

Planning Conditions

Planning Conditions for Listed Building Consent: The rebuilding and repairs to the existing chimney stacks. Re-roofing works and repairs, with repairs to the central valley / channel gutter. Replacement of existing rainwater goods.

Planning Ref: **3/2021/1076**

The Priory, Hellifield Road, Gisburn, Lancashire, BB7 4HQ

Job ref: 6351

Date: January 2022



Discharge of Pre-commencement Condition – Materials

Roof

Natural reclaimed Burlington slate roof to match existing. Strip the existing Burlington, set aside safely and securely for re-use. Slates to be fixed to battens using copper nails, with breathable felt underneath and eaves trays. Retain all good lead, set aside to be re-used. All new lead to be code 6.



Image indicative of sample. A sample of the slate is available for inspection at our offices: (Sunderland and Peacock Associates Ltd, Hazelmere, Pimlico Road, Clitheroe, BB7 2AG). Please ring for an appointment to view as necessary.

Rainwater Goods

Gutters to be ogee profiled aluminium gutter 125mm x 100mm powder coated black. Set upon ogee gutter 125mm bracket, proposed colour to be Black, RAL 9017M or similar approved.



Proposed downpipes to be aluminium round downpipe 75mm x 1829mm, colour to be powder coated black.



Image indicative of sample. Samples of the RWG's are available for inspection at our offices: (Sunderland and Peacock Associates Ltd, Hazelmere, Pimlico Road, Clitheroe, BB7 2AG). Please ring for an appointment to view as necessary.

Fascia Boards

All new fascia boards to be treated timber with painted black finish.

Windows

There are no new windows proposed in the works.

Doors

There are no new doors proposed in the works.

Rooflights



The proposed rooflight to be a Velux conservation rooflight 550 x 980mm, Ref: CK04. Rooflight to be top hung, flush fitting. External finish to be black aluminium with central glazing bar. To be complete with recessed installation flashing kit and include vapour barrier, insulation collar and under felt collar.



Conservation Roof Windows

For traditional buildings



ON WINDOWS
AND FLASHINGS



CONSERVATION ROOF WINDOWS

When planning details that a window of traditional appearance is required, Conservation Roof Windows should be considered. All our Conservation Roof Windows have the technically superior features of a VELUX Roof Window in a traditional black conservation style. And, no matter what type of glazing you choose, you'll have the added benefit of energy efficiency and all the features you'd expect.

- Available in either Centre-Pivot or Top-Hung.
- Black external profiles and glazing bar.
- RAL colour 9005.
- Recessed installation for slate and tiled roofs.
- Other sizes and glazing options available – please contact VELUX for more details.
- Top-Hung Windows listed below are suitable for emergency escape.

CENTRE-PIVOT



Recessed into slate	20°–90°
Plain tiles	25°–90°
Tiles	15°–90°
Recessed into tiles	20°–90°

TOP-HUNG



Recessed into slate	20°–55°
Plain tiles	25°–55°
Tiles	15°–55°
Recessed into tiles	20°–55°

For roof pitches of 55°–75°, please specify special springs when ordering.



Flashing,
Insulation Collar
and Underfelt
Collar included in
all Conservation
Packages

Conservation Roof Windows

(Other sizes of Conservation Roof Windows are available subject to lead times.)

External frame size (nominal w x h) cm

Code	Description	CK04	CK06	FK06	MK06	MK08	UK04
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Packages include: GGL Centre-Pivot or GPL Top-Hung Roof Window with glazing bar, flashing, Insulation Collar (BDX) and Underfelt Collar (BFX).

Centre-Pivot Roof Windows, pine. Toughened outer pane (–50). U-value 1.3 W/m²K.

GGL SD5N1	GGL 3550 Roof Window + EDN Recessed Flashing for slate up to 8mm thick (min 20° roof pitch)	£416	£432	£468	£531	£571	£690
GGL SD5P1	GGL 3550 Roof Window + EDP Flashing for plain tiles up to 15mm thick (min 25° roof pitch)	£375	£391	£422	£484	£520	£633
GGL SD5W1	GGL 3550 Roof Window + EDW Flashing for tiles up to 120mm in profile (min 15° roof pitch)	£391	£407	£440	£502	£538	£657
GGL SD5J1	GGL 3550 Roof Window + EDJ Recessed Flashing for tiles up to 90mm in profile (min 20° roof pitch)	£416	£432	£468	£531	£571	£690

Top-Hung Roof Windows, pine. Toughened outer pane (–50). Suitable for emergency escape. U-value 1.3 W/m²K.

GPL SD5N1	GPL 3550 Roof Window + EDN Recessed Flashing for slate up to 8mm thick (min 20° roof pitch)	-	-	-	-	£687	-
GPL SD5P1	GPL 3550 Roof Window + EDP Flashing for plain tiles up to 15mm thick (min 25° roof pitch)	-	-	-	-	£636	-
GPL SD5W1	GPL 3550 Roof Window + EDW Flashing for tiles up to 120mm in profile (min 15° roof pitch)	-	-	-	-	£654	-
GPL SD5J1	GPL 3550 Roof Window + EDJ Recessed Flashing for tiles up to 90mm in profile (min 20° roof pitch)	-	-	-	-	£687	-

Optional glazing bars for standard windows	CK02	CK04	MK04	UK04	CK06	FK06	MK06	SK06	MK08	PK08	UK08	PK10
2 glazing bars for SK06, UK04 & UK08	ZGA WK02 0024 £20	ZGA WK04 0024 £22			ZGA WK06 0024 £24				ZGA WK08 0024 £26			ZGA WK10 0024 £28

Pointing

All pointing to be lime mortar. Mix to be 1:2.5 St Astier Natural Hydraulic Lime (NHL 2) or equal approved. Sand source: well washed Mersey grit or 'Nosterfield' or 'Chardstock' or similar to approval.

Should a sample panel be required for the above specification / mix to be approved on site prior to it's application, please confirm separately to the agent this is required.

Brickwork / Masonry

There are no new areas of brickwork proposed in the works. Existing chimney stack repair to re-use existing masonry. Dismantling masonry for re-use, remove carefully and in one piece. Clean off old mortar, organic growths and dirt and leave in suitable condition for rebuilding. Any replacement materials: Stonework/brickwork to match existing. Pointing again as per the above specification.

External Boundary/ Retaining Walls

No external boundary treatments or retaining walls are proposed in the development. All External boundary treatments and retaining walls if present are to be retained as existing.



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