

**REQUEST FOR REVIEW 10<sup>th</sup> February 2021**  
**STATEMENT OF REASONS FOR REQUESTING REVIEW**

20/00989/P Alterations, extension to house, formation of dormer and hardstanding area  
13 Roodwell Cottages, Pressmennan Road, Stenton, Dunbar, East Lothian, EH42 1TE

**Introduction**

This Request for Review under Section 43A(8) of the Town & Country Planning (Scotland) Act 1997 (as amended) relates to planning permission 20/00989/P, which was granted by East Lothian Council on 13<sup>th</sup> November 2020, subject to 3 planning conditions.

The applicant requests that East Lothian Council remove Conditions 1 and 2 of planning permission 20/00989/P on the grounds that they are not competent in terms of Circular 4/1998: the Use of Conditions in Planning Permissions.

The approved planning permission, submitted on behalf of the owners, sought improvements to the existing dwelling, a post-war bungalow intended as a temporary solution to housing shortages experienced at the time of construction. For the avoidance of doubt, all proposals within the application were approved save for that of the rear dormer and planning permission exists for all other works proposed.

The dwelling is not Listed and is located within the Stenton Conservation Area, in a part of the village acknowledged in the Stenton Conservation Area Character Statement as being distinct from its historic core by virtue of the more modern introduction of the dwellings in this part of the village.

Paragraph 1.2 of the Character Statement states:

*“There is a very strong consistency of built form and materials in the village. With the exception of the 20th Century cottages to the east of Stenton, almost every other building is constructed in natural local red sandstone. As a result there is a consistency of quality finishes and appearance that is almost unmatched anywhere else in East Lothian.”*

The dwelling now requires modernisation in order to rectify deterioration of its dated construction, which in some cases has reached the end of its useful lifespan. In addition, the owners wish to create additional space in their property for their growing family, this is to be achieved by reorganising the existing ground floor layout, formalising the connection with the existing outside utility buildings and introducing new fenestration to relocate the downstairs bedrooms into the roof space.

Extensive pre-application discussion was undertaken with the planning authority, with the applicant and their agent engaging with the planning officer via correspondence and at a site visit, at which the case officer confirmed that the principle of the proposals were acceptable. The emerging design approach and proposals were refined in cognisance of advice provided through this process.

Following submission of the planning application, the applicants and their agent continued to engage with the case officer and in response to suggestions in relation to the roof fenestration, further refined the proposals in terms of number of openings to the front and materials to the rear. The applicants and their agent explained the design rationale and provided photomontages to demonstrate that the proposed rear dormer would not be prominent in oblique views from the public path some way to the side of the property and that the proposals provided a complementary approach in terms of form, scale and materials. Further supporting information was submitted to illustrate amendments to the proposals following officer suggestions on the 28<sup>th</sup> of October and the 6<sup>th</sup> of November 2020.

The case officer, in their Report of Handling, states that the proposed rear box dormer “*would not allow for harmful overlooking of any neighbouring residential properties*” and that it “*would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties*”.

The case officer states in their Report that the proposed dormer would be “*readily visible from the area of public open space and public footpath to the southwest of the adjoining house of 14 Roodwell Cottages*”, adding that “*in those public views the proposed dormer would, due to its size, scale, design, proportions, massing, predominately zinc clad external finial and position, would be a radical alteration to the rear elevation roof slope of the house that would appear as a harmfully dominant, intrusive and incongruous feature on the rear (southeast) facing pitched roof slope of the house*”.

The case officer concluded that the proposed dormer should not be granted permission alongside the remainder of the application proposals, stating that “*it should be made a condition of a grant of planning permission for the other components of the development including the alterations and extension to the house that the proposed dormer be refused planning permission for the reason that due to its size, scale, design, proportions, massing, external materials and position, the proposed dormer by being harmful to the character and appearance of the house and to the conservation area would be contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and to Scottish Planning Policy: June 2014*”

A further statement was added to the conclusion of the officer’s report, as follows:

*“In addition, if approved the proposed dormer would set an undesirable precedent for the formation of similar sized dormers on the rear (southeast) facing pitched roof slopes of other houses within the streetscape. Such change would be collectively out of keeping with, and detrimental to, the character and appearance of the Stenton Conservation Area.”*

The application was subsequently approved subject to three conditions, two of which are the subject of this Request for Review.

There were no public or statutory consultee objections to the application proposals. The application received six representations in support of the proposals.

## **Grounds for Review**

The planning conditions subject to this Request for Review are as follows:

*“1. The proposed box type dormer proposed for the rear elevation roof slope of the house is not hereby approved. By virtue to its size, scale, design, proportions, massing, predominately zinc external finish and position, the proposed ‘box type’ dormer would appear as a harmfully dominant, intrusive and incongruous feature on the rear (southeast) facing pitched roof slope. It would not be subservient to, or in keeping with, the character and appearance of the house and would not serve to preserve or enhance, but instead would harm, the special architectural and historic character of the Conservation Area, contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and with Scottish Planning Policy: June 2014.*

*2. If approved the proposed ‘box type’ dormer would set an undesirable precedent for the formation of similar sized dormers on the rear (southeast) facing pitched roof slopes of other houses within the locality. Such change would be collectively out of keeping with, and detrimental to, the character and appearance of the Stenton Conservation Area.”*

The reason given to support the imposition of all three conditions is “*To safeguard the character and appearance of the house and the character and appearance of the Conservation Area.*”

The applicant contends that the conditions above should be removed from the Decision Notice which grants planning permission for the proposals contained within application **20/00989/P** on the grounds that they are not competent in terms of Circular 4/1998: the Use of Conditions in Planning Permissions.

Circular 4/1998 sets out Scottish Government policy on the use of the conditions in granting planning permissions and states that the power to apply conditions must be used fairly, reasonably and practicably. These policy controls are required in order to avoid planning conditions which place “*unreasonable or unjustified burdens on applicants and their successors in title.*”

Annex A of the Circular sets out these policy controls in more detail as part of the Six Tests for Conditions, which provide in depth policy intended to guide the use of conditions on planning permissions. Paragraph 12 of the Annex notes that “*conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants.*”

Specifically, planning conditions should only be imposed where they are, *inter alia*:

- Necessary;
- Precise; and
- Reasonable in all other aspects.

The following paragraphs will address each of these requirements in turn and demonstrate that Conditions 1 and 2 attached to 20/00989/P do not comply with Circular 4/1998 and should be removed.

## **NECESSARY**

Paragraphs 13 to 17 set out detailed considerations which should be taken in to account when imposing conditions on any grant of planning permission in relation to the necessity of the condition in rendering the proposed development acceptable in planning terms; that is to say, if the condition were not imposed, would the application itself have to be refused.

Paragraph 13 also notes that “*as a matter of policy a condition ought not to be imposed unless there is definite need for it*” and further elaborates that in the situation where the removal of a condition is requested “*a condition should not be retained unless there are sound and clear-cut reasons for doing so*”.

The reason given for the imposition of Conditions 1 and 2 is: “*To safeguard the character and appearance of the house and the character and appearance of the Conservation Area*”

Therefore, establishing the need for the conditions in terms of Circular 4/98 depends upon the extent to which the implementation of the rear dormer prohibited through the imposition of the conditions would in fact result in an unacceptable impact on both the character and appearance of the house itself and the Stenton Conservation Area, rendering the proposals contrary to Policies CH2 and DP5 of the East Lothian Local Development Plan 2018.

In determining whether the proposed rear dormer would result in an unacceptable impact in this way, it is necessary to consider the proposals in accordance with the requirements of development plan policies CH2 and DP5 and relevant material considerations. Therefore, the following paragraphs will discuss the proposals with reference to:

### **Development Plan**

- Policies CH2 and DP5 of the East Lothian Local Development Plan 2018

### **Material Considerations**

- Scottish Planning Policy
- Historic Environment Scotland Interim Guidance on Designation of Conservation Areas and Conservation Area Consent April 2019
- East Lothian Council Cultural Heritage and the Built Environment Supplementary Planning Guidance 2018, including Appendix 1 Conservation Area Character Statements and Appraisals

The case officer states that the proposed rear dormer is unacceptable insofar as it does not comply with the requirements of Policies CH2 and DP5 of the East Lothian Local Development Plan 2018.

Policy CH2: Development Affecting Conservation Areas intends to ensure that development proposals within a Conservation Area “*must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area*”. In this context, it is important to note that proposals which do not cause harm to character or appearance are considered to ‘preserve’ the character or appearance of the Conservation Area.

In imposing Condition 1, the case officer states that *“By virtue to its size, scale, design, proportions, massing, predominately zinc external finish and position, the proposed ‘box type’ dormer would appear as a harmfully dominant, intrusive and incongruous feature on the rear (southeast) facing pitched roof slope. It would not be subservient to, or in keeping with, the character and appearance of the house and would not serve to preserve or enhance, but instead would harm, the special architectural and historic character of the Conservation Area”.*

Historic Environment Scotland Interim Guidance on Designation of Conservation Areas and Conservation Area Consent April 2019, which is a material consideration in the determination of planning applications, notes that the characteristics and values that contribute to a conservation area’s special architectural or historic interest, as referred to by the case officer, are:

- “• its special architectural or historic importance;*
- its distinct character;*
- its value as a good example of local or regional architectural style;*
- its value within the wider context of the village or town; and*
- its present condition, and the scope for significant improvement and enhancement.”*

These are the characteristics and values which must be protected from harm as a result of inappropriate development.

The special architectural and historic interest which Stenton Conservation Area is considered to possess is set out in the Cultural Heritage and the Built Environment Supplementary Planning Guidance 2018 (SPG), which includes the Conservation Area Character Statements for each of East Lothian’s designated conservation areas at Appendix 1.

In relation to Stenton Conservation Area, the SPG states:

*“1.1 Stenton is a pre-agricultural improvement village dating back to around 1500. It was dependent on the agricultural industry with weekly cattle and sheep markets from 1681 to 1862. The 19th Century restored iron post and scales on the east green are a reminder of these markets. Its 16th Century old parish church, one of the oldest surviving buildings, was replaced by a new church in 1829 and its tower gives a very distinctive skyline and landmark to the village. The village form consists of generally small scale one and two storey cottages and houses set around green spaces. Most buildings date from the 18th and 19th Centuries and are laid out on the front of the streets with gardens to the rear.*

*1.2 There is a very strong consistency of built form and materials in the village. With the exception of the 20th Century cottages to the east of Stenton, almost every other building is constructed in natural local red sandstone. As a result there is a consistency of quality finishes and appearance that is almost unmatched anywhere else in East Lothian. It is particularly important that matching stone finishes are used in any new construction within the village. Roof coverings are mostly clay pantile although natural slate is also found and it is important that matching materials are used in any new construction.*

*1.3 Included in the setting of Stenton Conservation Area is the 17th Century Ruchlaw House and its grounds to the west. The higher land to the south east of the village acts as an attractive backdrop to the village and as such is worthy of inclusion in the Conservation Area.”*

It is important to note that the application site is within the area of the village noted at 1.2 above which forms an exception to the consistent uniformity of form and materials of buildings within the village core: the 20<sup>th</sup> Century cottages to the east. These later buildings do not conform to the palette of traditional materials which are used in the earlier buildings prevalent in the historic core of the village. Even within the buildings in the area which forms this exception to the east of the village, the application site is notable for its departure from conformity in terms of materials and design. The application site is not consistent with the predominant built form or materials in the Conservation Area and could not be described as making a significant contribution to the special architectural or historic interest of Stenton Conservation Area.

The case officer states in their Report that the proposed dormer would be *“readily visible from the area of public open space and public footpath to the southwest of the adjoining house of 14 Roodwell Cottages”*, adding that *“in those public views the proposed dormer would, due to its size, scale, design, proportions, massing, predominately zinc clad external finish and position, would be a radical alteration to the rear*

*elevation roof slope of the house that would appear as a harmfully dominant, intrusive and incongruous feature on the rear (southeast) facing pitched roof slope of the house”.*

The key concern of the case officer in terms of the harm to the “*special architectural and historic character of the Conservation Area*” which they perceive will occur upon introduction of the proposed rear dormer relates to its visibility in public views, specifically those of the rear section of the roof within which the dormer is proposed. By contrast, the case officer did not assert that the proposals would result in unacceptable impact from any other viewpoint.

The applicants contend that the rear section of the roof of the dwelling is not “*readily visible*” from public areas to an extent that the introduction of the rear dormer would significantly and detrimentally impact upon the special architectural and historic character of the Stenton Conservation Area.

The Supporting Statement which formed part of the original planning application and which accompanies this Request for Review provides a selection of photographs which demonstrate that even in winter months the ability of passers-by on the public footpath between the B6370 to the south of 13 Roodwell Cottages and The Crofts to achieve more than an oblique view of the rear section of pitched roof is very limited. In addition, the public footpath is not a designated Core Path and serves as a local connection between approximately 18 private houses and the B6370 which provides a safer and more direct pedestrian route to the village centre. The public footpath, which is lined on both sides by trees of various types and sizes that limit views to the east and west, is not a key viewpoint within the village and the view of the site which can be obliquely achieved along a short section of its route is not central to the understanding of the characteristics and values of the Conservation Area which must be protected from harm as a result of inappropriate development. No views of the application site can be achieved from the historic core of the village itself; the short section of path is the only public area from which the rear of the property is visible.

Specifically, the applicants contend that the introduction of the proposed rear dormer will not have a detrimental effect on the characteristics and values which contribute to the special architectural and historic character of the Stenton Conservation Area; namely:

- “• *its special architectural or historic importance;*
- *its distinct character;*
- *its value as a good example of local or regional architectural style;*
- *its value within the wider context of the village or town; and*
- *its present condition, and the scope for significant improvement and enhancement.”*

The proposed rear dormer cannot be said to have any significant impact on the above characteristics and values such that the special architectural and historic character of the Conservation Area would be harmed. The existing building does not have any intrinsic quality which significantly contributes to its special architectural or historic importance, its distinct character or the prevalent local architectural style and the proposed rear dormer does not affect the value of the Conservation Area in its wider context as a pre-agricultural improvement village within rural East Lothian.

Therefore, in terms of Policy CH2, the location of the proposed dormer on the rear of the property is not visible to an extent that its “*size, scale, design, proportions, massing, predominately zinc external finish*” would result in a harmful impact on the characteristics and values of the special architectural and historic character of the Stenton Conservation Area. As a result, the proposals are not contrary to Policy CH2 of the East Lothian Local Development Plan 2018.

Policy DP5: Extensions and Alterations to Existing Buildings states that alterations and extensions to existing buildings must be well integrated, and must be either in keeping or complementary to the character and appearance of the original building. The policy provides criteria which must be satisfied in order for planning permission to be granted, unless other positive planning and design benefits can be demonstrated. The relevant criteria are:

- “1. *It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;*

2. *For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house;”*

In relation to criterion 1, the case officer’s report states that the proposed rear box dormer “*would not allow for harmful overlooking of any neighbouring residential properties*” and that it “*would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties*”. The proposals therefore accord with criterion 1.

In relation to criterion 2, which requires that the alteration must be of a size, form, proportion and scale which is subservient to and either in keeping with or complementary to the existing house, the applicants contend that the proposals accord with Policy DP5 in the following respects:

- The scale and proportions of the proposed rear dormer, while altering the form of the rear pitched roof of the original building, render it appropriate in its relationship with the existing house;
- The dormer is subservient to the original building in terms of materials and form;
- The dormer is complementary to the original building in terms of design and materials.

The proposed dormer is located on the rear of the original building and is acknowledged as an alteration to the existing pitched roof slope in this location; however, the form of the original building – a semi-detached bungalow of simple construction – will not be eclipsed by the addition of the rear dormer. The original building will retain the front pitched roof form, which is mirrored in the approved extension to the north east elevation of the building, which has a lower pitched roof in matching materials. On the rear elevation of the house, the dormer does not extend to the full width of the elevation. The approach taken proposes only sufficient height and width to provide the required amount of daylight to the upper living accommodation which has been granted planning permission. The proposed dormer will be contained within the height and width of the existing roof slope. In terms of the form of the existing building, it will continue to exist in the streetscape in its current form as a single storey building due to the front elevation remaining unaltered in form. The proposed dormer is subservient to the overall form of the building.

As a result of the amendments made to the proposals by the applicant during the determination period, the proposed dormer is not ‘predominately’ clad externally in zinc; the proposed dormer is clad to the cheeks in timber painted to match the existing roof tiles and incorporates opening timber panels adjacent to the fixed glazing panels, with the remaining surface of the dormer clad in zinc, which has been chosen specifically to match the roof tiles closely in terms of colour. The materials allow the existing building to remain the predominant entity in their design relationship, representing a subservient addition in terms of colour and texture.

The design and materials have not been chosen to mimic the existing building, but to take a complementary modern approach which provides the required durability, energy efficiency and longevity which are lacking in the original temporary building materials. The choice of zinc cladding around and between the fixed glazing panels on the dormer allows a close colour match with the concrete roof tiles along with a complementary change in texture, with the timber cladding to the dormer cheeks providing further complementary colour and texture.

Therefore, the proposals are well integrated with the original built form of the property and are considered complementary to the character and appearance of the original building, such that they accord with Criterion 2 of Policy DP5 of the East Lothian Local Development Plan 2018.

In terms of the test of necessity, as noted above, Condition 1 must perform a function which is required in order to render the proposals acceptable in planning terms. In order for this to be the case, the dormer can only be excluded from the planning permission if it can be demonstrated that it would result in an unacceptable impact on both the character and appearance of the house itself and the Stenton Conservation Area, rendering the proposals contrary to Policies CH2 and DP5 of the East Lothian Local Development Plan 2018. This is not the case.

Having regard to the foregoing paragraphs, the proposed rear dormer is not contrary to Policies CH2 and DP5 of the East Lothian Local Development Plan 2018 and there is no reason to impose a condition preventing it from forming part of the approved planning permission. Therefore, Condition 1 is not necessary in terms Circular 4/1998 and should be removed from the Decision Notice.

## PRECISION

Paragraph 30 of the Circular states that *“A condition which is not sufficiently precise for the applicant to be able to ascertain what he must do to comply with it is ultra vires and must not be imposed.”*

Condition 2 of 20/00989/P states:

*“2. If approved the proposed ‘box type’ dormer would set an undesirable precedent for the formation of similar sized dormers on the rear (southeast) facing pitched roof slopes of other houses within the locality. Such change would be collectively out of keeping with, and detrimental to, the character and appearance of the Stenton Conservation Area.”*

It is clear that Condition 2 contains no direction to the Applicants as to what is required by the planning authority to satisfy this condition; the text of the condition represents an opinion on the potential outcome if the proposed dormer were to be approved together with the remainder of the planning application proposals rather than requiring any action on the part of the Applicant to, for example, provide additional information for approval by the planning authority.

In addition, the presumption by the case officer that the approval of the proposed dormer would lead to a proliferation of similar sized dormers on other nearby buildings and that *“collectively”* this would harm the character and appearance of the Stenton Conservation Area is not a valid consideration in the determination of this or any planning application.

Section 25 of the Town & Country Planning (Scotland) Act 1997 (as amended) states that the planning authority must determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

The potential for future applications of a similar nature to lead to a harmful collective effect on the Conservation Area is not a material consideration. All applications must be determined on their own merits and relate to the proposals contained within those applications; not hypothetical applications which may or may not come forward in the future.

Notwithstanding the above comments in relation to ‘precedent’, the Applicants cannot comply with Condition 2 due its lack of precision and its inability to be enforced; it should therefore be removed from the Decision Notice.

## REASONABLE IN ALL OTHER ASPECTS

Paragraph 34 of the Circular states:

*“A condition may be unreasonable because it is unduly restrictive. Although a condition may in principle impose a continuing restriction on the use of land (provided that there are good planning reasons for that restriction), such a condition should not be imposed if the restriction effectively nullifies the benefit of the permission.”*

Furthermore, paragraph 83 of the Circular, in relation to the potential to modify proposed development through the imposition of planning conditions, states:

*“If some feature of a proposed development, or the lack of it, is unacceptable in planning terms, the best course will often be for the applicant to be invited to modify the application. If the modification is substantial, of course, a fresh application will be needed. It may however, depending on the case, be quicker and easier for the planning authority to impose a condition modifying the development permitted in some way..... A condition modifying the development, however, cannot be imposed if it would make the development permitted substantially different from that comprised in the application.”*

The Applicants contend that the imposition of Condition 1, which seeks to omit the proposed rear dormer from the works which can be carried out in implementing the planning permission, is unreasonable on the grounds that it *“nullifies the benefit of the permission”* in relation to paragraph 34 above, and also on the grounds that the condition results in the development permitted being *“substantially different from that comprised in the application”* in relation to paragraph 83.

On both grounds, this relates to the reason for the creation of the proposed rear dormer: the proposed dormer facilitates the internal reorganisation of living spaces within the building which is the sole purpose of obtaining the planning permission.

Creating additional height within the pitched roof space allows the three downstairs bedrooms to be moved upstairs, together with the creation of a single modest bathroom on this level. The additional floorspace on the upper level required to accommodate the relocated bedrooms cannot be created without the proposed dormer, which is designed according to the minimum requirements for ceiling heights and activity spaces as set out in building regulations in order to minimise the scale of the required dormer.

If the dormer is not implemented, bedrooms cannot be created in the roof space as they would not receive any daylight or sufficient activity space. The flush rooflights which are approved to the front pitched roof provide daylight to the bathroom and stairwell, not the bedroom space to the rear and do not provide any activity space. Detailed review of stamped approved application drawing L(01)005 Rev C confirms that the roof pitch and building width do not allow relocation of bedrooms to this level without the proposed rear dormer to achieve additional headroom, activity space and daylight to the rear of the roof space.

Notwithstanding that without the proposed rear dormer, the proposals do not comply with Building Regulations and cannot legally be carried out, the Applicants are also prevented from using the stamped approved drawings to obtain building warrant approval because they show the dormer as approved along with the other works.

Paragraph 83 also notes that where a proposal is acceptable in planning terms save for one element that the planning authority should negotiate with the applicant to amend this element in order to bring this within what is considered acceptable and allow permission to be granted. As noted above, the Applicants actively engaged with the case officer during the determination period with regard to the proposed rear dormer and agreed to amend the proposed zinc cladding on the dormer cheeks to painted timber in order to address the case officer's concern that zinc was not an appropriate material on that element. This amendment is reflected on the stamped approved drawings.

The Applicants have engaged their architects to fully investigate and develop a proposal which allows them to create additional space within their existing home in order to remain living there. The proposed rear dormer is an integral part of the reorganisation of the house to create the required additional space; without it, the development cannot proceed and the planning permission is rendered completely useless.

The effect of Condition 1, notwithstanding that it fails the test of necessity as set out above, is that the planning application proposals cannot be implemented as intended. The benefit of the planning permission cannot be realised without the part of the proposals prevented by Condition 1, and is therefore unreasonable in terms of paragraph 34 of the Circular.

In addition, Condition 1 also results in a significant modification of the nature of the development, preventing as it does the relocation of the bedrooms to the upper floor. The Applicants contend that this is a fundamental change to the nature of the proposed development, such that the planning permission is substantially different from that proposed in the application for planning permission. It is therefore unreasonable in terms of paragraph 83 of the Circular.

In any event any other iteration of the rear roof in terms of an alteration would by its nature require a new planning submission.

## **Conclusion**

The Applicants request that East Lothian Council review the decision of Planning Officers to grant permission for: - "Alterations, extension to house, formation of dormer and hardstanding area" at 13 Roodwell Cottages, Pressmennan Road, Stenton, Dunbar, East Lothian, EH42 1TE (20/00989/P) subject to Conditions 1 and 2, which are not considered competent in terms of Circular 4/1998: the Use of Conditions in Planning Permissions.

Circular 4/1998 sets out Scottish Government policy on the use of the conditions in granting planning permissions and states that the power to apply conditions must be used fairly, reasonably and practicably. These policy controls are required in order to avoid planning conditions which place "*unreasonable or unjustified burdens on applicants and their successors in title.*"

The Applicants contend that the proposed rear dormer is not contrary to Policies CH2 and DP5 of the East Lothian Local Development Plan 2018 and there is no reason to impose a condition preventing it from



forming part of the approved planning permission. Therefore, Condition 1 is not necessary in terms Circular 4/1998 and should be removed from the Decision Notice.

The Applicants cannot comply with Condition 2 due its lack of precision and its consequent inability to be enforced; it should therefore be removed from the Decision Notice.

The effect of Condition 1, notwithstanding that it fails the test of necessity as set out above, is that the planning application proposals cannot be implemented as intended. The benefit of the planning permission cannot be realised without the part of the proposals prevented by Condition 1, and is therefore unreasonable in terms of paragraph 34 of the Circular.

In addition, Condition 1 also results in a significant modification of the nature of the development, such that the planning permission is substantially different from that proposed in the application for planning permission. It is therefore unreasonable in terms of paragraph 83 of the Circular.

The Applicant respectfully requests that East Lothian Council remove Conditions 1 and 2 of planning permission 20/00989/P on the grounds that they are not competent in terms of Circular 4/1998: the Use of Conditions in Planning Permissions.

**Additional Planning Supporting Information 6<sup>th</sup> November 2020**20/00989/P 13 Roodwell Cottages, Stenton, East Lothian

Following further planning department advice, the proposals have been revised and updated as follows:

- As recommended the number of rooflights (roof windows) on the front elevation to the main street has been reduced to 2 number.
- As recommended the side cheeks of the roof alteration have been amended to timber cladding stained dark grey to match the roof tiles.
- As requested, we have confirmed the replacement roof tiles to match the existing tiles as 'Marley concrete interlocking tile, Wessex Low Pitch smooth grey' which matches the existing profile of tiles which are suitable for shallow roof pitches.

We have explored in detail a variety of options relating to the rear roof alteration both through the pre-application process and application process, with the option proposed being the only sensible one for a generational redevelopment of the house.

As mentioned in our supporting statement and now specifically measuring the rear elevations in CAD we can confirm the following;

- 13 Roodwell Cottages - roof alteration takes up 70% of the rear roof excluding the east wing roof (proposed application)
  - Roof extension width 9.7m, width of rear roof 10.9m
  - House set in conservation village, rear elevation not visible from Main Street,
  - Alteration of 1950s house unlike majority of other house types in the village (including the 20<sup>th</sup> Century East area), restricted view at an oblique angle from a secondary public footpath.
  - Proposed alterations are modern and have architectural integrity and merit.
  - We are aware of six letters of support and no statutory objections.
- Humbie House - dormer takes up 70% of the rear roof (2013 planning approval)
  - Dormer extension width 8m, width of rear roof 9.6m on new build house
  - Not a conservation village, rear elevation not visible from Main Street.
  - Mixture of architectural styles on a new build house, modern large windows, timber clad dormers, Georgian quoin stones and medieval oak framed garage. The building lacks clarity, authenticity and architectural merit.
  - There were 14 comments generally on the application.
- East Linton House – alteration takes up 100% of the rear roof (2012 planning approval)
  - Dormer extension width 8.9m, width of rear roof 8.9m.
  - In a conservation area, visible from the main street, stone and slate traditional house type with large rear dormer taking 100% of rear roof.
  - Despite the building being visible from the Main Street the planning report states the rear dormer has 'restricted public views'.
  - Fully visible from the main street, due to contrasting light timber clad cheeks to the dormer, no architectural merit.
  - Four objections, one noted from a neighbour citing it as being too large, no letters of support.

These comparisons with previously approved roof alterations within the Authority are included to provide context of scale and architectural merit. We are aware that each application should be reviewed on its own with respect to its specific context and building type.

The proposals for 13 Roodwell Cottages fully respect the conservation area and comply with policy CH2 and DP5 of the adopted East Lothian Local Development Plan 2018. We disagree that the proposals are "harmful" or "dangerous", rather that they demonstrate positive design and planning benefits in line with the LDP, by significantly improving a deteriorating 1950s house to become a modern, affordable and sustainable family home within the rural community of Stenton village.



708/01/10.0

28<sup>th</sup> October, 2020

Neil Millar, Planner  
East Lothian Council  
John Muir House  
Haddington  
East Lothian  
EH41 3HA

Dear Neil

**Reference:** 20/00989/P

**Proposal:** Alterations, extension to house, re-roofing of house, installation of flue and formation of dormer and hardstanding area.

**Location:** 13 Roodwell Cottages, Stenton

Thank you for your email of 14<sup>th</sup> October referring to the above.

You suggest that we have not addressed any of the issues raised in pre-planning. However, we have carefully considered all aspects of the design. Please refer to pages 4, 5, 6, 7, 8, 9 and 10 of the supporting statement.

In direct response to the points raised in your email of 14<sup>th</sup> October;

The start of the pre application process involved a site visit which was extremely positive with no particular issues raised at the time of the visit and our approach was considered wholly acceptable.

At the site visit it was agreed that 13 & 14 Roodwell Cottages were built and presented differently to the majority of other house types within the village. It was also agreed that the rear elevation of the house was not visible from the main street and barely discernible from the footpath.

We understand that following the site visit and having taken further advice from colleagues within the planning department the subsequent correspondence bore no relation to the feedback on site and in fact couldn't be more contrasting in opinion. Perhaps this is the issue between what is apparent on site and what might be a technical point in relation to interpretation of policy.

**(i) With regards the proposed roof alteration;**

1. We have taken great care and respectfully considered all aspects of the design to ensure that all additions are as unobtrusive as possible.

2. We have opted for the grey cladding on the roof alteration, in order to help it blend with the new roof tiles, thereby diminishing its appearance and connecting it to the roof as discussed with you in pre-planning.
3. In pre-planning conversations you suggested using a 'lighter' material such as timber cladding but that you would look at the previously proposed Eternit cladding. We considered timber but felt it would not be in keeping with the character of the 1950's building.
4. We have used timber panels on the elevation to create the illusion of three distinct sections to the roof alteration without the added environmental, maintenance and building costs and the reduction of safe and useful space which would be incurred with three separate dormers.
5. As illustrated in the visuals on page 11 of the supporting statement, also **See Appendix I** (visuals showing one roof alteration, two and three separate dormers from the view points in winter, 1 and 2), we have shown that the roof alteration would not be dominant, incongruous or intrusive. The roof alteration appears less busy as a single volume, by comparison to two or three separate dormers. We came to the conclusion that extending the building footprint outwards with a full height gable extension to the rear of the house (to mimic neighbouring properties) would indeed be dominant and incongruous and not in keeping with the character of the house. In addition, such an extension of the footprint would have a detrimental impact on the garden space and would cost significantly more.
6. The proposed single alteration to the rear roof pitch in section stays within the confines of the ridge level to the front of the property and within the rear elevation so effectively sits within the context of the rear roof scape. We understand from a pre-application meeting on the 19th of December 2019 the height and profile section of the alteration to the roof was acceptable.

**(ii) With regards to the proposed rooflights;**

1. It was suggested in pre-planning discussions that the size and extent of the four Velux windows on the front elevation should be reduced. We have therefore decreased the size of the rooflights to four smaller units as well as sourcing slim line windows which will be very subtle in the roofline. **See Appendix II** (photo of slim line rooflights).
2. Your opinion that four Velux windows is too many and two would be preferable is noted. We had opted for four rooflights in order to provide sufficient headroom and natural light within the upstairs rooms.
3. The majority of rooflights within Stenton are an absolute mixture of 'Velux' type and Victorian conservation type roof light with the majority being on steep pitched red pan tiled roofs. The 'Velux' type rooflights are a very common brand of generic rooflight with grey coloured chunky sections to the window frames to which if you add deeply profiled red pan tiles collectively makes these windows visually interrupt the roof line. **See**

**Appendix III** (Photos of rooflights commonly used within Stenton visible from the main street and visibility of 13 Roodwell Cottages' roof).

By contrast 13 Roodwell Cottages has an elevated ground floor position some 15 steps (2.5 metres) higher above street level, a low-pitched roof of flat grey concrete roof tiles, and a portion of the roof is hidden behind hedging and trees. The proposed rooflights are manufactured by a specialist rooflight company making 'slim line' rooflights, which by their nature have small window frame sections and sit neatly within the roof profile.

Furthermore the colour of the rooflight framing would blend with, as opposed to contrast, the grey roof tiles.

To place Victorian conservation style rooflights on a building built in the 1950s which has a low pitch line of concrete tiles would appear incongruous and be at odds with the building. Through the consultation process we have considerably reduced the size of the rooflights.

4. Our aim is to create a healthy environment for the inhabitants of the building. Increasing the natural light to a relatively small home is fundamental to this.

You state that the application is contrary to CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 which would be cause for refusal.

#### ***'Policy CH2: Development Affecting Conservation Areas***

*All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area. Proposals for new development should accord with the size, proportions, orientation, alignment, density, materials, and boundary treatment of nearby buildings and public and private spaces. Parking requirements of new developments must accord with the Council's adopted parking standards unless it can be demonstrated that a reduced level of parking (which in exceptional circumstances could be no parking provision) will achieve positive townscape benefits without compromising road safety.*

*The Council will set out in supplementary planning guidance more detailed policies on the circumstances in which it would support proposals for alterations to shop fronts, external security, external wall treatment and the display or installation of advertisements in Conservation Areas.'*

We believe the proposed plans enhance the appearance of the Conservation Area, as specified in CH2, by improving a decaying building.

1. The proposals consist of one conservative alteration to the volume of the building at the rear of the property. We understand that the roof over the utility room to the East is not contentious.
2. The building footprint at the rear remains the same and the proposed alteration remains within the confines of the rear roof scape.
3. The rear of the building is not discernible from the main street and barely visible in the winter months only from a limited use public footpath providing access to a handful of houses. Furthermore it was agreed on the pre application site visit that the viewpoint is from a narrow slot at a very oblique angle to the building. **See Appendix IV** (photos of pathway and view point in winter).

4. If the proposed roof alteration were to be subdivided into two or three dormers it would not reduce its visual impact in any significant way. We understand from the pre application that the sectional depth of the alteration was acceptable. Separate dormers would be awkward to build with narrow valleys, expensive to build, and would vastly restrict the interior spaces. This would all seem to be a considerable compromise when there would be no visual improvement. **See Appendix I** (visual of one, two and three dormers from view point 1 and 2).
5. 13 Roodwell Cottages was constructed in the 1950s and does not conform to the typical house types within Stenton, the proposed design directly responds to its context, is conservative in nature, provides genuine integrity and character to this specific house type without apology, however, at the same time balances and respects the conservation area.

**'Policy DP5: Extensions and Alterations to Existing Buildings**

*All alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance. Accordingly such development must satisfy all of the following criteria:*

1. *It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;*
2. *For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house;*
3. *For an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit be in keeping with or complement that existing building;*

*Development that does not comply with any of the above criteria will only be permitted where other positive planning and design benefits can be demonstrated.'*

The proposed alterations are absolutely in keeping with the original building and complementary to its character and appearance as specified in DP5.

1. The proposal sets out to internally remodel with integrity a 1950s built house with minimal alterations to the exterior volume of the building, creating a sustainable modest family home.
2. The house requires a generational shift to make a family home for the long term future; new plumbing and electrical systems, major insulation installation throughout (floors walls, windows and roof), rot replacement and strengthening of the structure all of which is a considerable investment.
3. The proposed roof alteration provides for three modest bedrooms and is below the existing ridge level of the roof and it sits within the rear roof scape. There are much larger rear extensions adjacent to 13 Roodwell Cottages, which project into the rear gardens and include grand in scale full height gabled extensions with commensurate large area pan tiled roofs. Placed into this context the proposed roof alteration is appropriately contained, not harmfully dominant, nor intrusive, nor incongruous. **See Appendix V** (photograph of neighbouring rear extensions and roofs in context).
4. The proposed roof alteration is absolutely in keeping with this modern house type and directly complementary to it. It is what quietly sets this building type apart from its neighbouring steeply

pitched high roofed buildings that are adjacent. There is no dormer proposed on the north elevation to the main street or any proposed element higher than the existing roof ridge.

5. The proposed materials for the roof alteration are of very high quality zinc, providing longevity, a natural patina and have been specifically selected to blend in with the roof, thereby integrating the alteration into the roof. Zinc is a commonly used material in many roofs traditional and new alike, so seems an appropriate material to use. It would seem inappropriate and not complementary to this house type to clad the roof alteration in a contrasting timber. **See Appendix VI** (Humbie property with contrasting dormers which highlight them as separate elements to the roof).
6. There is no common use of conservation rooflights within Stenton and the proposed 'slim line' rooflights which sit flush with the roof tiles and coloured to blend with the roof to the north would not interrupt 'it's unbroken, simple tiled, pitched roof slope'. Placing conservation Victorian-style central astragal rooflights would seem inappropriate and not complementary to this house type.

We have taken great pains to design an appropriate alteration to 13 Roodwell Cottages and been on a journey to discover what might be the most appropriate solution to this particular building, its physical context, and being located in a Conservation Area. We have through the 13 page supporting statement attempted to illustrate in depth the final submission proposals, their authenticity and architectural merit.

Within the confines of what we have stated above and in an effort to adjust the proposals further in an attempt to seek a planning consent, we would be willing to consider the following;

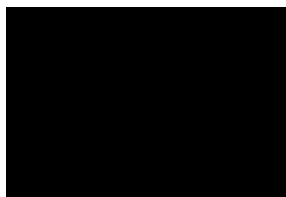
- A reduction in the number of rooflights on the north pitch which faces the conservation area down to 2 number which is in alignment with the pre application advice.
- A change to the high quality zinc material proposed on the rear roof alteration to an alternative suitable material that has longevity and will blend in with the roof finish could be considered.

We do not believe that cladding the roof alteration in light toned timber is appropriate since it merely provides an eye catching highlight, it also then makes the roof alteration appear like the traditional idea of a dormer separating them from the roof. This can clearly be seen in the Humbie example where the dormers appear stuck onto the roof and appear to conform to the traditional notion of a dormer. We want the proposed roof alteration to simply and quietly be a modern insertion integrated with the concrete roof. It is a modern 1950s building with grey concrete tiles, so any proposed material should have a natural dark patina that blends well with the grey tiles.

We attach a revised north elevation drawing indicating the proposed reduction in the number of rooflights to two. We will upload the drawing to the planning portal.

If you have any further feedback relating to the material finish of the roof alteration please feel free to let me know.

Kerr Blyth  
Director  
**KBA+D**



architecture  interior design

## APPENDIX I. View 01



**01.** Single dormer



**02.** Two dormers



**03.** Three dormers



## APPENDIX I. View 02



**01.** Single dormer



**02.** Two dormers



**03.** Three dormers

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## APPENDIX II. Proposed finishes

Stella Rooflights [www.Stellarooflights.co.uk](http://www.Stellarooflights.co.uk)

Product information on slimline flush fitting rooflights:

The rooflights are designed to perform and built to last with the frames being manufactured from Marine Grade 316 stainless steel. They are the slimmest longest lasting rooflight offering industry leading thermal performance and real wood interior linings.

Another significant benefit of steel rooflights is the thin framing detail which enables more glass per frame than modern materials. This ultimately means you can enjoy a greater viewing area and more light entering your building.

Suitable for roof pitches between 17 and 70 degrees, the frames are manufactured of 316L stainless steel PPC to choice of RAL in C5 marine application. They are double or triple glazed with toughened BioClean Natura self clean & solar control glass to outer and toughened Planitherm One Low E.



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### APPENDIX III. Velux visible from Main Street



### APPENDIX III. Visibility of Roodwell Cottages roof partially obscured



APPENDIX IV. Views sequence of Roodwell Cottage rear elevation from existing footpath.



APPENDIX V. Photographs of neighbouring rear extensions and roofs in context.



APPENDIX VI. Humbie property photographs. Front & rear elevation.



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## The Proposal

The proposals are for the applicant to carry out alterations to 13 Roodwell Cottages that create a suitable sustainable family home for the next 100 years.

## The Context of 13 Roodwell Cottages

The existing house 13 Roodwell Cottages is single storey non-traditional construction using materials supplied by the Orlit company built between 1947 and 1957 and is two semi-detached properties numbers 13 and 14. The house sits on a raised ground level above the main road and is set back from the alignment of neighbouring houses and is obscured from view behind a high hedge which runs parallel to the main road.

The house presents itself to the street scape differently to the surrounding buildings in that it has modern window openings, UPVC windows (which have replaced steel framed ones), has rendered walls on top of the original large precast concrete block panels and the roof has a very low pitch with grey concrete Marley tiles.

The neighbouring houses are all of a traditional style of house type; red tiled steep pitched roofs, render with sash and case windows and many large-scale gable extensions on the front and rear elevations of these buildings. The more recent development of houses to the rear of Roodwell Cottages, along The Croft follows a very similar language.

Directly opposite and across the street of 13 and 14 Roodwell Cottages is a large car park and Stenton Kirk (to the west of the car park) which appear to divide the village into two parts East and West.



Map showing West and East Stenton

Stenton is part of a Conservation Area and the *East Lothian Local Development Plan, cultural heritage and built environment supplementary planning guidance 2018* confirms the Character Statement for Stenton as follows;

### Stenton Conservation Area Character Statement

*1.1 Stenton is a pre-agricultural improvement village dating back to around 1500. It was dependent on the agricultural industry with weekly cattle and sheep markets from 1681 to 1862. The 19th Century restored tron post and scales on the east green are a reminder of these markets. Its 16th Century old parish church, one of the oldest surviving buildings, was replaced by a new church in 1829 and its tower gives a very distinctive skyline and landmark to the village.*

*The village form consists of generally small scale one and two storey cottages and houses set around green spaces. Most buildings date from the 18th and 19th Centuries and are laid out on the front of the streets with gardens to the rear.*

*1.2 There is a very strong consistency of built form and materials in the village. With the exception of the 20th Century cottages to the east of Stenton, almost every other building is constructed in natural local red sandstone. As a result there is a consistency of quality finishes and appearance that is almost unmatched anywhere else in East Lothian. It is particularly important that matching stone finishes are used in any new construction within the village. Roof coverings are mostly clay pantile although natural slate is also found and it is important that matching materials are used in any new construction.*

*1.3 Included in the setting of Stenton Conservation Area is the 17th Century Ruchlaw House and its grounds to the west. The higher land to the south east of the village acts as an attractive backdrop to the village and as such is worthy of inclusion in the Conservation Area.*

The Character Statement identifies that the *exception* of conformity in the village from ‘a very strong consistency of built form and materials’ relates to the 20<sup>th</sup> Century cottages to the east of Stenton which is referring to Roodwell Cottages.

The statement goes further to confirm ‘As a result there is a consistency of quality finishes and appearance that is almost unmatched anywhere else in East Lothian.’

### **The Existing House**

The original building was constructed using some of the materials supplied by the Orlit company and was built post war as a short term means to address the housing shortage and as such the life expectancy of these building was not expected to be long term. It is commonly thought that these types of houses had a life expectancy of between 15 to 20 years.



*Front of 13 Roodwell Cottages view.*

The original roof tiles are now over 60 years old, brittle and failing. The roof tiles are also covered in moss which puts considerable weight onto the existing roof structure due to water retention and accelerates the decaying process of the roof.

There is no sarking under the Marley tiles or under slating felt however the original cementitious wood wool insulation panels provide some support to the roof tiles all of which is considered of poor construction and ineffective by today's standards.

The existing roof trusses are structurally light and have woodworm. The exterior large format concrete block walls have been rendered over at some point which has improved the potential longevity of the exterior walls.

There is virtually no insulation on the external walls of the house and the internal walls are constructed of very lightweight timbers with plasterboard providing poor acoustic insulation between rooms.

The house has managed to sustain itself for considerably longer than the original design intended however it has reached a point where there is a generational change required to improve the quality of the building and bring it into a more credible and sustainable standard. To refurbish the existing house without any alterations in itself is a considerable undertaking, new roof covering, strengthening the roof, rot treatments, new insulation throughout (roof, external walls, under floor), new internal stud work appropriately designed, new plumbing and heating and new wiring with all costs incurring an additional 20% VAT.

### **General Design Approach**

We believe that the design approach to a Listed, traditionally constructed and finished house will inevitably be different to that of a non-traditionally constructed house which is not listed. Every property will have its own local character context and site specific context which will further inform the design.

In the case of 13 Roodwell Cottages the question to demolish and rebuild given the substantial cost in upgrading the existing cottage in advance of any alteration work is a considerable one given the prospect of saving 20% on VAT alone. The restriction however is that 13 Roodwell Cottages consists of two ownerships including number 14 and therefore demolition is not a possibility.

At the outset then of the design there has to be an acknowledgement that there is a considerable investment required in upgrading the house and that is before any alterations or indeed personal interior touches can be provided. These costs are significant and can be such that on completion of the refurbishment the value of the property will be considerably less than what has been spent on the property.

The applicant has a young family who are settled in the village and wish to remain so for the foreseeable future and would like to reside in their current residence. The challenge for any design therefore is to propose a scheme that is sustainable, that suitably transforms the building by adding genuine architectural character and quality and as a result value to the property and thereby providing a suitable family home for today and the future.

### **The Existing Cottage Volume**

In any proposal a review of how all the existing internal spaces and volumes operate needs to be carried out and in any proposal the maximum use and efficiency needs to be utilised. This ensures economic use of space and reduces the need for external alteration. The existing property has a large roof space and since the surface of the roof requires to be replaced, the roof structure strengthened and insulated it would make absolute sense to then fully utilise this area within the roof space when there is an opportunity to do so.

The proposal to move the existing three bedrooms from downstairs into the roof space allows the family to move upstairs. This makes for a more open plan living, kitchen-dining area and a spare bedroom/study room on the ground floor. As a result it provides the two children with a bedroom each since they currently share a single bedroom. In this fairly common alteration we have simply reorganised the internal arrangements of the house into a more efficient use of the space.

### Exterior Proposals to the Front Elevation and Street

Inevitably as a result we need to provide daylight into the bedrooms and ensure that there is sufficient modest space within each of the rooms so require making some external alterations.

We understand that any proposed external alterations need to be limited and selective striking a positive balance between the existing property, its context and the proposed alteration.

We acknowledge and accept that although the existing cottage has been identified as being different to the neighbouring properties it should in any event respect and reinforce the conservation area where appropriate.

We would agree with the pre application response that;

*'the (north) facing pitched roof slope of the house is readily visible in public views of it. It's unbroken, simple tiled, pitched roof slope positively contributes to the character and appearance of the streetscape and to this part of the Stenton Conservation Area.'*

The proposal as a result is for four contemporary roof lights to the front of the property and an increase in the width of the kitchen window on the elevation. This is a simple move that positively contributes to the conservation area and provides suitable daylight to those areas that require it.

### Exterior Proposals to the East Gable

It is intended to effectively connect the existing outbuildings which currently consist of laundry/boiler room and workshop/store into the ground floor plan. The proposal is for a pitched roof set at a lower height to effectively roof over this area. This creates a rear lobby area to house the existing activities and cloakroom storage space for the growing family.

The pre application correspondence *confirms*;

*'the principle of adding a single storey pitched roofed extension onto the side (east) elevation of the house would, by its lower ridge height, matching external finishes and set back positions from the front and rear building lines of the house, appear subservient and complementary addition.'*

We believe that the east extension provides a really positive but subtle bookend to the existing volume of the building and would agree with the pre application note.

### Context of the Exterior Proposals to the Rear and Garden

#### Visibility of the rear of 13 Roodwell Cottages

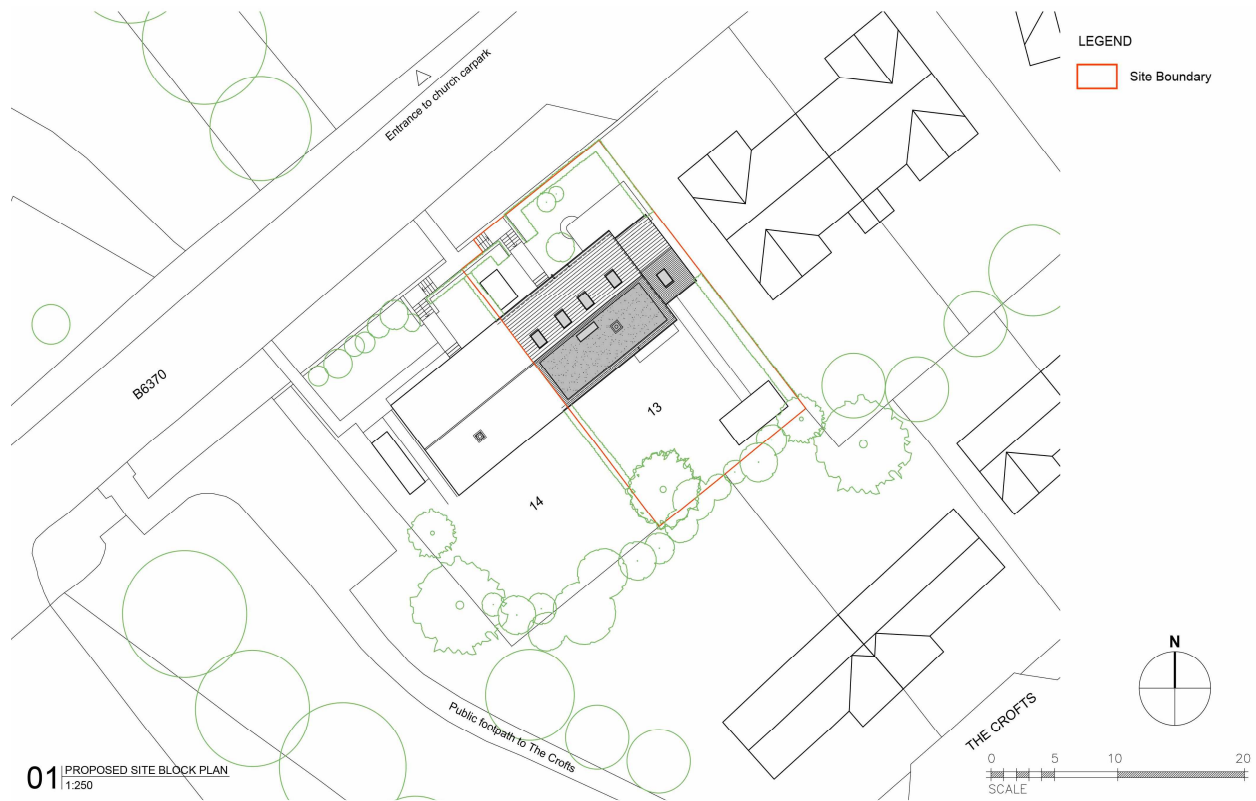
The proposed bedrooms within the roof space require suitable light and space and the proposal is to make one simple alteration within the roof line and volume. To consider what would be a suitable alteration we have to consider the context of the rear of the property along with the type of particular property 13 Roodwell Cottages might be.

The rear of the property is considerably secluded on all sides and has one very limited obscure public view from a little used foot path some distance away to the west which is also screened by vegetation and trees.

The neighbouring houses to the east have steep pitched roofs with higher ridge lines, and all have rear gable full height extensions which project deeper in plan and building footprint than 13 -14 Roodwell Cottages. The roofscapes to the rear of these properties with their multiple projections, the juxtapositions of the gable extensions all provide a busy mass all of which is a very dominant visible feature.

To the south of the property the ground level behind the rear garden fence is considerably higher resulting in a very high fence level along the southern boundary. There is also a considerably established vegetation and trees to the rear along both sides of the boundary.

To the west there is a high hedge height in the rear garden almost to eaves level which abounds number 14 next door. Further to the west is the boundary fence of number 14 along with some vegetation and trees within the garden along their boundary. Again further west is a raised strip of grass (varies in width but at its maximum where there is sight of the roof it is 6.8m wide) buffer zone with associated vegetation and trees then some 23 meters from number 13 boundary is a footpath connecting the main road to The Crofts. The footpath follows the general slope profile of the ground levels between The Croft and the main street. It is at a lower level than the floor levels of 13 -14 Roodwell Cottages on axis due west of the gable.



Proposed plan view of 13 Roodwell Cottages

In pre application correspondence it was confirmed that;

*'the council have allowed large dormers on the rear facing pitched roof slopes of some houses within East Lothian over the years on the basis that they are not seen in public views of them.'*

We would contend that the public views of the rear of 13 Roodwell Cottages are very limited and are at an obscure angle which is also screened by vegetation. The vegetation in the summer will likely take away completely any view. In any event however the obscure viewing angle in particular would make it difficult for the viewer to differentiate between one, two or three dormers on the roof.

We note that when we are considering the view point of Roodwell Cottages rear roof as 'at an obscure angle' we are minded that a previous application for 4 Bridge Street, East Linton which was approved by the council Ref: 07/00872 and Ref: 12/00217/P where the officers report states;

*Although the dormer occupies most of the rear elevation roof slope of the house and is of a large box type form the full extent of it is not discernible in the restricted public views of it from parts of the public road of Bridge Street to the northwest and southwest of the house and from the B1377 road to the south. From Bridge Street to the northwest there is only a glimpsed view of its north cheek (side) through the gap between the north gable wall of the house and the southwest gable wall of the neighbouring house of 6 Bridge Street. Only its south cheek (side) is visible in the public view from Bridge*

*Street to the southwest. In the limited public views of the dormer the plastic material of its 'cast iron' effect guttering is not easily discernible. In its contained position on the rear of the house the dormer, when fully finished, will be well integrated into its setting and will not appear as a dominant or incongruous addition to the house. It will not be harmful to the character and appearance of the house or to the character and appearance of the Conservation Area.*



*East Linton dormer  
Limited public view from main junction in East Linton*



*East Linton viewpoint*

The view of 4 Bridge Street rear roof is from the main junction (Bridge Street and Station Road) on the main route through East Linton. By comparison, 13 Roodwell Cottages where the roof is barely discernible is from a small public footpath some 23 meters away, that gives access to a handful of houses at The Croft to the rear of Roodwell Cottages.

Similarly, another development of a new dwelling in Humbie has a large timber clad rear dormer approved by the council Ref 13/00499/P, excerpt from officer report states;

*Due to its positioning on the rear (east) elevation of the proposed house, where only it's north side cheek would be visible in public view, the large cat-slide roofed dormer would also not be harmfully intrusive, dominant or incongruous within the context of the built form of the village or the wider landscape setting*



*Humbie rear dormer  
Limited public view from road*



*Humbie rear dormer*

The dormers of this particular cottage are visible from the main thoroughfare whilst the proposed dormer at 13 Roodwell Cottages will be barely visible from the street due to the dwelling's raised position and set back from the road.

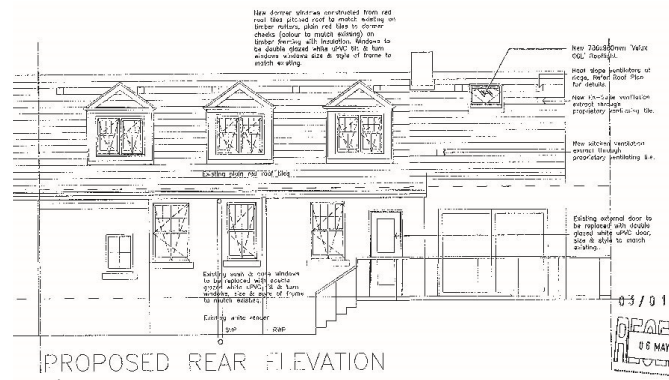
**Design Approach to a Rear Alteration**

Any proposed alteration to a property of this type needs to have authenticity, provide genuine benefit and have architectural merit.

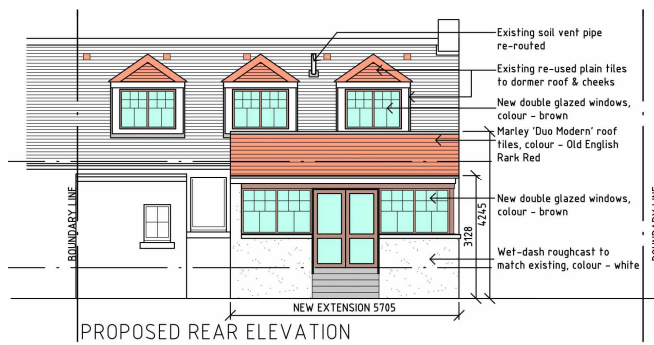
Pre application correspondence referenced dormers that have been given approval within the immediate locality such as 2, 3 and 5 Roodwell Cottages (see planning elevations below). We know already from the local plan and visual inspection that these house types are different in architectural form and materials so do not bear any relation to 13 – 14 Roodwell Cottages. These proposals all have three dormers to the rear of the property with each dormer supporting a pitched roof and with the cheeks on either side matching the roof tiles.



2 Roodwell Cottages Rear Elevation



3 Roodwell Cottages Rear Elevation



5 Roodwell Cottages Rear Elevation

Traditional House Types with steep pitched roofs

We contend on a practical level the ridge height of these properties are higher and as such give rise to the possibility for a pitched roof over the dormer. The ridge height on number 13 is such that there is no height to provide a pitched roof. We would agree given the building type that these dormer alterations along with the sash and case windows would appear appropriate to their host building type as approved.

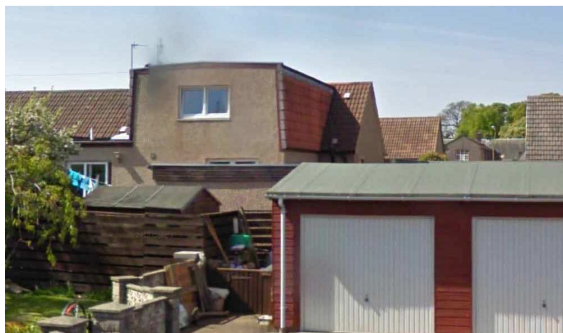
Despite the practical issue of height we believe to transcribe this approach to 13 Roodwell Cottages is at odds with the building type.

There are examples of other approved dormers in East Lothian for a similar house type to 13 Roodwell Cottages such one at 32 Wemyss Road Longniddry where the proposed roof alterations consist of two dormers with pitched roofs with matching slate cheeks and face as well as a rear glazed extension. In terms of architectural merit the dormers appear like a mix of 1970s mansard and mock Victorianism. In addition the glazed conservatory is simply mock Victorian extension. The result is perhaps a considerable increase to the size of the house however involving a confused mix of compromised styles giving a very low level of architectural merit.



32 Wemyss Road Longniddry. 1970s mansard with mock Victorianism..

There are other examples of approved alterations to roofs rather than perhaps dormer alterations to the roofs in East Lothian such as 4 Rig Street in Aberlady (Conservation village) again for a similar house type to 13 Roodwell Cottages. In terms of architectural merit the alterations involve building a new ground extension area effectively doubling the ground floor area and building on top of the ground floor considerably increasing the roof space by half again. The result of the alteration in particular the roof alteration is of a very poor quality in proportion, blandness and absolute lack of character which again set a very low level of architectural merit.



4 Rig Street. Rear extension and roof alteration with low architectural merit.

We appreciate these approvals are historical but perhaps illustrate directions which would not be entirely appropriate for 13 Roodwell Cottages.

We want to be economic with whatever the proposed alteration needs to be and we wish to make the alteration simple without fuss or heavy compromise particularly given that the rear of the property is not next to a listed building or within any immediate direct contact to any listed building or as we have illustrated particularly visible from public view.

The pre application correspondence states;

*'we are not suggesting your proposal should be altered to show three dormers, it does give an indication to the size and scale of dormers that have been allowed within this part of the street scape, with the exception of 'Woodlea' which was a larger seamless glazed box-type dormer but still of a size and scale appropriate to the rear roof slope of that property'*

'Woodlea' is a B Listed substantial three level traditional standalone house so there are real difficulties in making comparisons to any consideration with a single story Orilt house. We understand that the dormer cheeks were Corten steel and the roof was raised by 500mm, the roof also had substantial copes and two chimney breasts bookending the roof so substantially different property, different context and despite being on the rear of the property one could argue highly visible.





Woodlea elevation. Modern crisp roof alteration on traditional building type.

### The Proposal for the Rear of 13 Roodwell Cottages

The neighbouring properties to the east have rear facing gable extensions which is a consideration perhaps for 13 Roodwell Cottages. *'The unbroken, simple tiled, pitched roof slope of the existing house'* would however be considerably disrupted with a rear extension gable which would alter the visibility of the existing volume. It would also have the potential to drift into a similar reality to 4 Rig Street Aberlady.

Instead it is proposed to make one alteration to the roof with one single built form which is in direct alignment with the existing *'unbroken, simple tiled pitched roof slope'*. We believe placing several dormers onto the roof will make the roof scape unnecessarily fussy and the practical reality of creating three dormers and associated water gates and flashing is not an ideal approach.

The proposed single alteration to the rear roof pitch in section stays within the confines of the ridge level to the front of the property and within the rear elevation so effectively sits within the context of the roof scape. We understand from a pre application meeting on the 19<sup>th</sup> of December 2019 the height and profile section of the alteration to the roof was acceptable. In addition we understand that the simple volume of the proposed pitched extension to the east provides a subservient extension to the end of the property but in addition subtly increases the amount of pitched roof slope and acts as a bookend to the roof scape.

It is proposed to finish the alteration to the roof with VMZINC Flat Lock panels – Quartz Zinc ([vmzinc.co.uk](http://vmzinc.co.uk); see appendix 1 on VM Zinc) on the cheeks and face of the structure which provides a modern crisp matt finish similar to natural zinc but anodized and whose colour blends more suitably with the roof tile colour. These are high quality materials with a long life span and allow for neat modern detailing. It did not seem appropriate to use finishes for the main part of the structure that would contrast to the roof or clash with the roof or to use materials that would require future maintenance. The glazed windows are proposed to be fixed and the opening panels (for fresh air) to the side of the windows are proposed to be timber which provides some variation to the face of the structure. The face of the structure when viewed from the obscure oblique angle of the pathway to the west will create dark shadow and light reflecting variation thus breaking the single volume along the face of the structure into the appearance of three separate glazed elements.

The single proposed alteration provides daylight and space for three modest bedrooms and one bathroom within the roof space.

It is proposed on the rear elevation that the ground floor living accommodation has one fixed picture window with a similar opening timber panel which lines up with the window above. Pre application correspondence confirms;

*'The proposed enlargement of the existing windows openings in the rear (south) elevation of the house and for the installation of a modern, full height, fixed window with sliding door would be a modern intervention. However, due to its contained position on the rear of the house such alterations would not be readily visible in public views of them and thus they would not be harmful to the character and appearance of the house or to this part of the Stenton Conservation Area.'*



*Winter view 01 of rear of 13 & 14 Roodwell Cottages from footpath to the West showing proposed roof alteration.*



*Winter view 02 of rear of 13 & 14 Roodwell Cottages from footpath to the West showing proposed roof alteration.*

## Summary

The existing house has been identified in the local character appraisal as one of the 20<sup>th</sup> Century Cottages and being the exception to the village. It is a 'modern' house and therefore any proposed alteration should therefore be seen as a modern intervention on a modern house. We believe that it would be more suitable to alter the building in a way that gives the property some integrity and authenticity, without the need to mock or ape historical detail.

This is a generational change to a modern house that requires substantial investment to bring the standard of the house up to date and into the foreseeable future.

The existing house comprises three bedrooms and a small open plan living dining kitchen space, along with an exterior accessed outbuilding of a boiler/laundry room and workshop/store. The proposal seeks to provide one additional small habitable room as a guest bedroom/study space within the existing volume. In addition a lobby space is created to the outbuildings of laundry/boiler room and workshop/store which also needs to provide access to the rear garden.

The overall design fully respects the conservation area at the same time limiting the exterior alterations to two key moves. The extension to the east is very subtle and bolsters the existing house. The roof alteration is modern but simply fits within the confines of the roof and is barely visible in its contained position.

We believe the proposals should be read as a modern alteration to the property and that the view from the public footpath is obscured from an angle that the whole rear elevation is unreadable. If the proposals were for one, two or three dormers there would be no difference and the view would be the same.

It has been established that alterations to the rear (wall) elevation would be acceptable;

*'due to its contained position on the rear of the house such alterations would not be readily visible in public views of them and thus they would not be harmful to the character and appearance of the house or to this part of the Stenton Conservation Area.'*

The roof is barely visible from the angle at distance and screened by vegetation and it is not clear who would be offended by the proposed alteration being of three separate complex dormers or one single roof intervention given the perspective viewpoint.

It is likely that the proposed alterations would provide the required generational changed needed for this century and beyond to maintain this house as a modest family home that is sustainable.

KBA+D September 2020

## Appendix 1 Proposed Finishes

VM ZINC [www.v zinc.co.uk](http://www.v zinc.co.uk)

Product information on Quartz – Zinc:

QUARTZ-ZINC offers a similar appearance as the natural patina developed over time by the Natural Zinc.

QUARTZ-ZINC® is Natural Zinc that is treated to visually mimic the beauty of naturally-aged patina.

Recommended in situations where natural patina may not form consistently or evenly, QUARTZ-ZINC is pre-weathered and when new, offers a colour similar to that of Natural Zinc's naturally-achieved matt-grey patina.

This pre-weathering process involves a surface treatment of Natural Zinc. This process is closely controlled to ensure a minimal range of colour variances. The zinc's natural beauty is maintained without disrupting the zinc surface's aesthetic and functional integrity.

The resulting subtle, yet intricately textured matt-grey colour allows QUARTZ-ZINC to either stand out on its own, or to blend in with other natural materials such as stone, wood, terracotta, or slates.

As with Natural Zinc, based on the type of installation, surface exposure to weather, and geographical conditions, QUARTZ-ZINC can naturally develop a patina that may gradually and slightly darken the zinc's surface over time. This patina enforces zinc's long-lasting reputation by ensuring low-maintenance durability while protecting the material's surface from environmental forces.

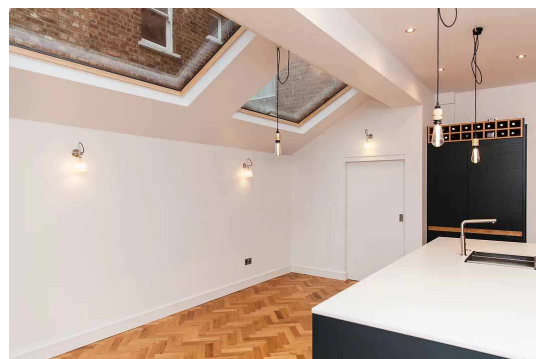
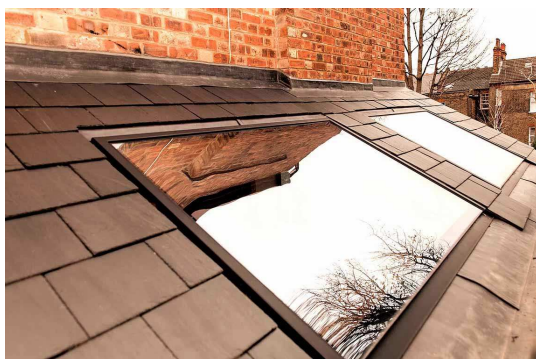
Stella Rooflights [www.Stellarooflights.co.uk](http://www.Stellarooflights.co.uk)

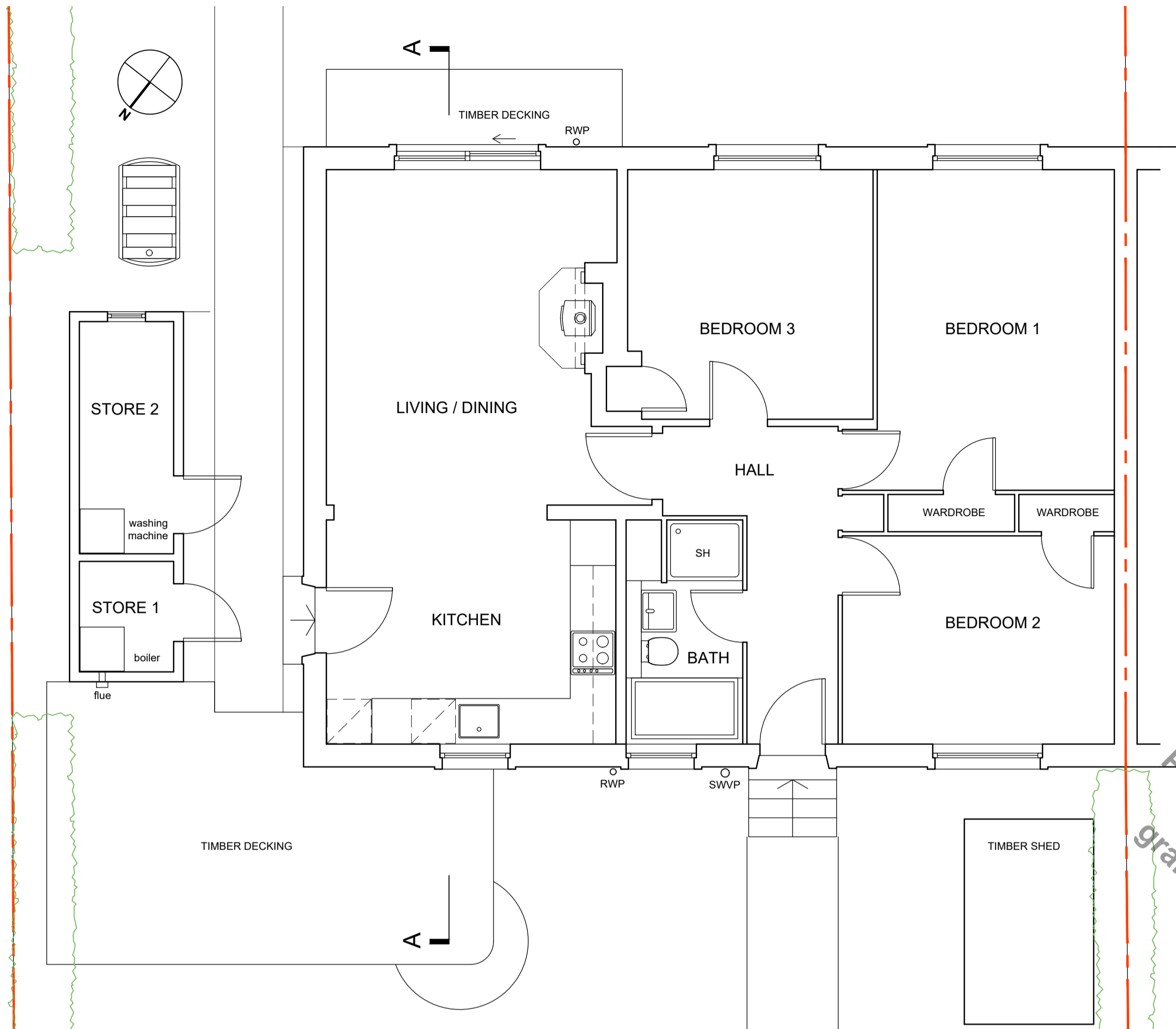
Product information on slimline flush fitting rooflights:

The rooflights are designed to perform and built to last with the frames being manufactured from Marine Grade 316 stainless steel. They are the slimmest longest lasting rooflight offering industry leading thermal performance and real wood interior linings.

Another significant benefit of steel rooflights is the thin framing detail which enables more glass per frame than modern materials. This ultimately means you can enjoy a greater viewing area and more light entering your building.

Suitable for roof pitches between 17 and 70 degrees, the frames are manufactured of 316L stainless steel PPC to choice of RAL in C5 marine application. They are double or triple glazed with toughened BioClean Natura self clean & solar control glass to outer and toughened Planitherm One Low E.





01 EXISTING GROUND FLOOR PLAN  
1:50



02 EXISTING NORTH (FRONT) ELEVATION  
1:50

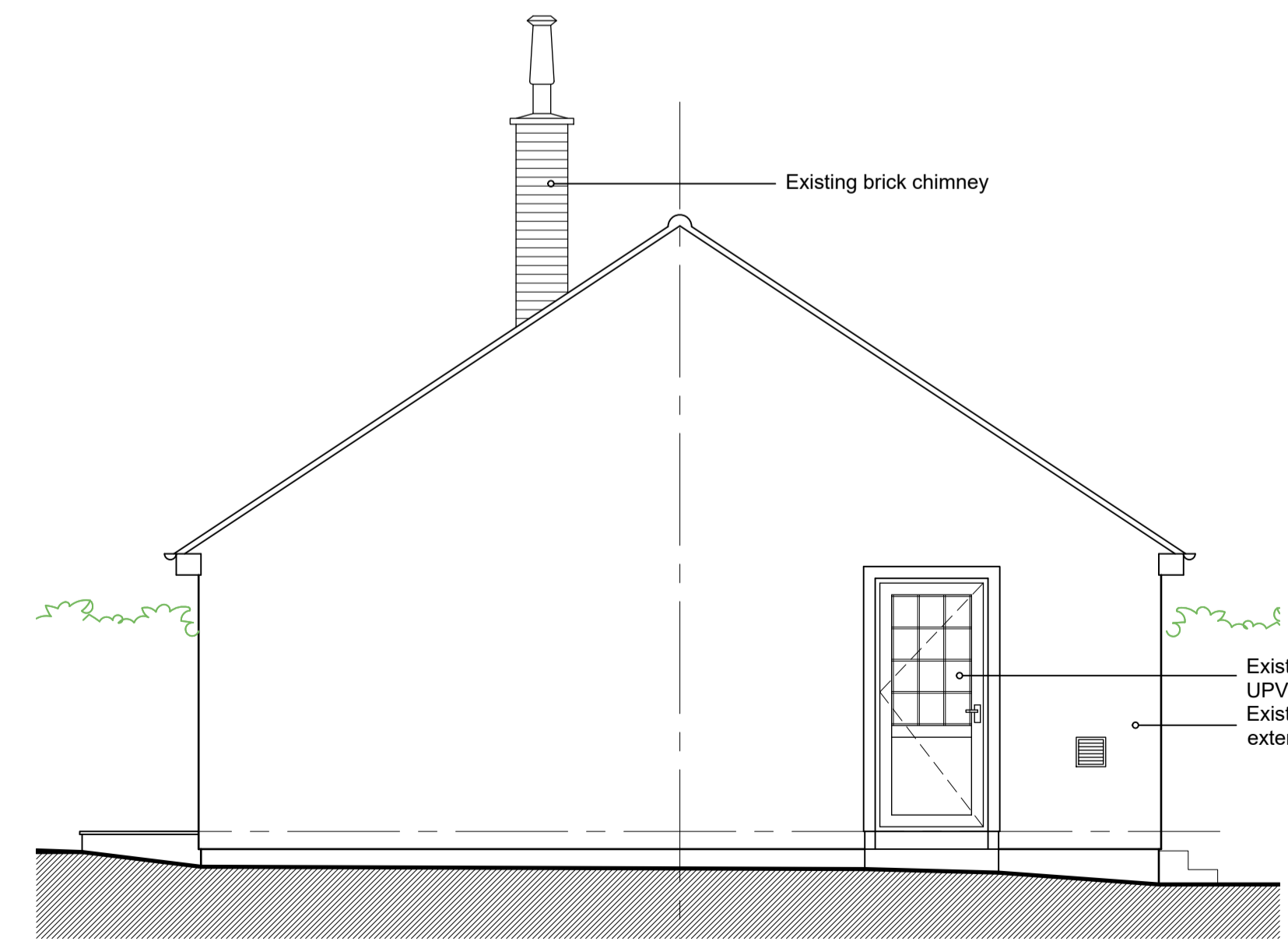
- Existing dark grey roof tiles
- Existing dark brown UPVC double glazed windows
- Existing white smooth render band around windows
- Existing dark brown 3 double glazed UPVC door with white render band surround
- Existing white roughcast finish to external walls
- Existing cast iron rainwater, waste pipes and gutters, white paint finish



03 EXISTING REAR (SOUTH) ELEVATION  
1:50

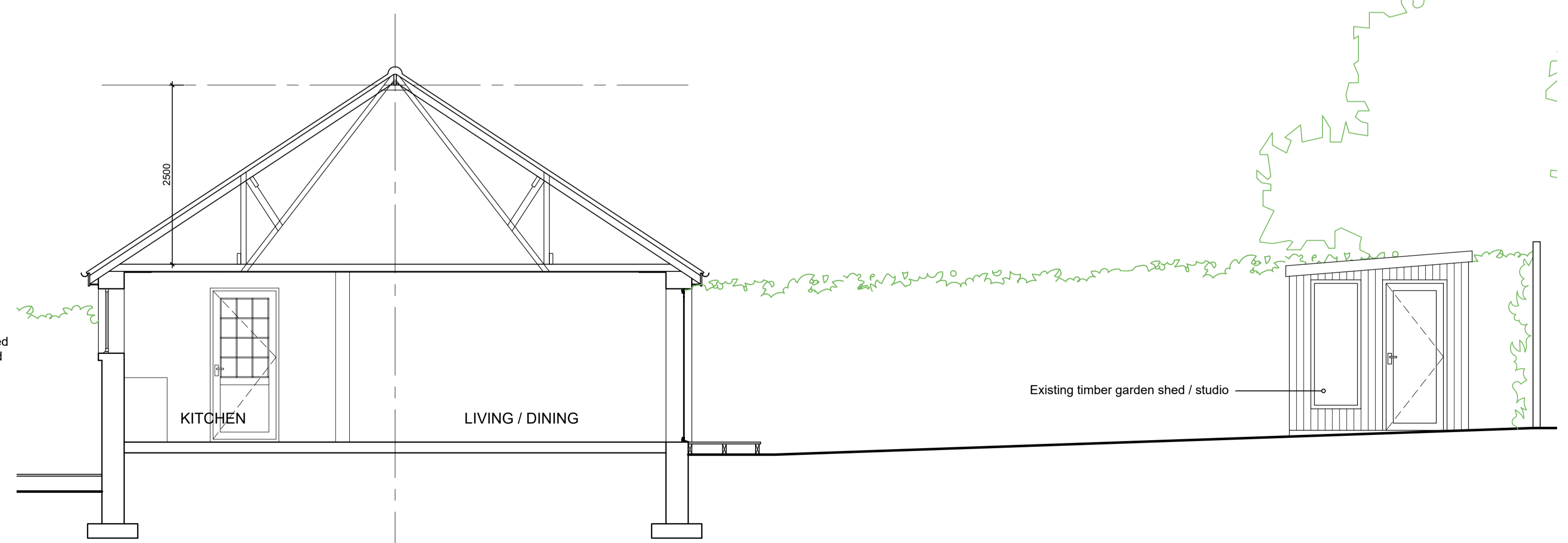
- Existing brick chimney
- Existing dark grey roof tiles
- Existing dark brown UPVC double glazed windows
- Existing white smooth render band around windows
- Existing white roughcast finish to external walls

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 13/11/2020

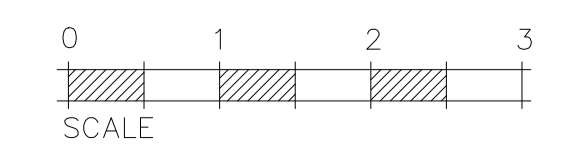


04 EXISTING SIDE (WEST) ELEVATION  
1:50

- Existing dark brown 3 double glazed UPVC door with white render band
- Existing white roughcast finish to external walls



05 EXISTING SECTION A-A  
1:50



A 20/09/20 HK "Do not scale" note removed.  
Existing wall hatch omitted

REV	DATE	INITIALS	DETAILS
A1			ORIGINAL SIZE

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Project No 708  
 Project 13 Roodwell Cottages  
 STENTON, EH42 1TE  
 Drawing Existing Plan,  
 Elevations & section  
 Drawn by HK  
 Checked by HK  
 Date SEPT 2019  
 Scale 1:50@A1  
 Drawing No L(01)001 Rev A  
 Status PLANNING

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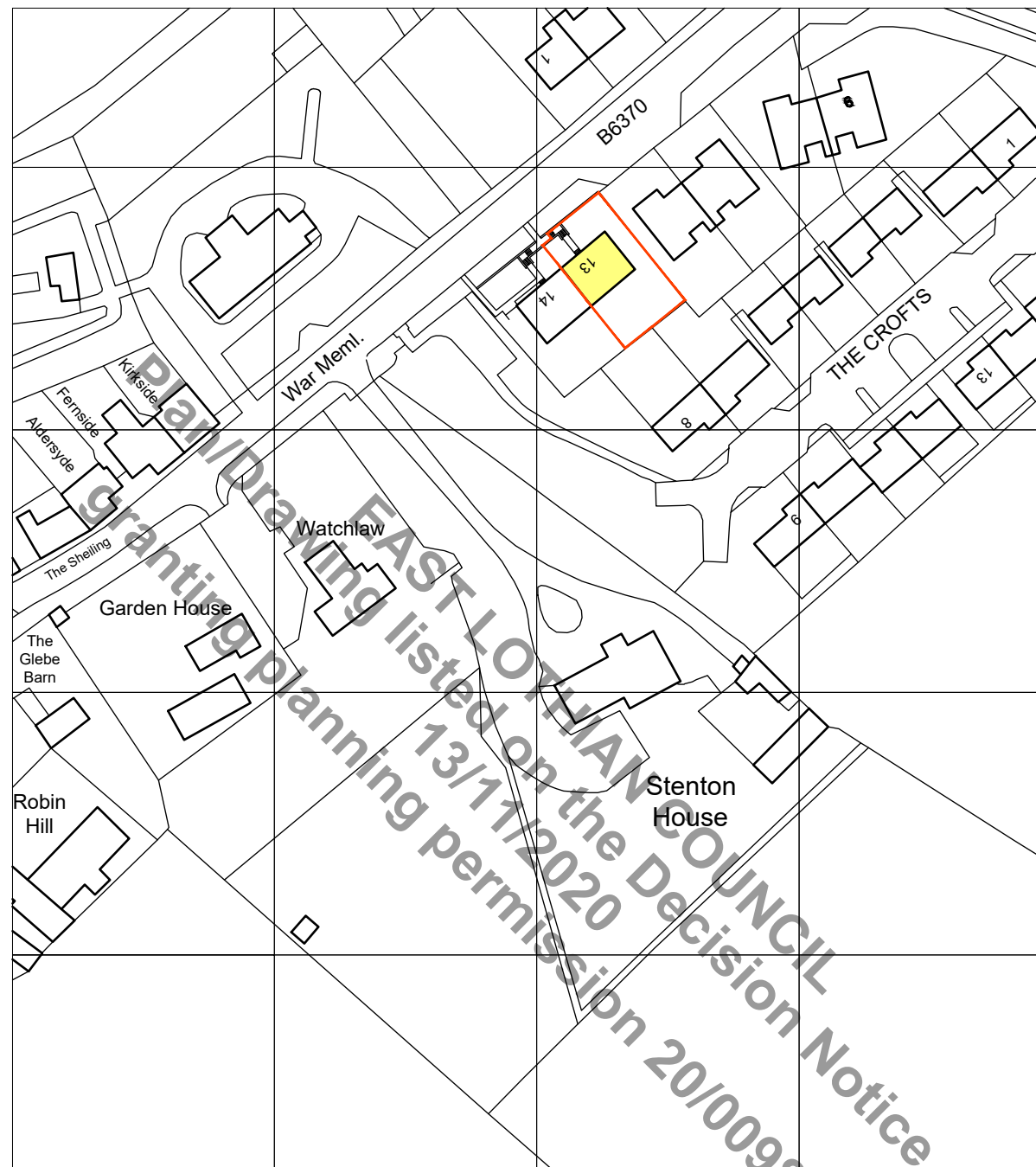
**ALL TO BE VERIFIED ON SITE**

Notes

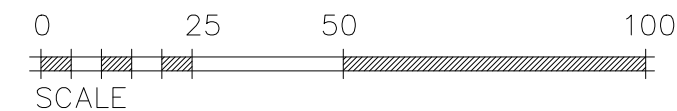
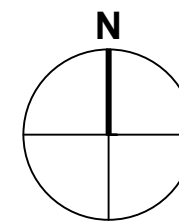
LEGEND



Site Boundary



**01** | SITE LOCATION PLAN  
1:1250



**A3** ORIGINAL SIZE

REV DATE INITIALS DETAILS  
A 29.09.20 HK Red line boundary adjusted as site plan, "Do not scale" note removed

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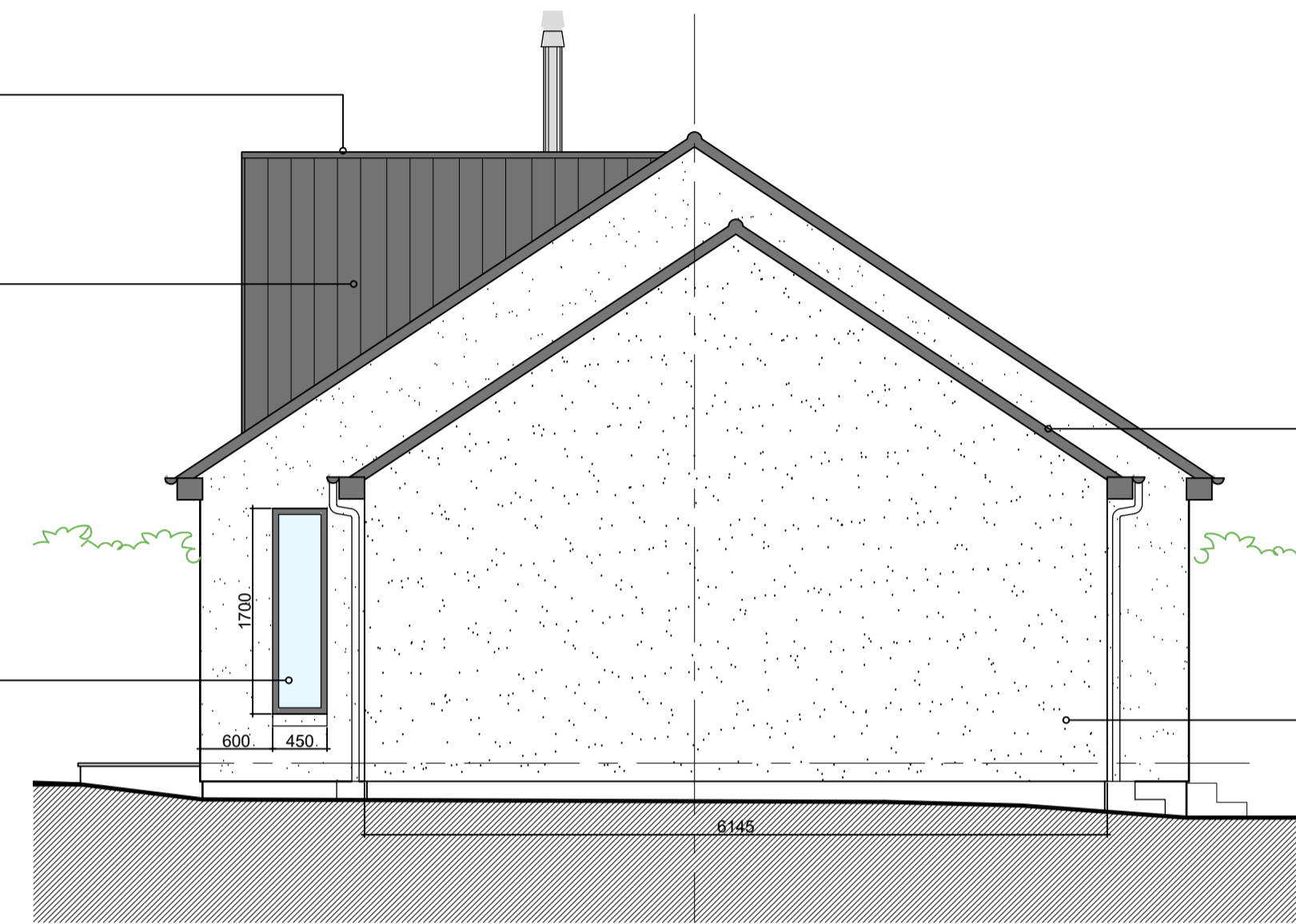
Project No	708	Drawn by	HK	Checked by	HK
Project	PLANNING STENTON, EH42 1TE	Scale	1-1250	Date	MAR 2020
Drawing	SITE LOCATION PLAN	Drawing No	L(01)100	Rev	A
		Status	PLANNING		





01 PROPOSED FRONT ELEVATION  
1:50

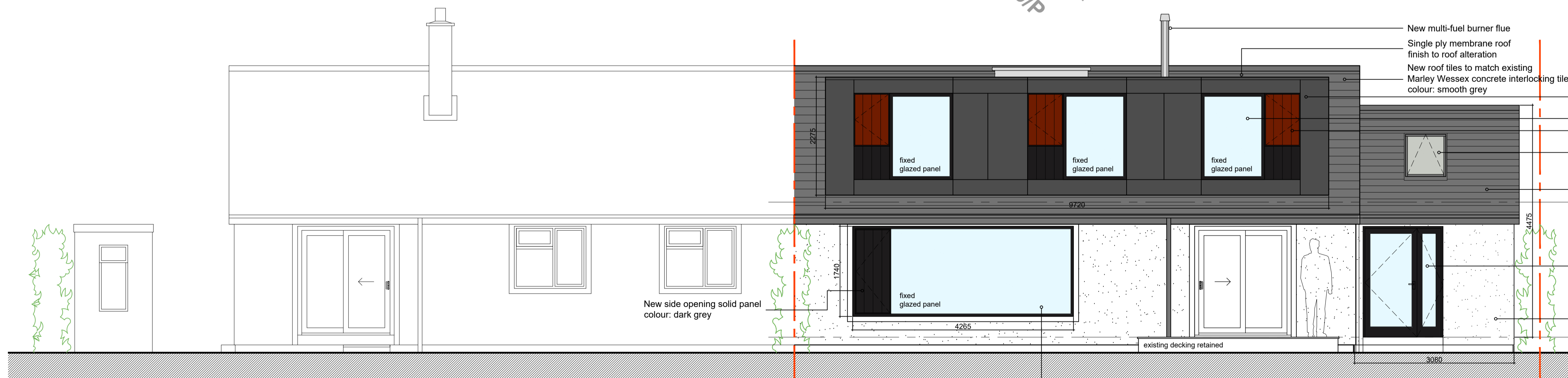
- New multi-fuel burner flue
- Single ply membrane roof finish
- Double glazed contemporary slimline frame rooflights colour: dark grey
- Timber cladding to roof alteration cheeks, dark grey stain finish
- New roof tiles to match existing Marley Wessex concrete interlocking tile colour: smooth grey
- New dark grey frame double glazed fixed slot window
- New dark grey door with level threshold
- Next door semi-detached property



02 PROPOSED SIDE ELEVATION  
1:50

- New dark grey roof tiles to new utility extension to match existing Marley Wessex concrete interlocking tile colour: smooth grey
- White roughcast to match existing

EAST LOTHIAN COUNCIL  
 granting planning permission 20/00989/P  
 13/11/2020



03 PROPOSED REAR ELEVATION  
1:50

- New multi-fuel burner flue
- Single ply membrane roof finish to roof alteration
- New roof tiles to match existing Marley Wessex concrete interlocking tile colour: smooth grey
- Quartz VMZINC panel cladding to roof alteration (dark grey)
- Curtain walling type fixed glazed panel
- Solid opening panel for ventilation and escape
- Double glazed contemporary slimline frame rooflight colour: dark grey
- New dark grey roof tiles to new utility extension to match existing Marley Wessex concrete interlocking tile smooth grey
- New dark grey frame double glazed doors
- White roughcast render to match existing

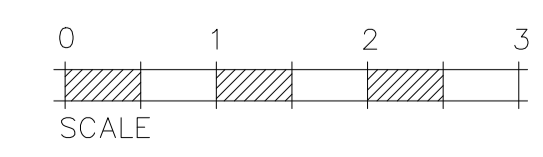
C 04.11.20 HK Finish to rear roof alteration cheeks revised to stained timber cladding (see 02 Side Elev. New roof tile spec added.  
 B 28.10.20 MV 2 Rooflights omitted from the front elevation.  
 A 29.09.20 HK "Do not scale" note removed. Colour omitted from existing windows & doors, notes aligned with proposed drawings.

REV	DATE	INITIALS	DETAILS
A1			ORIGINAL SIZE

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Project No 708  
 Project 13 Roodwell Cottages STENTON, EH42 1TE  
 Drawing Proposed Elevations

Drawn by HK  
 Checked by HK  
 Date MAR 2020  
 Scale 1:50@A1  
 Drawing No L(01)006 Rev C  
 Status PLANNING

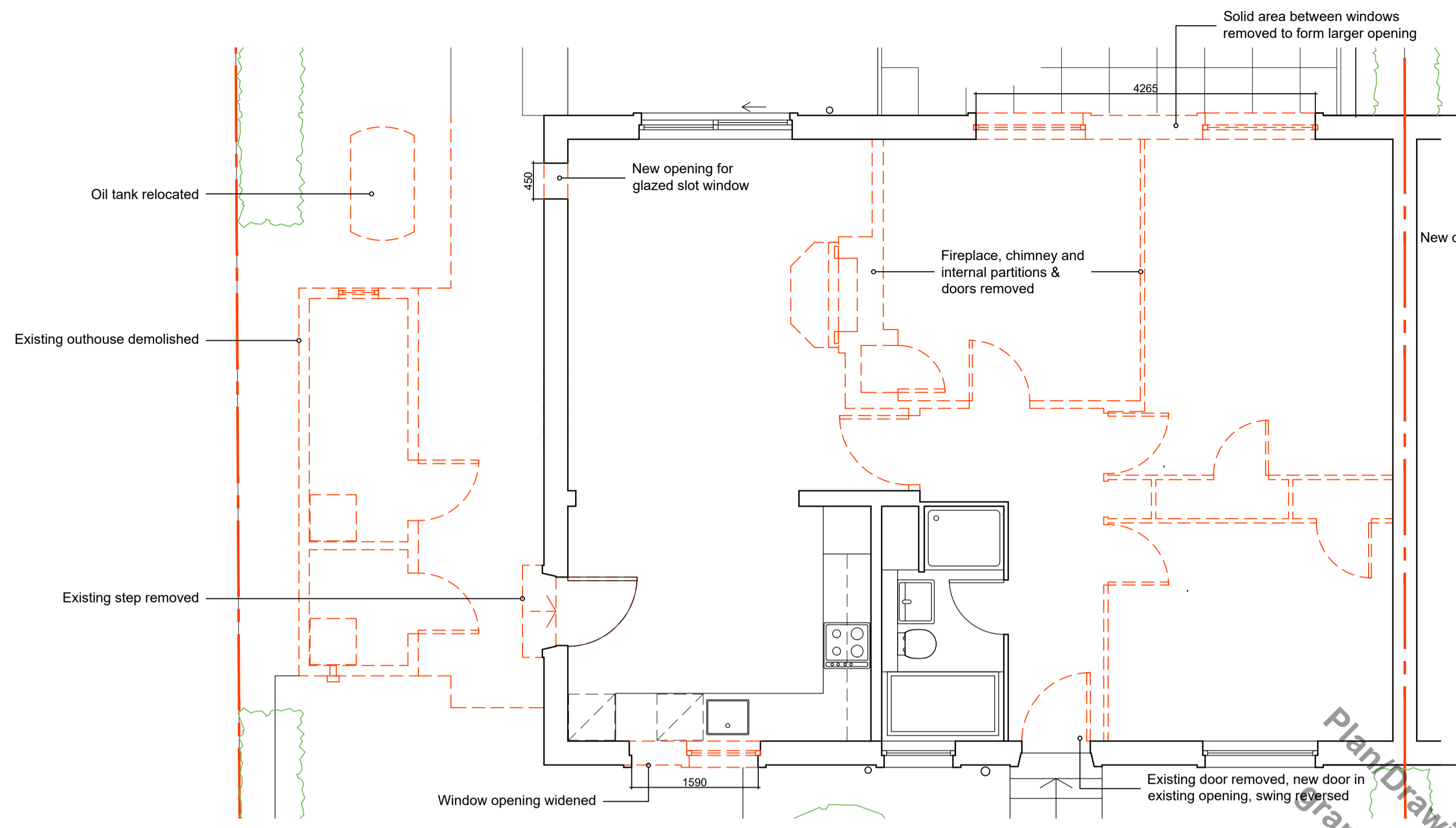


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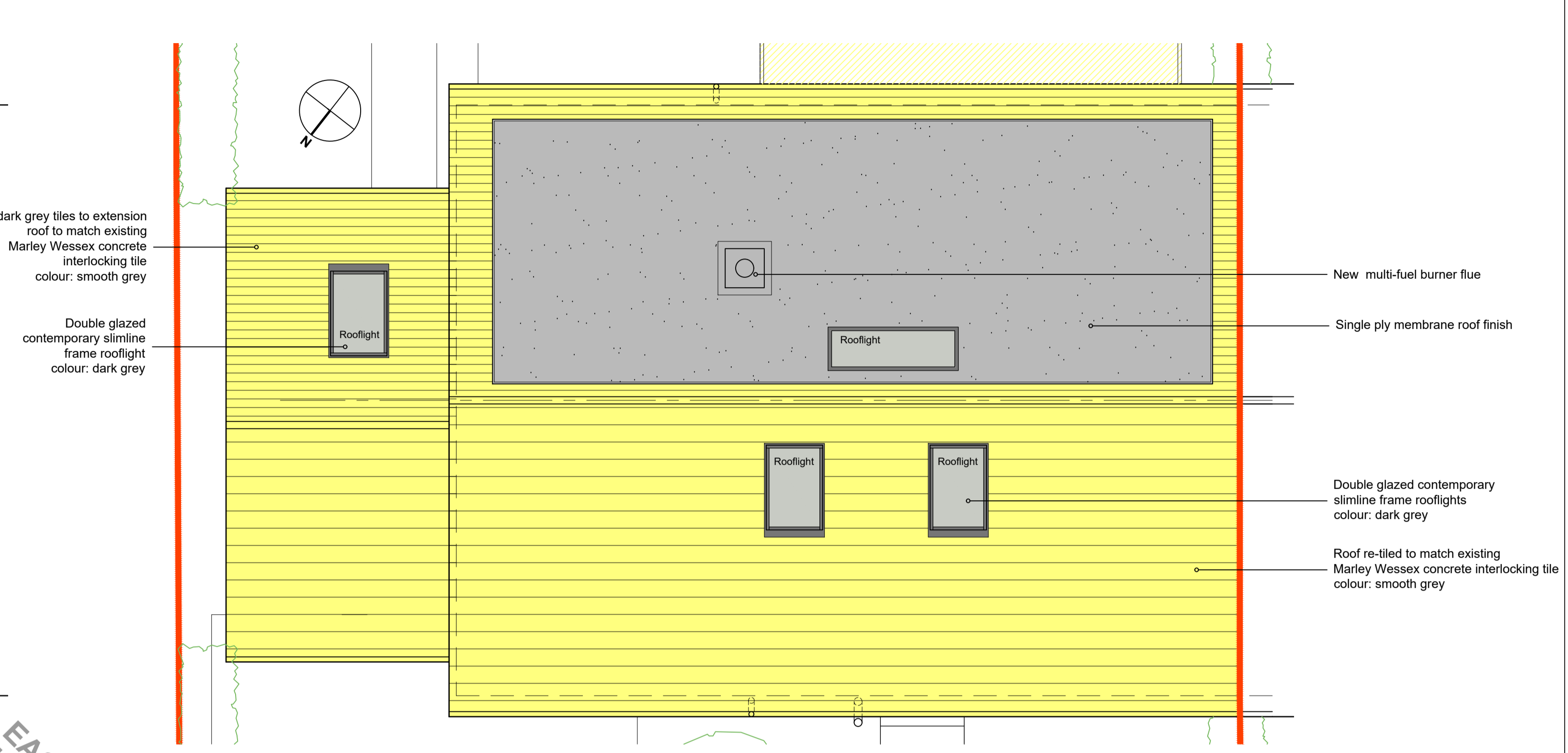
ALL TO BE VERIFIED ON SITE



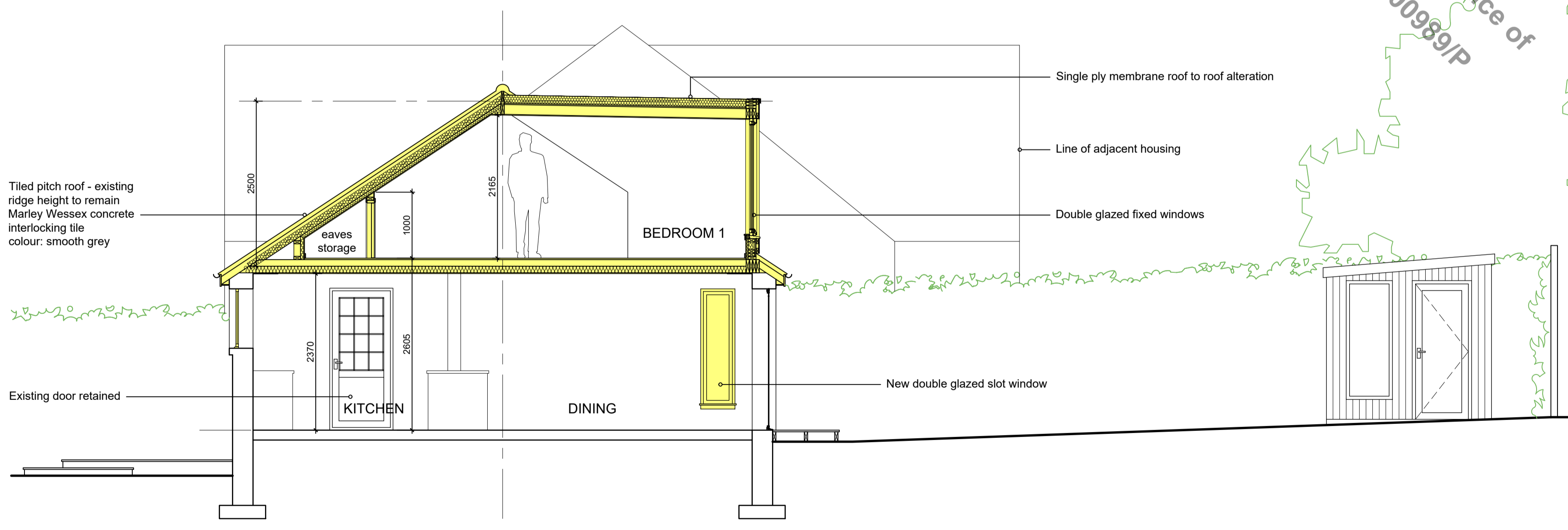
- NOTES**
- LEGEND**
- Proposed downtakings
  - Areas of building being altered



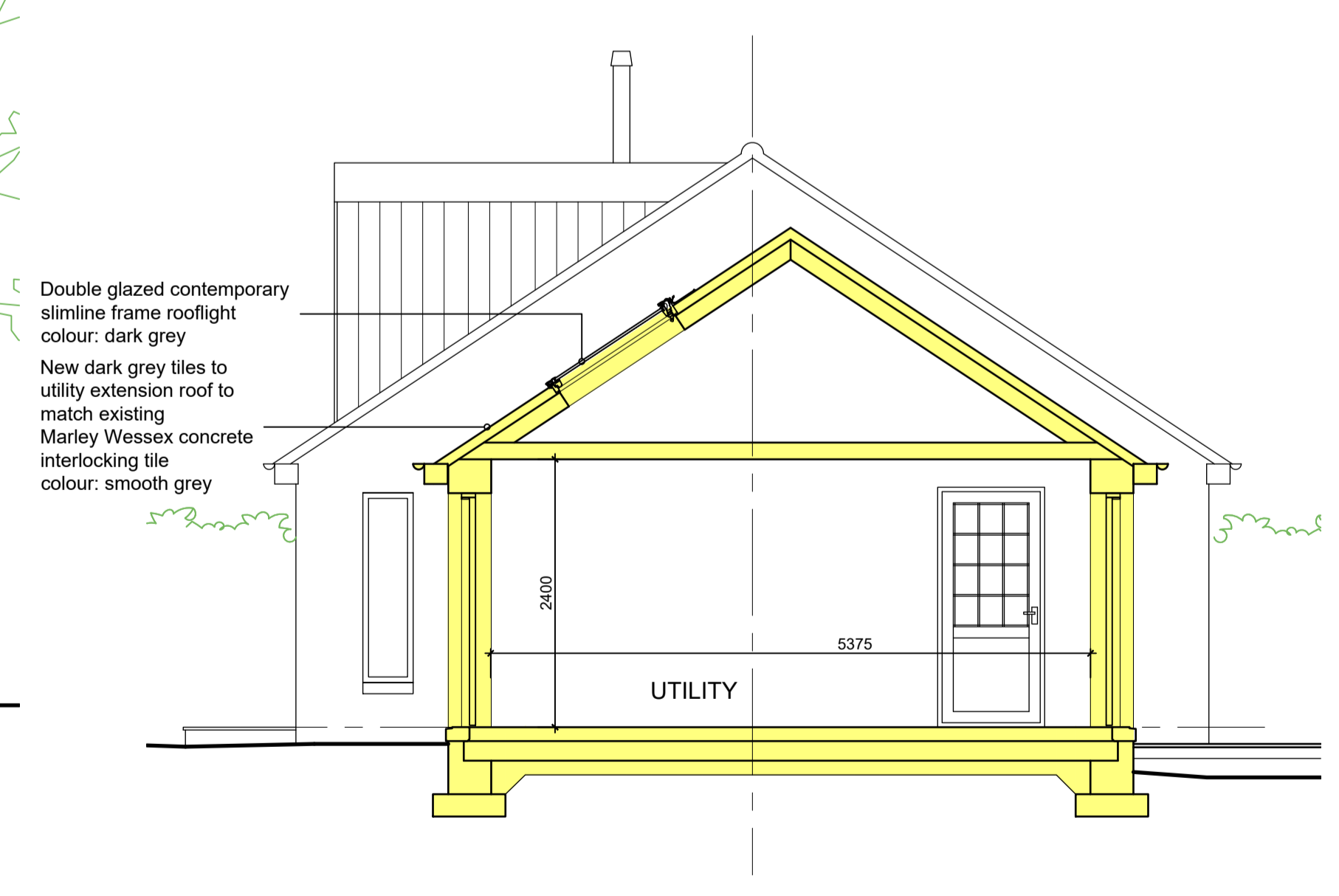
**01** PROPOSED DOWNTAKINGS  
1:50



**02** PROPOSED ROOF PLAN  
1:50



**03** PROPOSED SECTION A-A  
1:50



**04** PROPOSED SECTION B-B  
1:50

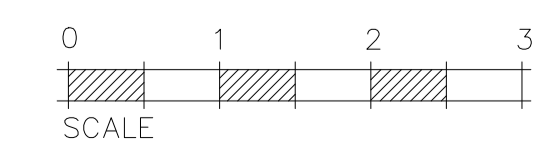
EAST LOTHIAN COUNCIL  
 Drawing listed on the Decision Notice of  
 13/11/2020  
 Granting planning permission 20/00989/P

B 04.11.20 HK 2 rooflights omitted from front elevation, roof plan & section A-A revised to suit.  
 New roof tile spec added.  
 A 29.09.20 HK "Do not scale" note removed.  
 Existing wall hatch omitted, colour added to replacement roof tiles.

REV	DATE	INITIALS	DETAILS
A1			ORIGINAL SIZE

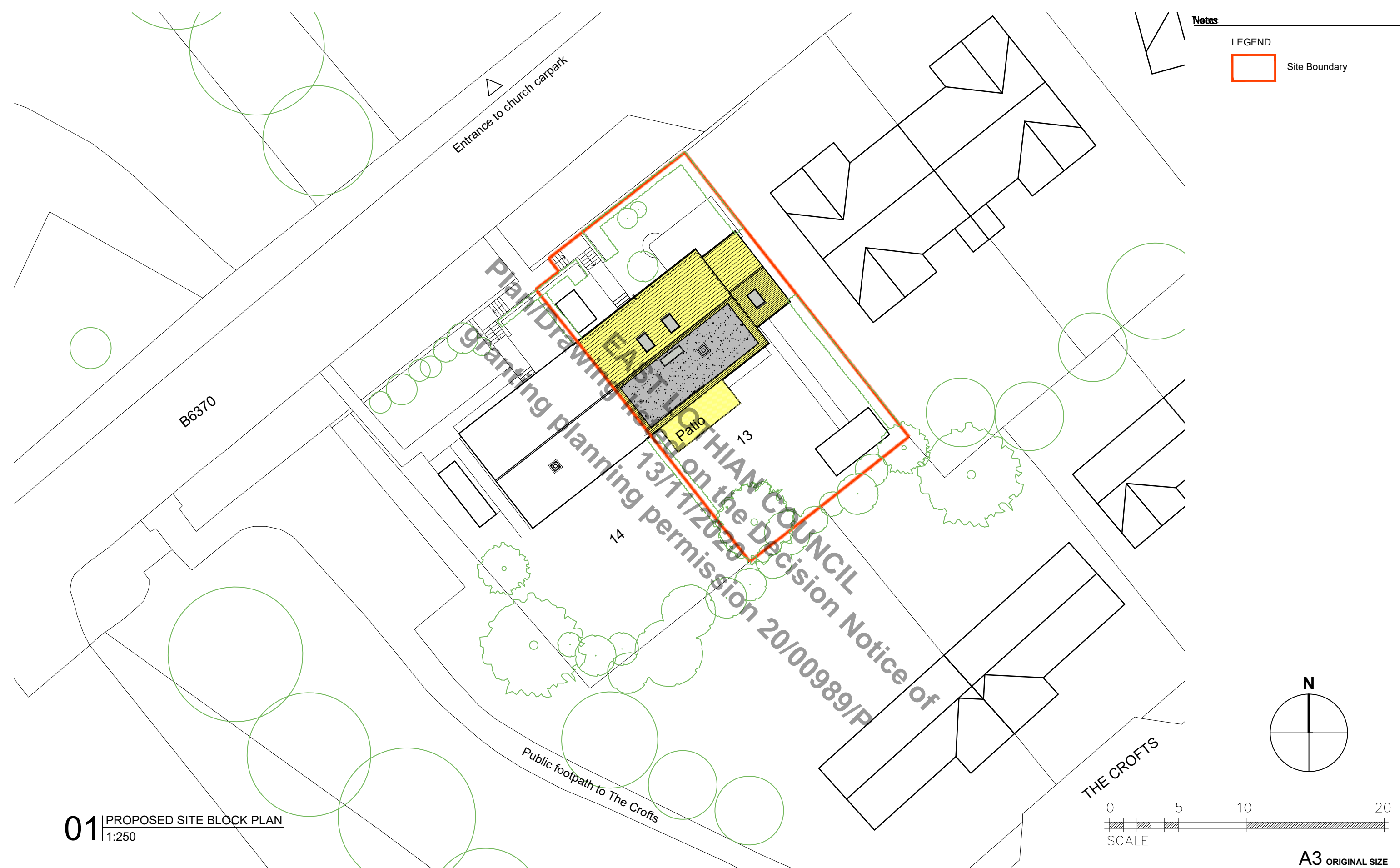
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Project No 708  
 Project 13 Roodwell Cottages STENTON, EH42 1TE  
 Drawing Proposed Roof Plan & Section  
 Drawn by HK  
 Checked by HK  
 Date MAR 2020  
 Scale 1:50@A1  
 Drawing No L(01)007 Rev B  
 Status PLANNING



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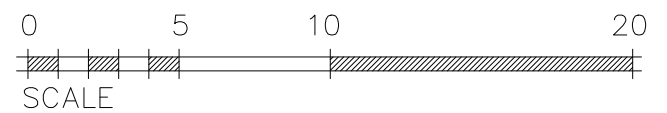
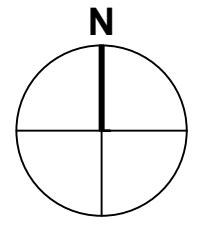
**ALL TO BE VERIFIED ON SITE**



Notes

LEGEND

Site Boundary



**01** PROPOSED SITE BLOCK PLAN  
1:250

**A3 ORIGINAL SIZE**

REV	DATE	INITIALS	DETAILS
A	29.09.20	HK	"Do not scale" note removed
B	29.09.20	HK	New patio indicated and "new" colour added
C	04.11.20	HK	2 no. rooflights omitted, roof plan revised to suit

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Project No	708	Drawn by	HK	Checked by	HK
Project	13 Roodwell Cottages STENTON, EH42 1TE	Scale	1-250 @ A3	Date	MAR 2020
Drawing	PROPOSED SITE BLOCK PLAN	Drawing No	L(01)101	Rev	C
		Status	PLANNING		



**ekol**



# Ekol Stoves

Equally at home in the City or Countryside, all Ekol stoves can be used to burn wood in any area of the UK.

All models are so Ultra Clean Burning, they are up to 8 times cleaner than the required standard for smoke control areas. All are officially recognised by DEFRA as exempt appliances.

Designed and developed in Dorset, England, the Ekol range of multifuel stoves is the result of many thousands of hours of state of the art research and development to create the most efficient, cleanest, most durable and easy to use stoves possible. All have advanced Clearglass airwash system and optional mirrored glass.

Ekol have developed a range of 'Crystal' Cast Iron models as well as the Hybrid 'Clarity' range, utilising an optimised choice of Cast Iron components along with precision engineered heavy gauge steel and refractory firebrick linings. All share the same advanced cleanburn technology.

We have created the first ever double-sided stove suitable for smoke control areas.

Also available is our boiler model, amongst an elite selection of boiler stoves available which can legally be used to burn wood anywhere in the UK. All models are BS and CE approved for use throughout Europe.

For more information on SIA EcoDesign and ClearSkies standards visit [www.clearskiesmark.org](http://www.clearskiesmark.org)

# Clarity Double Sided

Introducing the first double sided stove ever to pass the stringent legal testing required for smoke control areas (DEFRA Exemption/Approval).

Many experienced manufacturers have attempted this without success.

Ekol's Advanced Combustion Research Facility enabled the Clarity Double Sided to achieve this though, and is in fact many times cleaner than the required standard.

Sit back and watch through large crystal-clear windows both sides.

Bridge two rooms through a central chimney or fireplace anywhere in your room for a stunning centre-piece.



## Key Features

High Efficiency	✓ 76.2%
Nominal Heat Output	11.4 kW
Eco Design 2022 Ready	✓
Multifuel Ready	✓
Heat Output Range	5 to 14kW
Optional Mirror Glass	✓
Maximum Log Length	18"/450mm
5 Year Guarantee	✓
DEFRA Exempt for Smokeless Zones	✓
First Double Sided DEFRA Stove Ever	✓
Large View Ceramic Glass	✓
Advanced Airwash	✓
Top Flue Outlet	6"(150mm)
Option of Low or High Body	✓
Suitable for Use on 12mm Hearth	✓

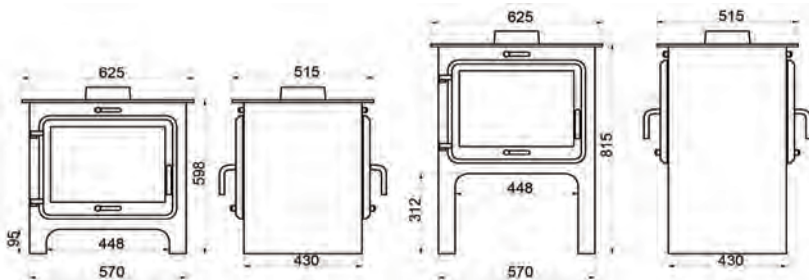


## Low Dimensions

Weight = 137kgs

## High Dimensions

Weight = 152kgs



Firebox = 515mm wide, 395mm deep

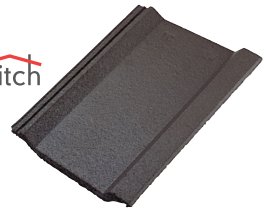




[www.defrastoves.com](http://www.defrastoves.com) +44(0)1929 555211

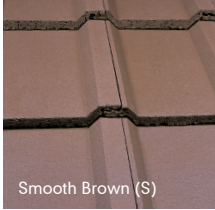
# WESSEX

lowpitch

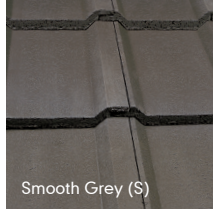


Designed to shed water efficiently at pitches down to 15°, the Wessex has clean, simple lines with a pleasing minimalist style.

## COLOUR AVAILABILITY



Smooth Brown (S)



Smooth Grey (S)

Key  
(S) Smooth finish

## TECHNICAL DATA

Size of tile	420mm x 330mm	
Minimum pitch*	15°	
Maximum pitch	44°	
Minimum headlap	75mm	
Maximum gauge	345mm	
Body thickness	29mm (nominal)	
Overall depth	56mm	
Cover width	298mm (nominal)	
Hanging length	403mm (nominal)	
Covering capacity (net)	9.7 tiles/m <sup>2</sup> at 75mm headlap	10.5 tiles/m <sup>2</sup> at 100mm headlap
Weight of tiling (approx.)	50kg/m <sup>2</sup> (0.49 kN/m <sup>2</sup> ) at 75mm headlap	53kg/m <sup>2</sup> (0.52 kN/m <sup>2</sup> ) at 100mm headlap
Battens required (net)	2.9 lin.m/m <sup>2</sup> at 75mm headlap	3.1 lin.m/m <sup>2</sup> at 100mm headlap
Batten size recommended	38mm x 25mm for rafters/supports not exceeding 450mm centres (fixed to BS 5534) 50mm x 25mm for rafters/supports not exceeding 600mm centres (fixed to BS 5534)	
Fixing clips	Eaves, verge and tile clips	
Authority	BS EN 490	

\* The minimum recommended pitch and lap may be influenced by special circumstances, please contact the Technical Advisory Service.

## SUSTAINABILITY

- ✓ A<sup>+</sup> rated in the BRE Green Guide (based on generic rating for UK produced concrete interlocking tiles  
Element Refs: 812410007, 812410018, 812410049)
- ✓ BES 6001 Responsible Sourcing certified

rationel®

13 Roodwell Cottages Stenton  
New ground floor windows & doors

# Rationel windows and doors

Beautiful design for  
sustainable living.



# Contents

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# Our story



From a small workshop in Denmark in 1954, a lone carpenter worked diligently to create his first order of 31 barn windows. He invested the profits in modern machinery and Rationel was born.

More than 60 years later we're still here, shipping 600,000 state-of-the-art windows and doors around the world each year. All of them bespoke, all of them beautiful. We may have grown, but we've maintained our firm focus on quality craftsmanship and service.

Rationel specialises in Scandinavian design. Slim sight lines, high-quality timber and unique ironmongery, along with the flexibility to stand tall, slant or curve to your requirements, mean our windows and doors add something truly special to your home. Our experts will help you find the perfect style to suit your project, whether that's traditional, modern or somewhere in between.

Our doors and windows look good but they perform even better; they're built to last, designed to meet the highest standards of comfort, security and weather-tightness. For your peace of mind, our doors and windows have Secured by Design accreditation, which means they are extremely difficult to break into.

We plan to be crafting windows and doors for homes for generations to come. So we go out of our way to source sustainable materials, whether that's the FSC®-certified trees that go into our frames or the waste timber that fuels our factories. Our cleverly positioned, energy-efficient windows maximise natural light to reduce CO<sub>2</sub> emissions and utility costs.

We make it our mission to provide exceptional service, from initial design support to hassle-free delivery and efficient after-sales care. Our network of local distributors means we're never far away, and for the times we can't talk in person, we're just a phone call, live chat or email away.



# The right choice for your home

Your door is the gateway to your home; the way it looks and moves influences the building's architectural expression. Your windows set the mood, determining the light and temperature of your environment. Every detail changes how you and your guests feel about your home.

All our products are bespoke, so it's important to carefully consider every aspect – from colour to glazing options to opening and closing functions.

The pages ahead feature our regular style options for your inspiration; we can also manufacture specially shaped units to suit unique spaces. Our experts can help guide your decisions by taking into account the details of your build and the overall impact you are aiming for.

You can visit our website for technical drawings, certification data, videos and more: [www.rationel.co.uk](http://www.rationel.co.uk)

# Windows

Windows can shape your outlook in more ways than one. From the way the light gathers at dawn to the flow of air during a hot summer, every element should complement your lifestyle. Let us introduce our two signature styles, AURA and FORMA. Both are available with double and triple glazing. The PLUS models feature timber frames with aluminium cladding, which opens up a new range of possibilities.

## AURA and AURAPLUS

AURA personifies clean lines. The sleek, flat frame gives your window a flush finish for a truly modern, Scandinavian feel. This is our most popular profile, especially for a stand-out "grand design". Optional glazing bars can increase the architectural elegance of this style. Made from sustainably sourced timber, your windows and doors will last for decades if looked after.

Choose AURAPLUS and we add aluminium cladding to the timber, which means maintenance becomes minimal and life expectancy rises by another 20+ years. The cladding comes in hundreds of colours and gives you the flexibility to have one colour inside your home and another on the outside. It can make a real impact and adds the durability to deal with the harshest of weather.

## FORMA and FORMAPLUS

Designed to complement traditional British architecture, FORMA brings a softer line to your windows and ensures your project blends with its environment. Beautifully styled in sustainable timber that will last for decades, the bevelled edges bring a homely feel. The colour palette is extensive, with the most popular choices shown on page 27; you'll be choosing the same colour inside and out.

Make it FORMAPLUS and the aluminium cladding gives you the option of another colour for the outside of your home – however, it's unlikely you'll want to cover up this beautiful styling. The cladded frame requires minimal maintenance and is extremely durable in all weather conditions. All styles are available with glazing bars, which particularly suit this style of window.

# AURA and AURAPLUS

Our contemporary style



Side opening with fixed lights

Top guided



This development used fully reversible windows with coloured opaque glass on the first floor.



Casement door

## AURA

### Key features:

- Timber frame
- 60-year life expectancy\*
- Available in more than 200 colours
- Best performance

### Triple glazed:

- 0.78 W/m<sup>2</sup> K U-value
- 42 dB Rw sound reduction

### Double glazed:

- 1.29 W/m<sup>2</sup> K U-value
- 41 dB Rw sound reduction



## AURAPLUS

### Key features:

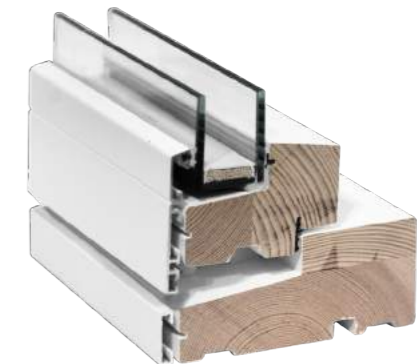
- Aluminium-clad timber frame
- Low-maintenance
- 83-year life expectancy\*
- Available in more than 200 colours
- Dual colour no extra charge
- Best performance

### Triple glazed:

- 0.79 W/m<sup>2</sup> K U-value
- 42 dB Rw sound reduction

### Double glazed:

- 1.29 W/m<sup>2</sup> K U-value
- 40 dB Rw sound reduction



AURA and AURAPLUS come with security hardware as standard to meet Secured by Design requirements. The majority of timber originates from FSC®-certified forests. Read more at [www.rational.co.uk](http://www.rational.co.uk)

\*Dr Gillian Menzies, Institute for Building and Urban Design, Heriot-Watt University, Edinburgh

# FORMA and FORMAPLUS

Our traditional style



Double casement door



Double side hung window with satin glass



This residential development used sideguided windows with horizontal glazing bar



Double patio door

## FORMA

### Key features:

- Timber frame
- 60-year life expectancy\*
- Available in more than 200 colours
- Best performance

### Triple glazed:

- 0.78 W/m<sup>2</sup> K U-value
- 42 dB Rw sound reduction

### Double glazed:

- 1.27 W/m<sup>2</sup> K U-value
- 40 dB Rw sound reduction



## FORMAPLUS

### Key features:

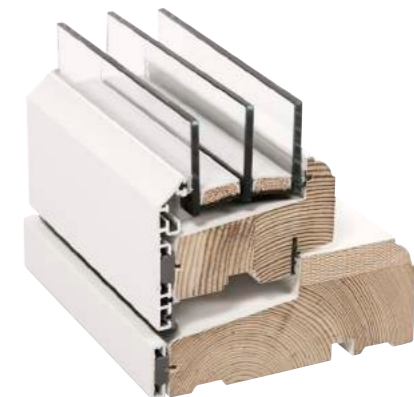
- Aluminium-clad timber frame
- Low-maintenance
- 83-year life expectancy\*
- Available in more than 200 colours
- Dual colour no extra charge
- Best performance

### Triple glazed:

- 0.80 W/m<sup>2</sup> K U-value
- 43 dB Rw sound reduction

### Double glazed:

- 1.28 W/m<sup>2</sup> K U-value
- 40 dB Rw sound reduction

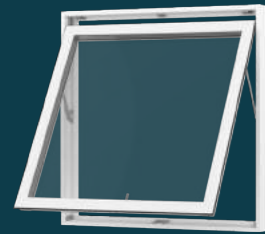


FORMA and FORMAPLUS come with security hardware as standard to meet Secured by Design requirements. The majority of timber originates from FSC®-certified forests. Read more at [www.rational.co.uk](http://www.rational.co.uk)

\*Dr Gillian Menzies, Institute for Building and Urban Design, Heriot-Watt University, Edinburgh

# Window types and openings

Hung, swung or guided: the drawings below show the range of styles available. Contact Rationel for information on different style combinations.



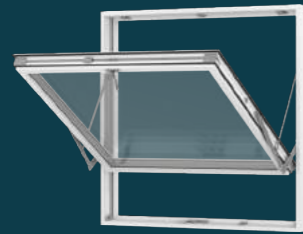
## Top guided

### Opening function

Elegant style that is suitable for all rooms. Simple, seamless opening function allows for effective ventilation when open, both above and below the sash. Clean look with no visible external hinges.

### Measurements

Min. width	358mm
Min. height	383mm
Max. width	1,798mm
Max. height	1,598mm



## Fully reversible

### Opening function

Multi-functional style suitable for multi-storey buildings. Sash can be turned to clean the glass from the inside. Comes with a child-proof opening limiter.

### Measurements

Min. width	553mm
Min. height	548mm
Max. width	1,598mm
Max. height	1,598mm



## Fixed light

### Opening function

Simple style that allows for optimal views. Ideal when you need maximum internal light and solar heat. Can be fitted with trickle-vents for ventilation.

### Measurements

Min. width	253mm
Min. height	253mm
Max. width	2,998mm
Max. height	2,998mm



## Side hung

### Opening function

Simple, stylish design with a seamless opening function. On larger windows, the friction brake allows the window to be fixed in any open position. Suitable as escape windows.

### Measurements

Min. width	353mm
Min. height	358mm
Max. width	948mm
Max. height	1,798mm



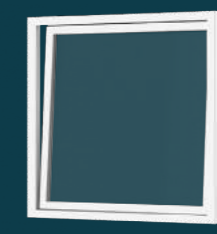
## Side guided

### Opening function

Minimalist design that moves seamlessly, with no visible external hinges. When fully open the glass can be cleaned from the inside.

### Measurements

Min. width	453mm
Min. height	438mm
Max. width	998mm
Max. height	1,798mm



## Tilt and turn

### Opening function

Multi-functional style suitable for multi-storey buildings. Tilt function opens the top of the sash inwards for ventilation. Can be cleaned from the inside, and are perfectly suited as "escape windows" or emergency exits.

Available in AURAPLUS triple glazed only.

### Measurements

Min. width	478mm
Min. height	438mm
Max. width	1,298mm
Max. height	2,400mm

All maximum width and height measurements are subject to glass weight and specification.

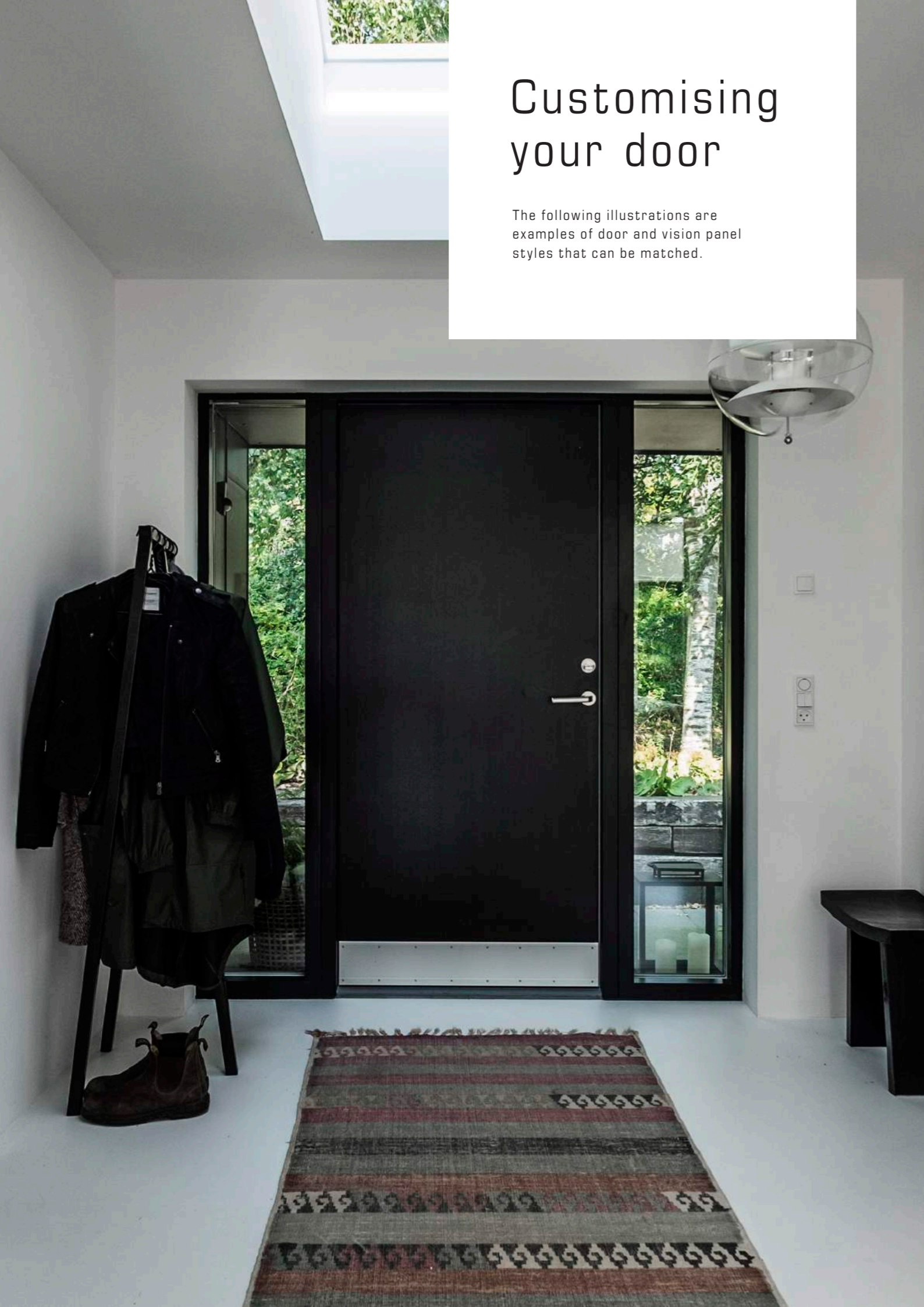


# Doors

Make a grand entrance with a bold front door or bring fluidity to your space with sliding patio doors; a great door will change the way you live. Browse the styles, colours, materials and security features we offer in the following pages.

# Customising your door

The following illustrations are examples of door and vision panel styles that can be matched.



## Flush entrance doors



Flush entrance doors can be customised, with several options to mix and match your preferred door with vision panel style and position.



Plain



Vertical



Diagonal



Herringbone



Oval



Antique

## Window types



Oval



Farmhouse



Rectangle



Square



Circle



Diamond

## Glazed entrance doors and patio doors



Glazed entrance doors can also be customised. We can recommend standard options or work with you to create any variation you require.



Glazed door



Glazed door with single glazing bar



Glazed door with two glazing bars



Multi-light glazing door



Multi-light glazing door



Multi-light glazing door



# For your inspiration



01

Glazed entrance door



02

Glazed entrance door



03

Flush entrance door



04

Flush entrance door



05

Flush entrance door with integrated sidelight



06

Flush entrance door with integrated sidelight



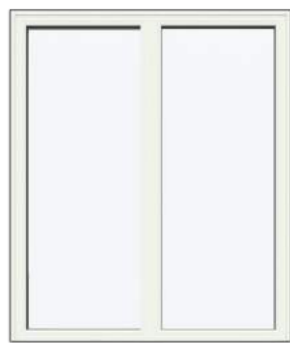
07

Flush entrance door with sidelight



08

Glazed entrance door with integrated sidelight



09

Double casement door



10

Sliding door  
Only available in AURAPLUS  
triple-glazed only

## Your choice

Contact us for more options, we can help you design the perfect door for your project.



# Door types and openings

Tilt, turn or slide: the drawings below show the range of styles available.  
Contact Rationel for information about more options and style combinations.



## Flush entrance door

### Features

Available as inward- or outward-opening, flush doors are hung on grey powder-coated adjustable hinges and fitted with a minimum three-point locking espagnolette bolt.

Flush doors can be manufactured with a wide range of patterns and vision panels. See examples on page 17.

### Measurements

Min. width	653mm
Min. height	1,703mm
Max. width	1,198mm
Max. height	2,398mm



## Glazed entrance door

### Features

Available as inward- or outward-opening, glazed entrance doors are hung on grey powder-coated adjustable hinges and fitted with a multipoint lock box with latch deadbolt locking espagnolette bolt.

Glazed entrance doors are constructed using a frame and sash with an option of glazing bars, transoms and mullions. The glass can be composite or insulated panel.

### Measurements

Min. width	653mm
Min. height	1,703mm
Max. width	1,198mm
Max. height	2,498mm



## Patio door

### Features

Available as either inward- or outward-opening, patio doors are ideal for access to balconies, gardens and patios.

Doors have an inbuilt friction brake\*, operated by turning the handle down in any given position. They are hung on grey powder-coated adjustable hinges and fitted with a minimum three-point locking espagnolette bolt.

\*Available on master door leaf only.

### Measurements

Min. width	1,188mm
Min. height	1,703mm
Max. width	2,328mm
Max. height	2,498mm



## Tilt and turn door

### Features

Available as inward-opening only, tilt and turn doors function in two ways. They are hinged from the side and open inwards, or, for ventilation, the leaf can be tilted. Tilt is available on master leaf only.

Available in Rationel AURAPLUS triple-glazed only.

### Measurements

Min. width	1,003mm
Min. height	1,803mm
Max. width	1,998mm
Max. height	2,198mm



## Casement door

### Features

Available as outward-opening only, casement doors are ideal for access to balconies, gardens and patios. The slim construction allows maximum daylight and heat into the house without compromising functionality and comfort.

Casement doors come fitted with an inbuilt friction brake operated by turning the handle down in any given position. They are hung on grey powder-coated adjustable hinges and fitted with a minimum three-point locking espagnolette bolt.

### Measurements

Min. width	938mm
Min. height	1,703mm
Max. width	2,328mm
Max. height	2,398mm



## Sliding door

### Features

Designed to be as beautiful as the views they frame, sliding doors allow the garden into your home in the summer but keep the heat inside throughout the winter.

Sliding doors, where one half slides and the other is fixed, are ideal when space is at a premium. The sliding part lifts easily and glides in front of the fixed section to create a clear opening of up to 1.55 metres.

Available in AURAPLUS triple-glazed only.

### Measurements

Min. width	1,788mm
Min. height	1,863mm
Max. width	3,588mm
Max. height	2,388mm

All maximum width and height measurements are subject to glass weight and specification.

# Glazing options

Rational windows combine safety, privacy and energy-efficiency features that help you make the very best of your home.



**Rational SECURE**  
Our windows are built with security in mind. Read more about our Secured by Design certification on page 24 or watch the video on our website.



**Rational OBSCURE**  
Our panes are designed to restrict the view into private areas such as bathrooms. Choose from six different types of glass to get the combination of light and privacy you desire.



**Rational SAFETY**  
Our glass holds together when shattered, reducing the risk of injury if someone falls into the pane. The toughened glass is designed to fall out of the sash and shatter into small, harmless pieces. Panes can be made of toughened glass, laminated glass or a combination of both.



**Rational FACADE**  
Used in buildings either to create a visually coherent facade or for special colour effects, FACADE is well suited to storey divisions as well as ventilated and insulated panels, and is available in special colours on request.



**Rational SOUND**  
If your home is subject to environmental noise, our noise-reducing panes are for you. Panes feature two glass sheets that act as a break, dramatically reducing the movement of sound into your home and creating a peaceful environment.



**Rational SOLAR**  
Our solar panes limit the amount of sunlight and heat coming into a building, depending on the light and heat shielding levels required. This means significantly less energy will be required to cool hot rooms.

## Durability tests

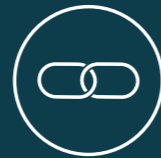
All our windows are tested for durability. A series of videos are available to view on the Rational website.



Air permeability  
600Pa



Wind resistance  
1600Pa



Operation  
10.000 cycles



Water tightness  
600Pa

# Handles and accessories

Customise your windows and doors with different handles and accessories.



Handle for outward opening window and patio door



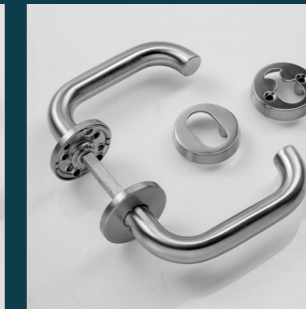
Handle with child lock



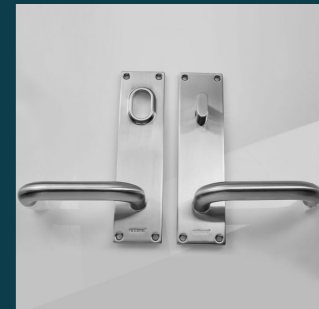
Handle with lockable child safety lock



Entrance door handle with round rose key thumb turn



Entrance door handle with round rose key-key



Entrance door handle with back plate key thumb turn



Entrance door handle with back plate key-key



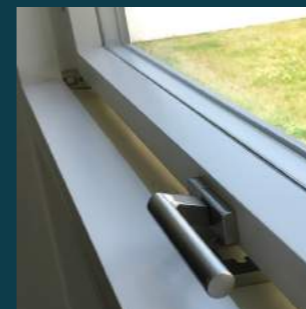
Patio door handle with key internal only



Sliding door finger pull



Sliding door handle



Night vent position



Restrictor



Secured by Design letterplate



Normal letter plate

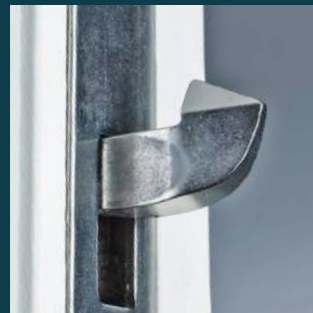
# Secured by Design and Part Q



Our experience working with housing associations, community developments and commercial projects means the security and safety of our doors are second to none.

To meet Part Q requirements, windows and doors must satisfy particular standards of robustness, use approved hardware and demonstrate proven security performance.

Our doors are tested and marked according to several national and European standards, including Secured by Design. That means the frame, lock and hardware can withstand common burglary methods.



Three-point espagnolette locking mechanism inhibits burglary.



Reinforced espagnolette increases the strength of all closing points.



Extra-strong reinforced screws increase the strength of all hinges.



Hook bolts in hardened steel combined with a reinforced front plate resist even severe attacks.



The length of time it takes to break a laminated pane will discourage even the most persistent burglar.



The letterbox has an inner protective housing with a unique concealed hinge mechanism. This limits the opening of the inner flap for maximum protection from "fishing" burglaries.



# Colour

Make a statement or play it cool with your choice of colour. Our standard colours suit most architectural styles, while our special range is ideal for highlighting unique features.

Our windows and doors are available in one standard colour all over. AURAPLUS and FORMAPLUS windows can also be ordered with a different colour inside to outside, with no additional cost.

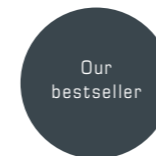


## Standard colours

If you can't see the colour you want here, you can choose from the whole RAL classic colour chart. Non-standard colours be subject to additional costs and lead times.

Colours shown are indicative only.

Our most popular RAL colours are:



Anthracite grey  
RAL 7016



Black  
RAL 9005



White  
RAL 9010



White  
RAL 9010



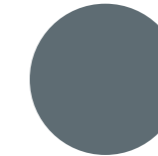
Cream white  
RAL 9001



Light grey  
RAL 7035



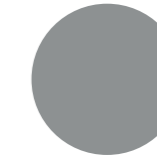
Silver grey  
RAL 7001



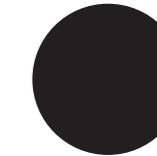
Slate grey  
RAL 7015



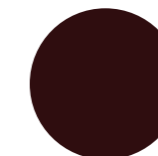
Anthracite grey  
RAL 7016



Mid grey  
RAL 7042



Black  
RAL 9005



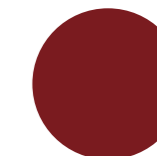
Dark brown  
RAL 8017



Olive green  
RAL 6003



Navy blue  
RAL 5013



Rowanberry  
RAL 3011



Pebble grey  
RAL 7032



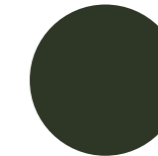
Beige  
RAL 1001



Beige grey  
RAL 7006



Yellow  
RAL 1018



Dark green  
RAL 6007



Blue black  
RAL 5008

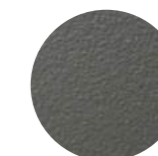
## Granite

Available for external AURAPLUS and FORMAPLUS windows and doors only.

Colours shown are indicative only.



Granite 01  
White (SAA10F)



Granite 10  
Light grey (S2150)



Granite 20  
Medium grey (S2400)



Granite 30  
Warm grey (S2900)



Granite 60  
Dark grey (S2100)



Granite 80  
Black (S900)



# Turn your dream home into a design reality

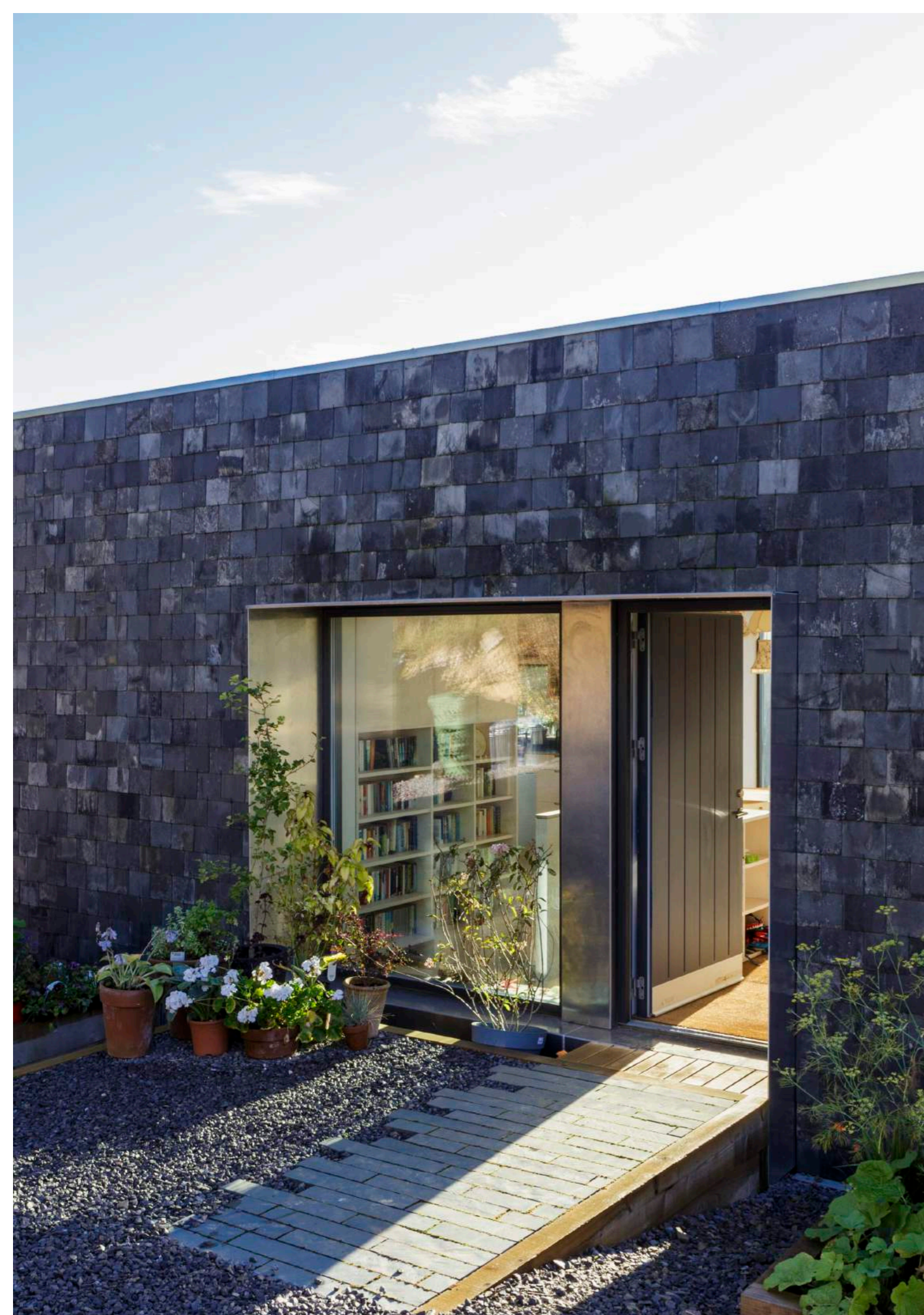
Rationel is part of the VKR Group, whose mission is to establish model companies that create products useful to society and treat customers, suppliers, employees and shareholders better than most other companies.

At the heart of the organisation is a set of Charitable Foundations created to assist employees and their local communities, as well as fund a wide range of environmental, cultural and social programmes.

[www.rationel.co.uk](http://www.rationel.co.uk)

[quotation@rationel.co.uk](mailto:quotation@rationel.co.uk)

01869 248 181



## Contact Rationel

Phone: +44 1869 248 181

Email enquiries: [generalenquiry@rationel.co.uk](mailto:generalenquiry@rationel.co.uk)

LiveChat: visit our website [rationel.co.uk](http://rationel.co.uk)

Rationel Windows Ltd.

7 Avonbury Business Park

Bicester, OX26 2UA



The mark of  
responsible forestry

Secured by Design



Official Police Security Initiative



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All images are for inspiration only and are subject to change.





REMARKABLE  
BESPOKE  
ROOFLIGHTS





## WHY ARE STELLA ROOFLIGHTS SO SPECIAL?

There is nothing standard about a Stella rooflight which is why we don't sell off the shelf products. We create high quality bespoke rooflights to suit your individual project. With a Stella rooflight, you can choose your size, colour, glazing specification, opening options and pick your internal liner finish.

We design and manufacture rooflights using the finest quality materials, to achieve the highest performance standards.

## 10 YEAR GUARANTEE

All Stella rooflights come with a 10 year guarantee, however, your Stella rooflight will have a lifespan well beyond this period and indeed, in most cases, will outlast your building. Whilst you will still need to maintain your rooflight to ensure it remains aesthetically pleasing and that the paint coating stays in good condition, Stella rooflights are manufactured using a Marine Grade 316 stainless steel.

This means they are not reliant on the paint coating to prevent them from rusting (unlike mild or carbon steel rooflights).

So even if your property is situated near the coast, near to a salt water estuary or even a road which is heavily salted in the winter, then you can rest assured that it will stand the test of time.

## STRENGTH AND BEAUTY

Steel rooflights offer the perfect combination of durability and aesthetic design.

We only manufacture rooflights using Marine Grade 316 stainless steel, offering superior protection and corrosion resistance compared to mild/carbon steel alternatives.

Steel also offers great strength, thin framing detail and in turn a greater glazed area, allowing more natural light to enter your building.



Aesthetically pleasing compared to modern chunky-framed rooflights



Excellent resistance to corrosion and extremely robust compared with mild or carbon steel



Can withstand much more time and abuse before showing signs of wear



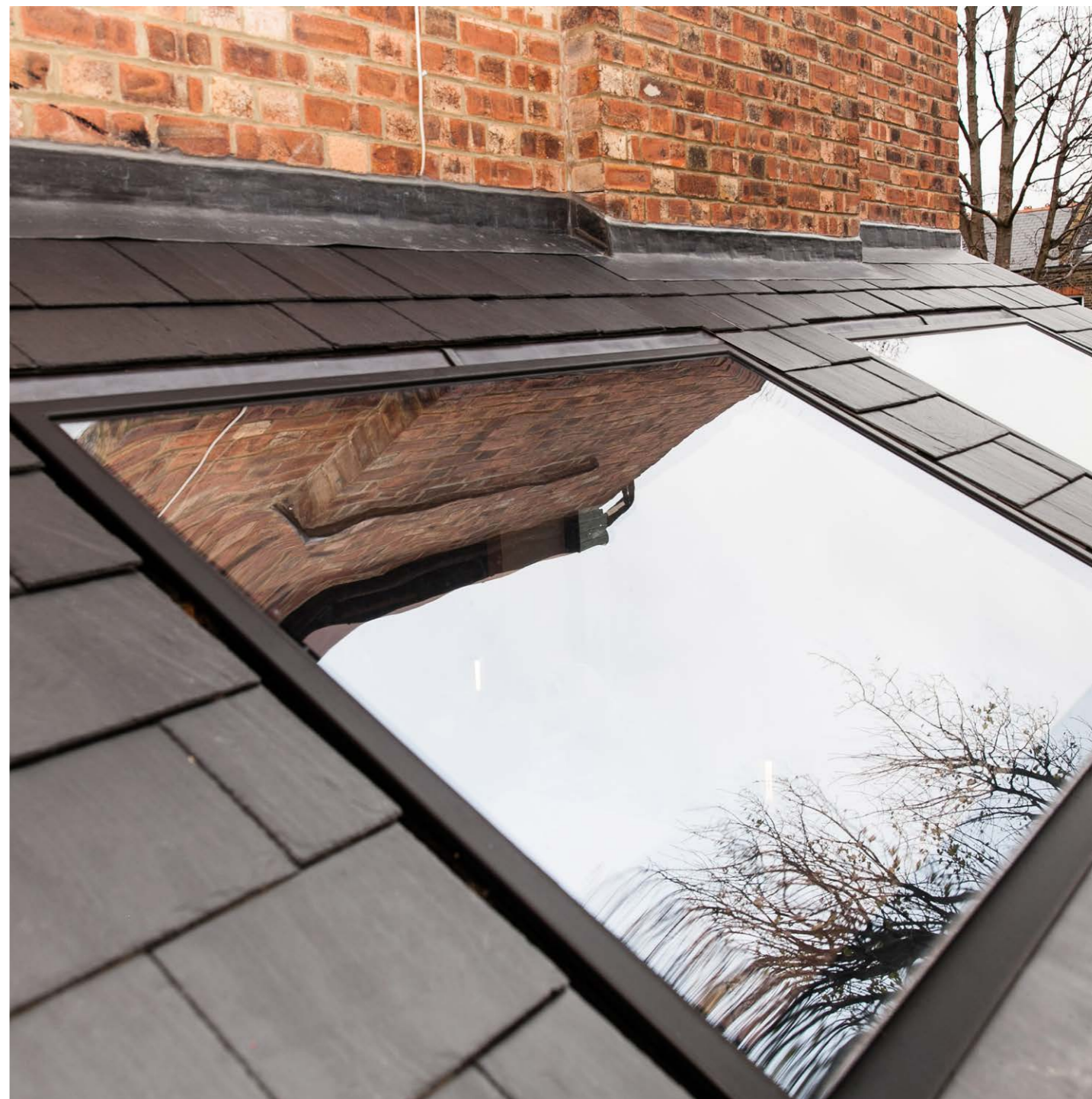
Thin lines of steel offer less frame and more glass for greater light and viewing area



Low profile design ideal for conservation properties



Suitable for coastal properties





## EXCEPTIONAL PERFORMANCE

Superior quality materials and superb craftsmanship combine to ensure that Stella rooflights are among the best performing products on the market.

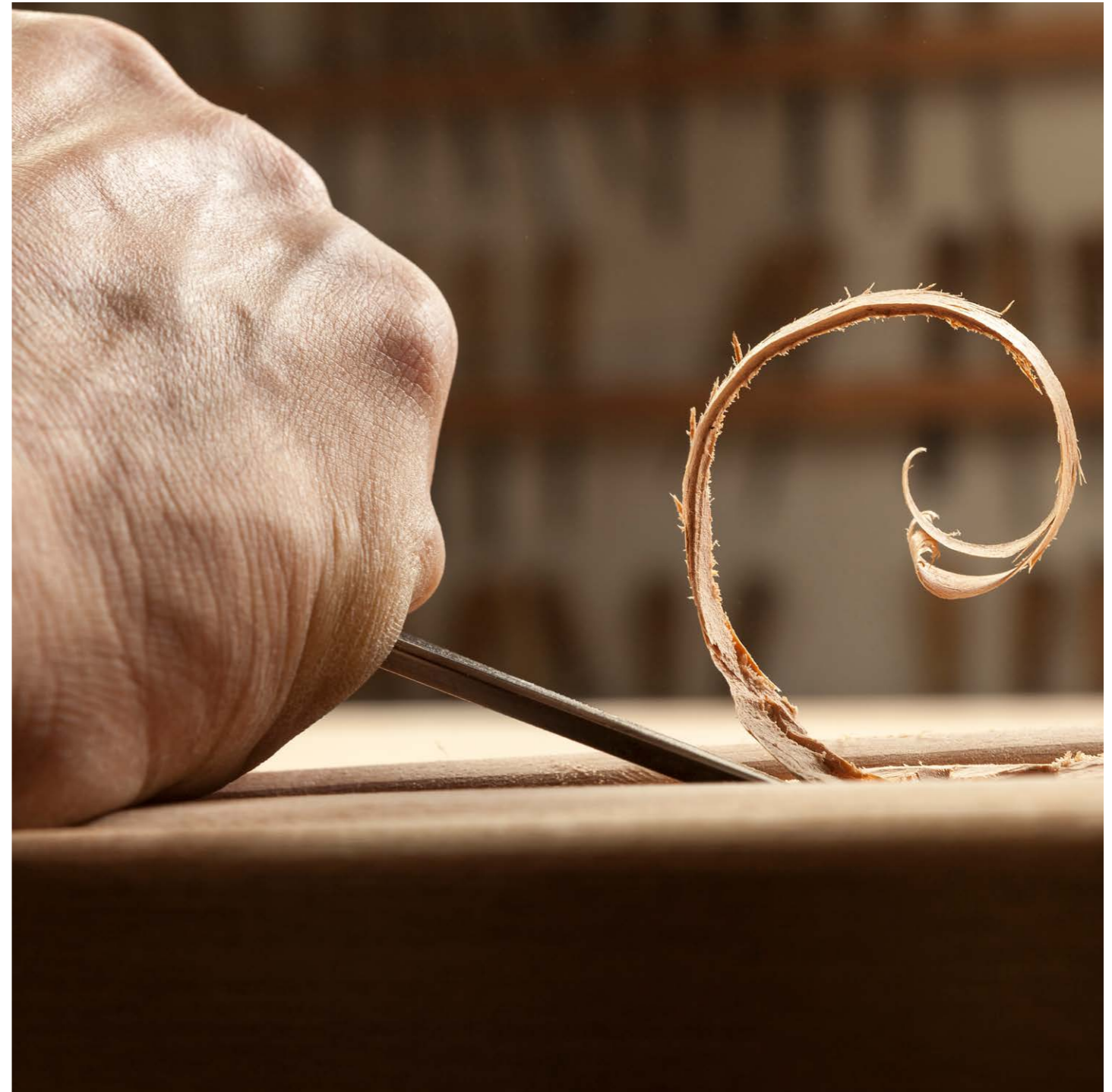
Our low profile triple glazed units have a U-Value of just 0.5 W/m<sup>2</sup>K meaning that a Stella rooflight can achieve exceptional overall U-Values from as low as 1.1 W/m<sup>2</sup>K.



## DESIGNED, MANUFACTURED AND ASSEMBLED IN THE UK

All our rooflights are produced entirely in the United Kingdom from concept to completion, so you can be assured that we maintain the highest quality throughout the whole process.

Our team of experts have a wealth of experience in the design and manufacture of rooflights, and are on hand to help and advise on how best to create the perfect rooflight for your project.





## **BUILT TO WITHSTAND THE ELEMENTS**

All Stella rooflights are produced with a C5 paint application, which means that they are protected to a standard for aggressive atmospheres, including high humidity and high salinity.

This far exceeds the industry standard C3 application and ensures that Stella rooflights provide greater protection against the elements, making them ideal for coastal properties.



## EXACTING STANDARDS

Our rooflight design is tested for wind and weather performance and complies to BS EN 14351-1:2006 + A1:2010 and our thermal performance complies with BS EN ISO 10077-1 2017.

All product testing has been undertaken in the UK.



FAR EXCEEDS  
INDUSTRY STANDARD



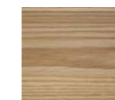
## REAL WOOD INTERIOR LININGS

While the industry standard is to cover the inside of all rooflights with either cheap wood painted white or plastic, Stella rooflights are manufactured with natural real wood interior liners, giving them enhanced thermal performance and a stunning natural look finish

Our first choice timber is American Ash because it is both a sustainable and hardwearing however, our customers have the option to select any timber that they wish.

Choose from a range of stunning high quality wood finishes on your bespoke designed rooflight.

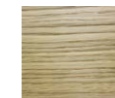
Our range of options include:



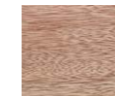
*American Ash*



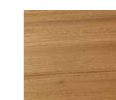
*American Oak*



*European Oak*



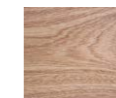
*Meranti*



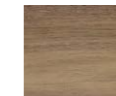
*Sapele*



*Tulipwood*



*Utile*



*Walnut*

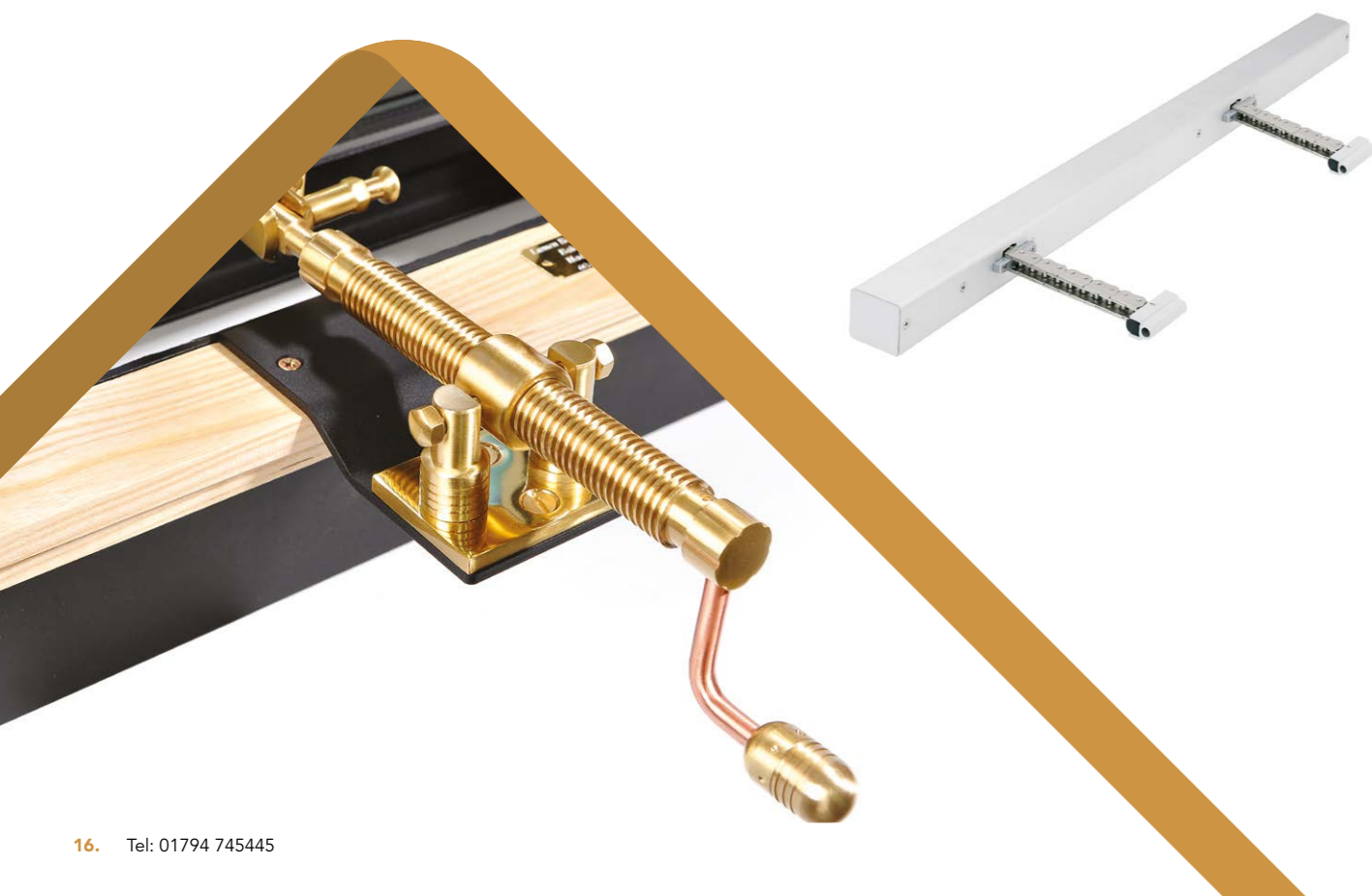


## FIXED OR OPENING

We offer fixed or opening rooflights or a combination of both.

The opening options include brass or 316 stainless manual screwjack winders (subject to the casement size) or electrically actuated chain drives with a variety of control options.

We also offer a conservation access rooflight with gas strut assisted opening.



IDEAL FOR  
ANY PROJECT



## CONSERVATION

Stella rooflights are ideal for installation in any project but especially period properties, Listed buildings, barn conversions or areas where flush fitting glazing is required.

The Marine Grade 316 stainless steel low profile design will help maintain and preserve the heritage of period buildings whilst meeting the requirements of both the local Conservation Officer and Building Control department. Our conservation rooflight comes with a genuine glazing bar to enhance its strength and traditional appearance.



Exceptional longevity by only using Marine Grade 316 stainless steel



Self-Clean, solar control triple glazing as standard



Flush fitting unobtrusive framework with slim clean lines



Genuine glazing bars enhance strength and traditional appearance



Choose your real wood lining for a natural internal appearance



Retain the character and original features of your project



Designed, manufactured and assembled in the UK



Made to order to suit your individual requirements



Easy to install and bespoke real lead flashing kits available






# GLAZING

Stella rooflights use a high specification of glazing that includes both SGG BIOCLEAR self-clean and solar control glazing as standard.

In addition our rooflight glazing includes Planitherm glass on centre and inner panes, which offers excellent thermal performance.



# GLAZING SPECIFICATION

	STANDARD	STELLA
<p> <b>ENERGY EFFICIENCY</b> A special coating on our glass helps stop heat escaping, so you'll use less energy to keep your home warm. Standard glazing captures and makes use of the warmth from natural daylight, while Stella glazing helps limit and control it – ideal for very sunny rooms.</p>	⊗	⊙
<p> <b>ENHANCED SECURITY</b> Our high-security transparent layer makes our glazing units much tougher to break through than standard, unlaminated glass. Used in an approved window frame, they're designed to meet the official police security initiative 'Secured by Design' standard, so you'll feel safer and more secure in your home.</p>	⊗	⊙
<p> <b>NOISE REDUCTION</b> Perfect for bedrooms to ensure a good night's sleep, a built-in acoustic layer keeps exterior noise exactly where it belongs – outside. If you live on a busy road or close to other disturbing sounds, noise control glazing should be on your list.</p>	⊗	⊙
<p> <b>FURNITURE FADE PROTECTION</b> Prolonged exposure to ultra-violet light from the sun will contribute to your furniture and curtains fading over time. Our hidden layer of protection blocks out 99% of the sun's UV rays. Think of it as sun-block for your sofa, curtains and carpets!</p>	⊗	⊙
<p> <b>REDUCE OVERHEATING</b> Rooms with lots of glass will give you a great view, but the warmth from natural daylight can make it uncomfortably hot on sunny days. Our glass has a special coating designed to keep out heat from the sun's rays, for a comfortable, bright environment and greater control of your internal temperature. It's particularly suited to south and west facing rooms with sunny aspects, or larger glazed areas such as bi-fold and patio doors.</p>	⊗	⊙

## A SMOOTH, EFFICIENT PROCESS

The Stella team has a wealth of knowledge and expertise in the design and manufacture of bespoke rooflights.

We work with you at every stage of the design process to ensure your exact requirements are met. We are happy to make recommendations on the many bespoke elements that go in to creating your perfect rooflight, and to work with you and/or your architect to ensure your designs are transformed into reality.

Following this initial consultation, we provide you with a professional set of drawings for your approval. Once you are entirely happy with the design process we will commence with the bespoke manufacturing stage which is undertaken in the UK by highly skilled craftspeople.

The manufacturing process usually takes between 7-10 weeks, depending on the size and complexity of the job. We will agree a delivery time and date suitable to you before commencement.

Your rooflight/s will be safely delivered to your site by our trusted delivery partners. Our friendly and professional team will be on hand throughout the entire process to offer advice and guidance to you, your architect and/or builder at any stage.





**[WWW.STELLAROOFLIGHT.CO.UK](http://WWW.STELLAROOFLIGHT.CO.UK)**

01794 745445

Contact our customer service manager:  
[paul@stellarooflight.co.uk](mailto:paul@stellarooflight.co.uk)

*Cover image and p20. image courtesy of Tom Spriggs Architects*



13 Roodwell Cottages Stenton  
New dormer windows

# slim window

slim framed window for modern design

slim square framing perfect for  
modern design projects

slim sightlines of only 65mm across  
vent and frame

PAS 24 security testing for Part Q

impressive performance; water  
(E1200), air (4) + wind (2400Pa)

Uw values from 1.1W/m<sup>2</sup>K  
depending on configuration

efficient manufacturing + lead times

# slim window

## Technical Data Sheet



### GLASS

Typical Glass Spec 6mm TXD outer / 16mm argon filled cavity / 6mm TXD inner with low e coating

Glass Thickness maximum 44mm

### FRAME

Ultra slim thermally broken aluminium profile

Typical Vent + Frame Profile 65mm

Frame Depth 70mm

### FRAME FINISHES

Powder Coated any RAL / Timber Effect PPC / Anodised / Dual Colour

### CONFIGURATIONS

Fixed Windows / Side Hung Windows / Top Hung Windows / Outward Opening

### PERFORMANCE

Uw Value from 1.1 W/m<sup>2</sup>K\*

Air Permeability Class 4 in accordance with EN 12207

Water Tightness Class E1200 in accordance with EN 12208

Wind Resistance Class CE (2400 Pa) in accordance with EN 12210

Security PAS 24

\*typical Uw value, Uw values vary per configuration for an accurate Uw value, this must be calculated per project.

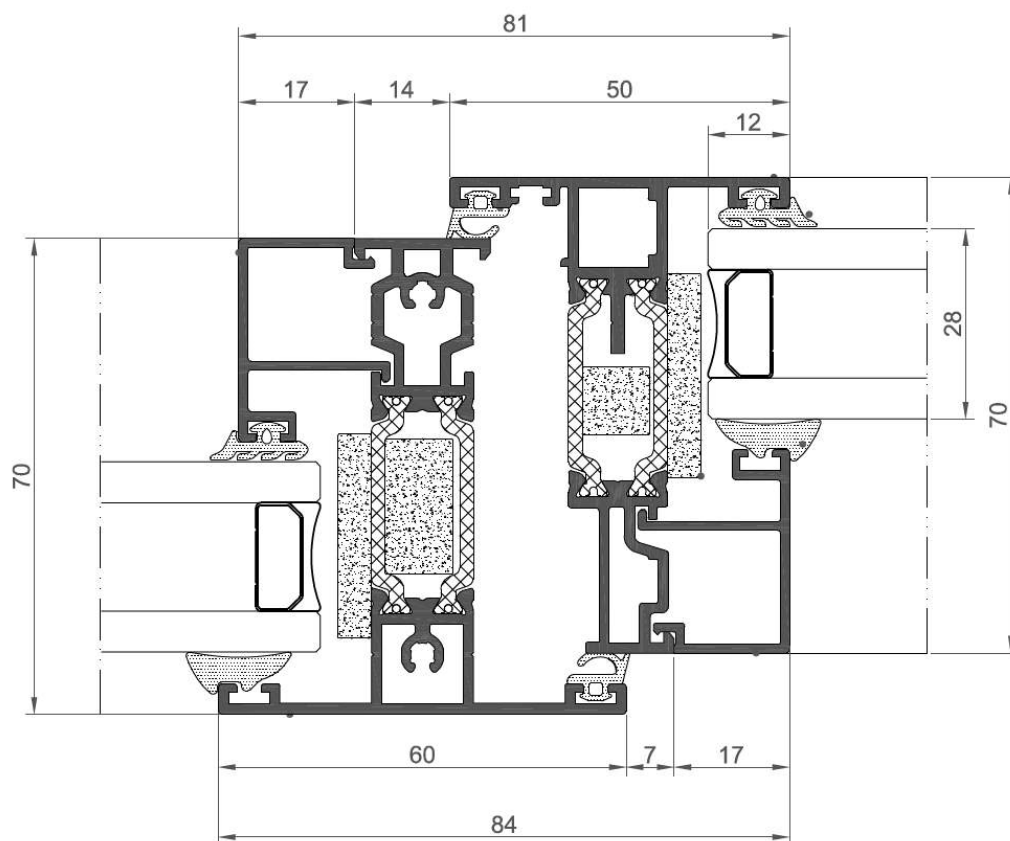
# slim window

## Typical Framing Sections

### MAXIMUM SIZES

Window Type	Max Width	Max Height	Max Weight
Side Hung Window	700mm	1300mm	35kg
Top Hung Window	1200mm	1300mm	50kg

### CENTRAL MEETING PROFILE WITH FLYING MULLION, DOUBLE OPENING WINDOWS



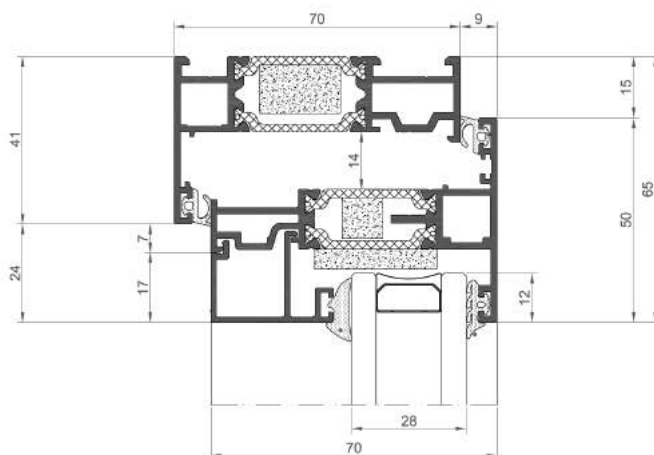


# slim window

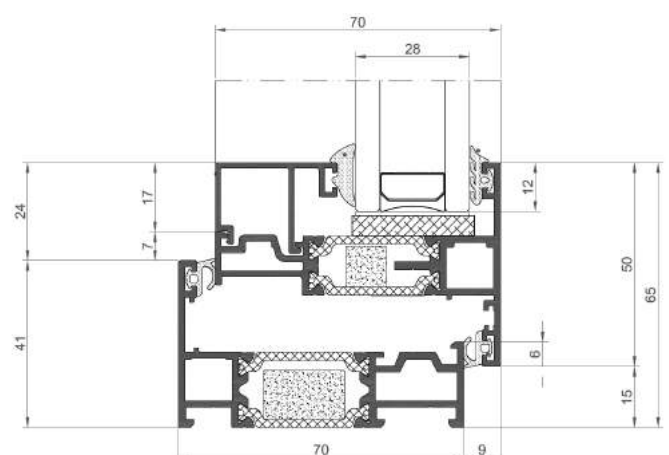
Typical Framing Sections



WINDOW HEAD/SIDE FRAME



WINDOW BASE FRAME

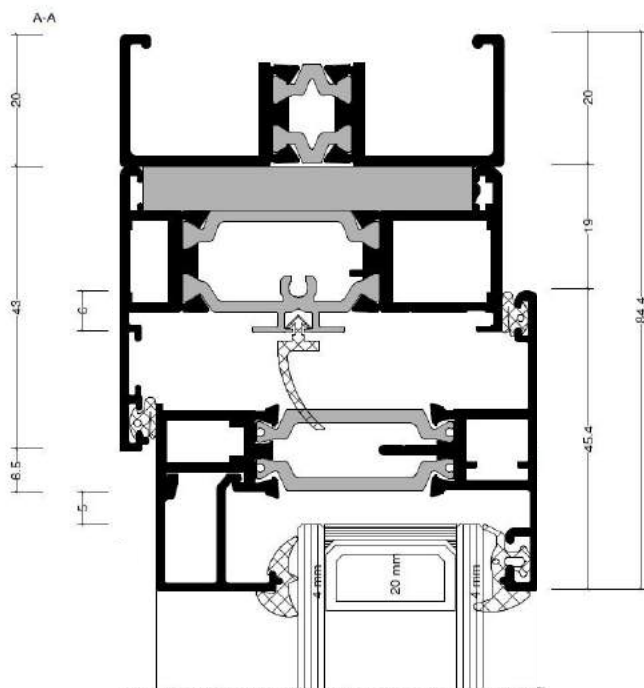


# slim window

## Framing for Trickle Vents

The use of trickle vents will require an additional profile to the head of the frame. Due to the airflow requirements, the head of the frame cannot be concealed within the building finishes.

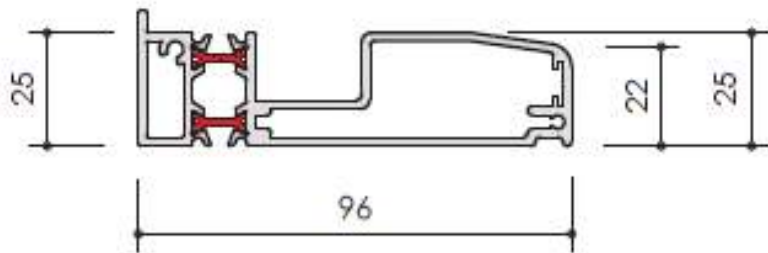
### TRICKLE VENT ADDITIONAL HEAD PROFILE



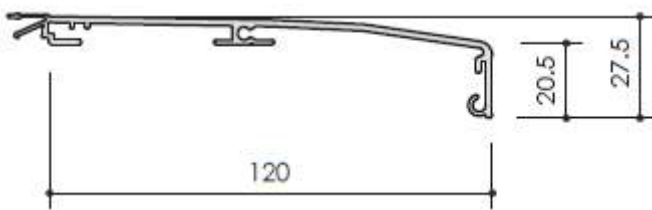
# slim window

Cill Depth Options

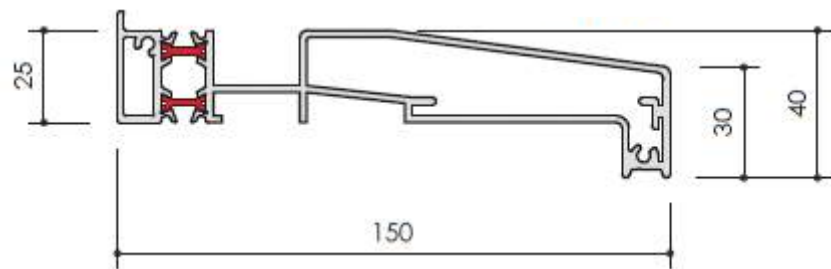
96MM CILL



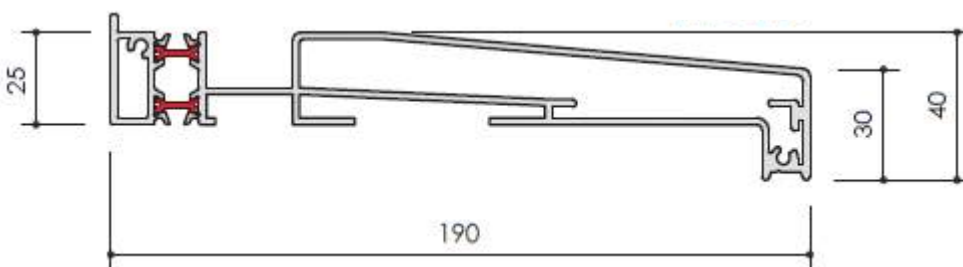
120MM CILL



150MM CILL



190MM CILL



# slim window

## Handles

Available in any RAL colour (matt or textured) / oil rubbed bronze / stainless steel



**THE STANDARD INLINE  
HANDLE**

shown in matte black



**THE STANDARD  
ESPAGLONETTE HANDLE**

shown in matte black



**THE DESIGN  
ESPAGLONETTE HANDLE**

shown in textured black



**THE REGENT  
HANDLE**

shown in textured autumn bronze



**THE ANGLED  
HANDLE**

shown in textured pewter



**THE TILT AND TURN  
HANDLE**

shown in textured pewter

# slim window

## Handles

Available in any RAL colour (matt or textured) / oil rubbed bronze / stainless steel



**THE INLINE  
HANDLE**  
shown in stainless steel



**THE OPERA  
HANDLE**  
shown in stainless steel

# slim window

At the Showroom



## ON SHOW

The Sieger® Slim Window is available to view in real size at the Sky House Design Centre in Amersham. The slim window is on show in a multi-light configuration, with a fixed bottom pane and top hung window as well as a double opening side hung window.



## SEE FINISHES + DETAILS

Seeing a picture or drawing of a potential building product is never the same as seeing it in person. When you visit the Sky House Design Centre you will see the exclusive Sieger® Range each finished in a range of ways with multiple ironmongery options.



## VISIT

Contact your sales representative to arrange your personal appointment to the Sky House Design Centre and see the exclusive Sieger® Systems in real life.

# slim window

## How to Specify

The Sieger® Architektursystem is available exclusively from the IQ Group and associated companies.

A Sieger® Systems product will bring high quality European engineering to your project and are the first choice for architects and designers all over the UK.

If you have any questions about how to specify this product for your project just speak to the team who would be happy to assist.

### **SPEAK TO THE TEAM**

If you are considering using a Sieger® product on your project speak to the team at your chosen IQ Group glazing company. They will be able to advise you on the best solution for your intended design, ensure that all specification criteria are met and advise you on any feasibility areas of the installation you may not have considered.

### **GET A QUOTATION**

We advise customers to get a quotation for the installation. This allows all parties to ensure that the preferred product and design is within budget. If it is not we can help you adjust the specification to reach all performance, design and budgetary requirements.

### **ADD US TO YOUR NBS SPECIFICATION**

To assist you in specification we have created individual NBS Specification sheets for each Sieger® Systems product. These easy to navigate documents contain all the vital information needed for specification. They are available for your to complete on your own alternatively ask your sales representative at to complete this on your behalf.

### **PLACE THE ORDER**

When ready you (or your client or the builder) can then place the order for your products with us. A full in house handover will take place and your project will be passed to the contracts team. The project will be appointed a dedicated contracts manager who will oversee the installation process. The estimated lead time for Sieger® products is 6-8 weeks but your overall glazing lead time may be different depending on the other glazing products on your project and their lead times. Please also allow 20 working days if your project requires full glazing design drawings. This will be confirmed on order.

### **WHERE CAN I SEE SIEGER® PRODUCTS?**

The Sieger® Systems range is available to view at the Sky House Design Centre. Just contact your sales representative who will be happy to book you an appointment.

# slim window

slim framed window for modern design

## EUROPEAN DESIGN

The Sieger® Architektursystem has been designed to the highest European standards to ensure a highly engineered finish with the best performance.

Each aluminium framing profile is selected and engineered to offer a minimal and modern finish, whilst maintaining robust performance and quality standards.

The technologically advanced thermal break system offers projects unparalleled levels of thermal insulation in keeping with modern European design.

## BRITISH MANUFACTURING

Every Sieger® Architektursystem products is manufactured and fabricated bespoke to each project specification. Our state of the art fabrication site offers the latest technology in modern aluminium fabrication, ensuring Sieger® Systems can offer efficient lead times and exceptional quality.

## MORE INFORMATION

For more information about the Sieger® Architektursystem please contact the team who will be happy to help. Make sure you investigate our entire range to achieve a cohesive design to all

