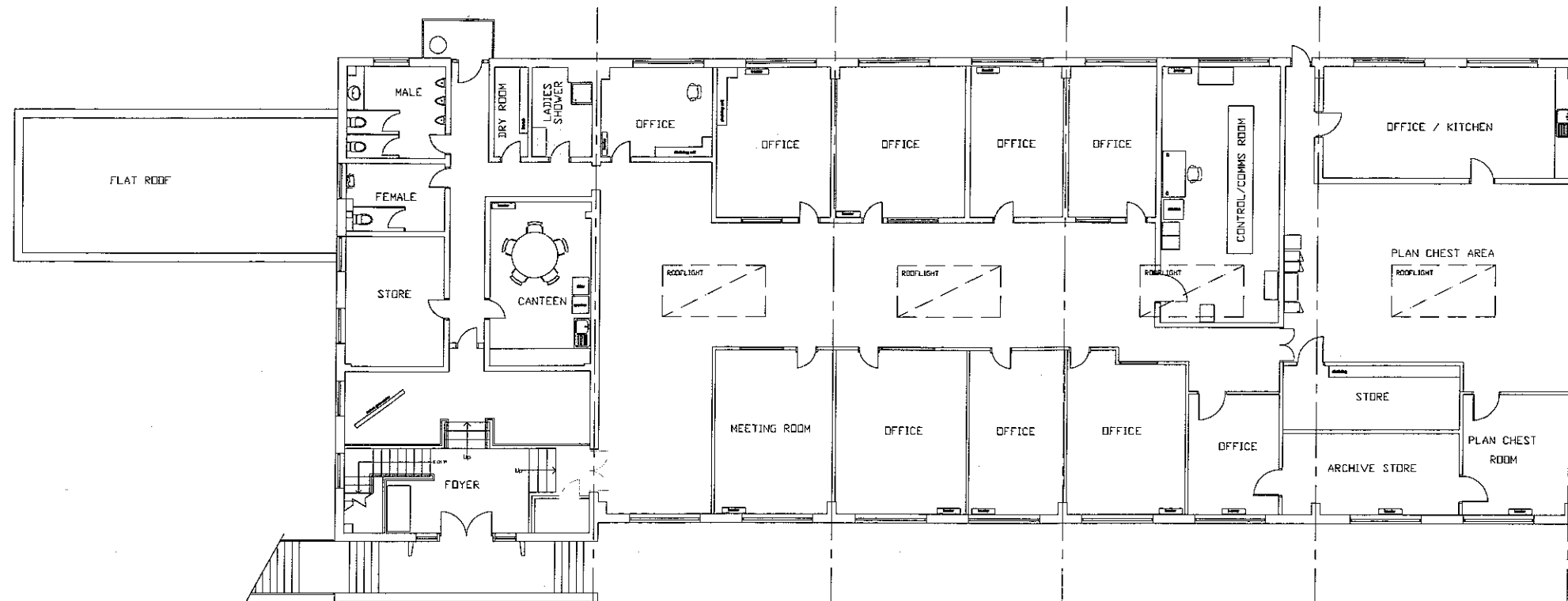
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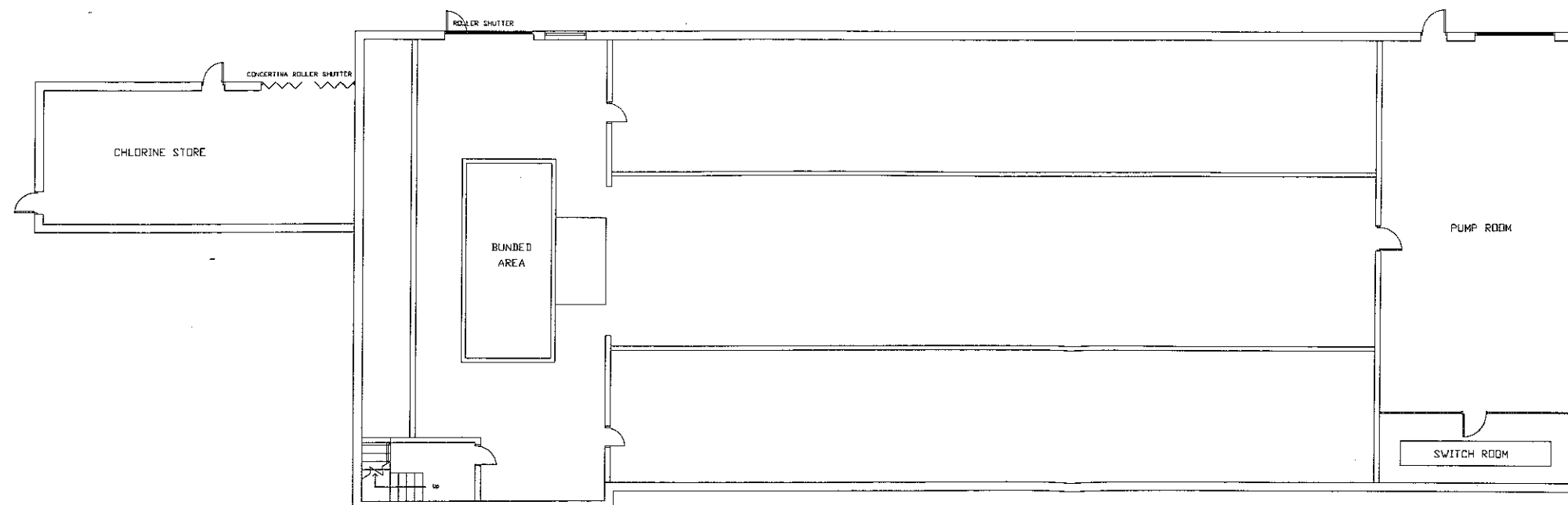


PROJECT: Project Ranger White Bull Ww	 United Utilities PROPERTY SERVICES Grasmere House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP
TITLE: FLOOR PLANS AS PROPOSED	
SCALE: 1:100@A1 DATE: May 2012	
DRAWN BY: PP	
DRAWING No: 03 REV: 001	



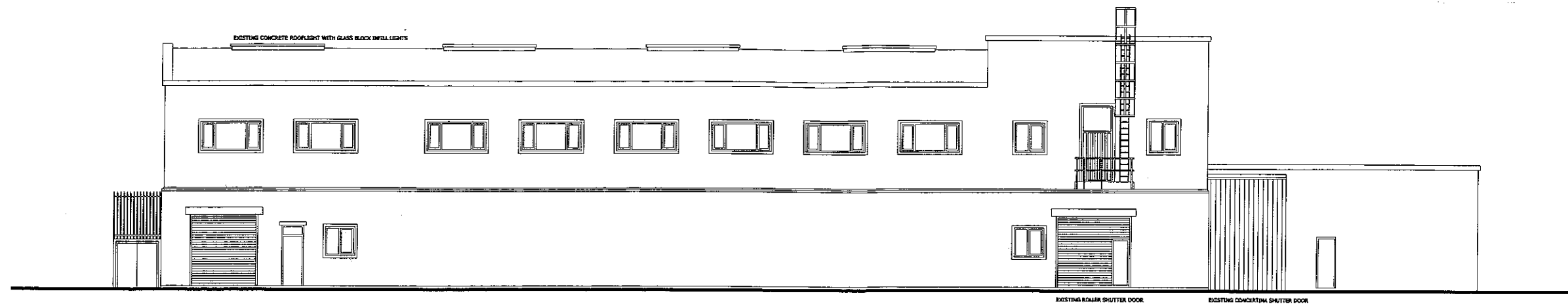
1st Floor
gross area 670.5 m²

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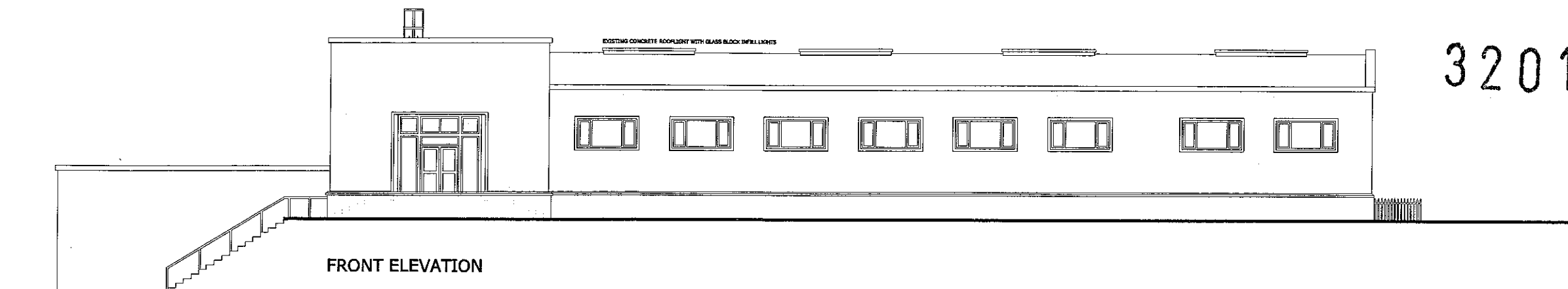


Ground Floor
gross area 672.4 m²

PROJECT: Project Ranger White Bull Way	 United Utilities PROPERTY SERVICES Grasmere House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP
TITLE: FLOOR PLANS AS EXISTING	
SCALE: 1:100@A1 DATE: May 2012	
DRAWN BY: FP	
DRAWING No: 01 REV: 002	

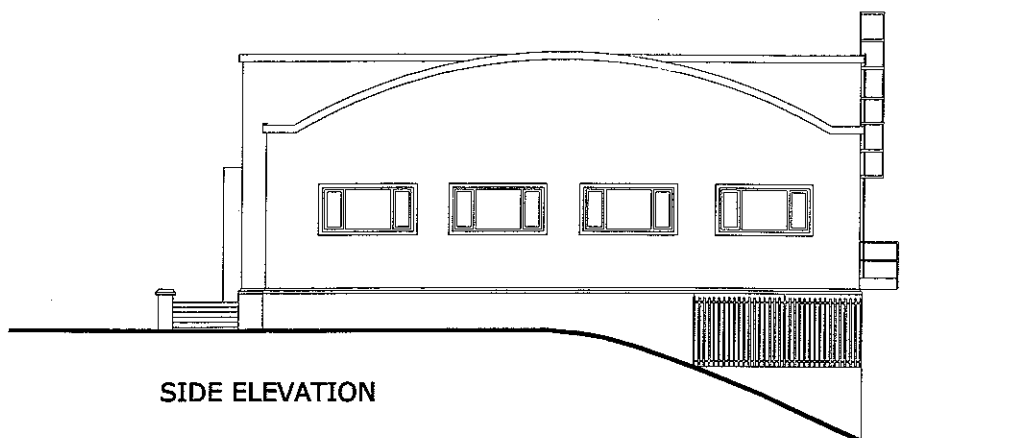


REAR ELEVATION

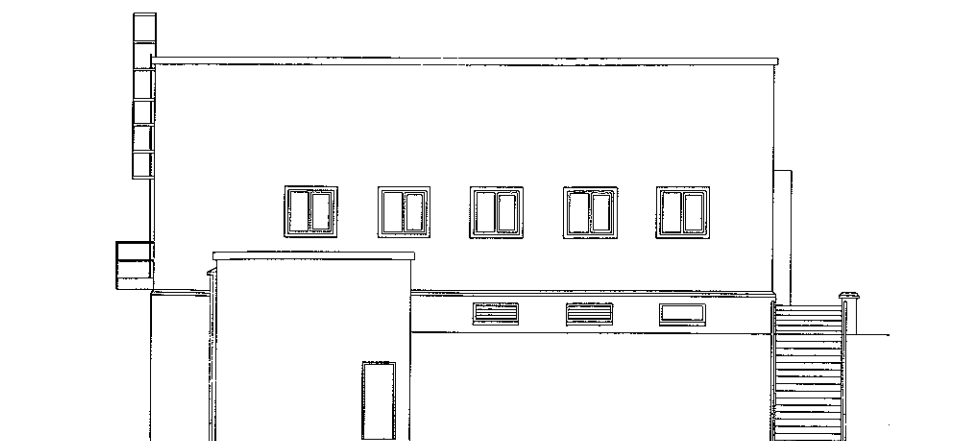


FRONT ELEVATION

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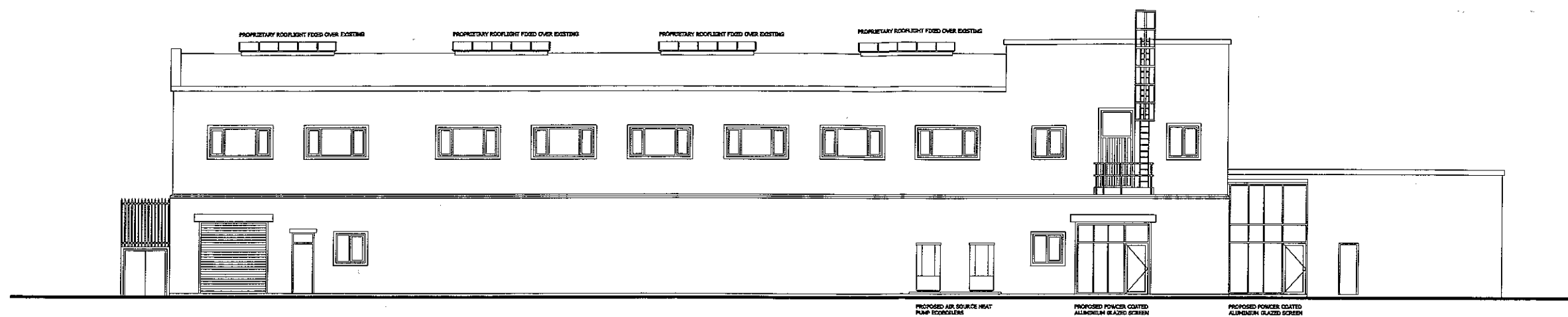


SIDE ELEVATION

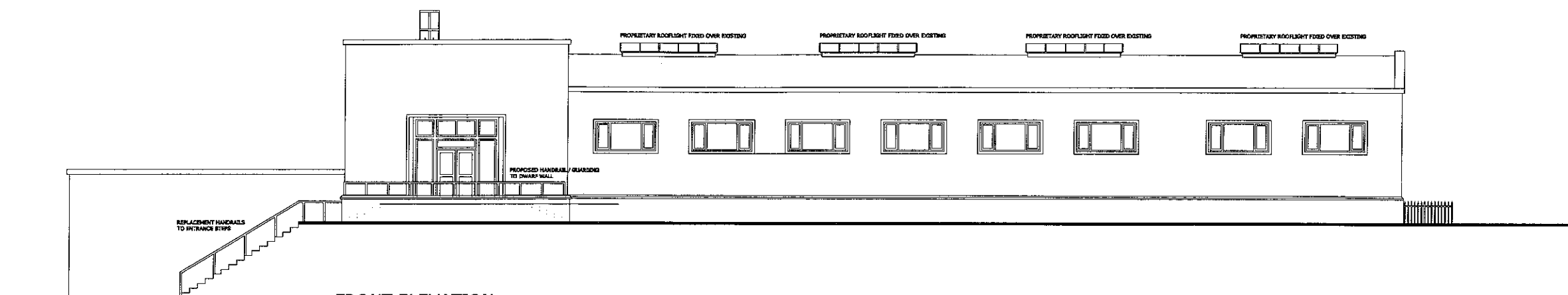


SIDE ELEVATION

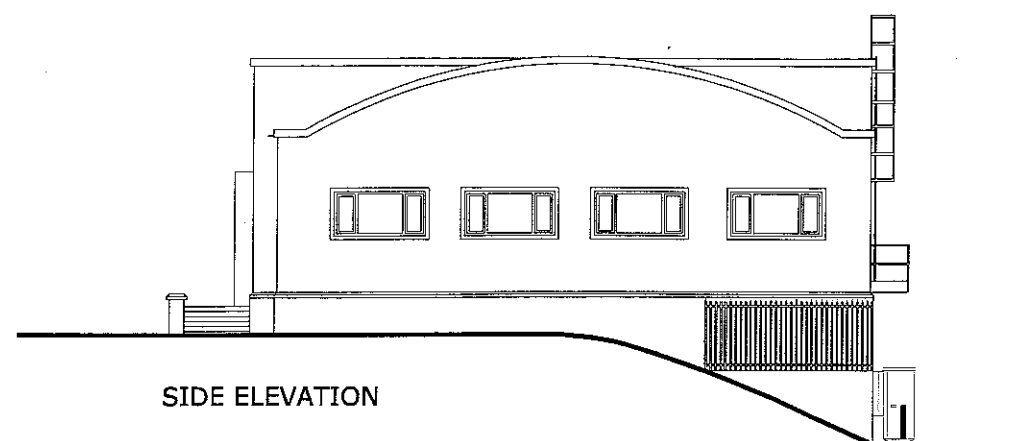
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TITLE: ELEVATIONS AS EXISTING		
SCALE: 1:100@A1	DATE: May 2012	
DRAWN BY: PP		
DRAWING No: 02	REV: 001	



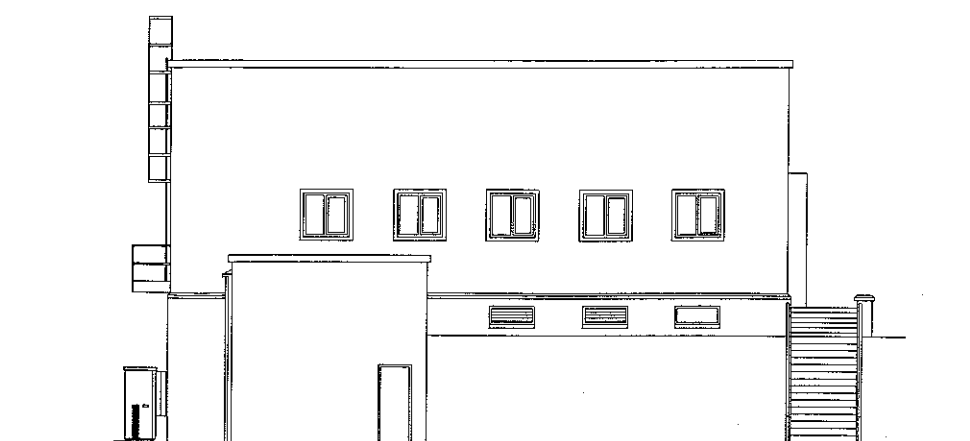
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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PROJECT: Project Ranger White Bull Wtr		 United Utilities <u>PROPERTY SERVICES</u> Grasmere House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP
TITLE: ELEVATIONS AS PROPOSED		
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DRAWN BY: PP		
DRAWING No: D4	REV ***	