

4th November 2015

DAS/15.026 /L1

Planning Department
Liverpool City Council
Municipal Buildings
Dale Street
Liverpool
L2 2DH

Dear Sirs,

**To change use and convert ground floor office area into 2 commercial/retail units (within Use Classes A1, A2 or B1) with the conversion of the upper 7 floors into 34, one, two and three bed apartments.
Ref: 14F/0473 / 14L/0475**

We are writing in regard to above project in-relation to the discharge of the conditions. Please find attached 4 copies of the following:

Application form
Cheque for £97.00
Planning Conditions Discharge table & CD with associated drawings / reports

Dependent upon your satisfaction of the above and the enclosed, we would be grateful if you could confirm discharge of the above conditions in writing to ourselves.

We trust you find the above and attached to your satisfaction, however if you require any further information please do not hesitate to contact this office.

Yours Sincerely

Daniel Smith

Planning Conditions Discharge Table - 14F/0473

Citrus House, 40-46 Dale Street, Liverpool, L2 5SF

To change use and convert ground floor office area into 2 commercial/retail units (within Use Classes A1, A2 or B1) with the conversion of the upper 7 floors into 34, one, two and three bed apartments.

Our response is as follows:

	Planning Conditions	Response	Date condition discharged
1	The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.	AGREED / ONGOING. Statement no additional information required	
2	The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the local planning authority: (i) Drawing Numbers: 02-100 P1, 02-101 P3, 02-0GF P3, 02-001 P8, 02-002 P8, 02-003 P8, 02-004 P7, 02-005 P7, 02-006 P7, 02-007 P5, EX-010 Rev C, (ii) Supporting Documents: Heritage Asset Statement, Acoustic Noise Report April 2013.	AGREED / ONGOING. Statement no additional information required	
3	The window(s) at ground floor level, fronting onto Dale Street shall be retained in clear glazing and views into the premises shall not be screened or obscured in any way unless otherwise agreed in writing by the local planning authority.	AGREED Statement no additional information required	
4	In so far as this consent relates to the ground floor commercial/retails units the premises shall not be open for business outside the hours of 07.30 and 20.00 on any day.	AGREED Statement no additional information required	
5	Prior to occupation the residential accommodation hereby approved shall be acoustically insulated in accordance with a detailed scheme to be submitted and approved by the local planning authority before development commences on site. The sound mitigation must take the form of secondary glazing to the windows of all habitable rooms in accordance with the specification indicated in Schedule 1 of the Noise Insulation Regulations 1975, or double glazing of an equivalent or better acoustic performance. In addition the proposed noise attenuation measures shall incorporate a suitable scheme of acoustically attenuated continuous mechanical ventilation which	REFER TO ATTACHED REPORT 7489E - Citrus House Environmental Report Rev 4 and the following Mechanical and ventilation drawings for further information: 1301_M01_RevT2 - Indicative 1-6 Floor Ventilation Layout Layout (1) 1301_M11_RevT1 - Indicative Seventh Floor	

	removes the need to open windows for ventilation purposes to ensure the same performance criteria can be met.	Ventilation Layout Layout (1)	
6	The rating level of the noise emitted from any plant shall not exceed the existing background noise level. The noise level shall be determined at the nearest noise sensitive premises. The measurements and assessments shall be made according to BS4142 1997. Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.	AGREED Statement no additional information required	
7	In so far as this consent relates to the residential accommodation, prior to commencement of development, full details, including location and size, of the bin/waste storage area shall be submitted to and approved in writing by the local planning authority. The approved scheme for bin/waste storage shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use. All waste materials generated by the development, whether to be discarded as refuse or recycled, shall be stored within the approved purpose built structure and, for the avoidance of doubt, no waste material shall at any time be stored outside the designated facility and all waste material shall be kept within the curtilage of the premises until collected. Details of the private waste collection arrangements, including times and frequency of collection shall be submitted to the local planning authority for approval in writing.	REFER TO DRAWING NO. 15.026 – 104 FOR FURTHER DETAILS.	
8	In so far as this consent relates to the ground floor commercial/retail uses, prior to commencement of development, full details, including location and size, of a purpose built structure for bin/waste storage shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt a shared waste storage facility with the residential occupiers is not permitted. The approved scheme for bin/waste storage shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use. All waste materials generated by the development, whether to be discarded as refuse or recycled, shall be stored within the approved purpose built structure and, for	REFER TO DRAWING NO. 15.026 – 104 FOR FURTHER DETAILS.	

	the avoidance of doubt, no waste material shall at any time be stored outside the designated facility and all waste material shall be kept within the curtilage of the premises until collected.		
9	Notwithstanding any information submitted as part of the application, prior to the occupation of residential flats hereby permitted, details of (covered), secure cycle parking facilities incorporating the use of Sheffield stands (unless otherwise agreed) shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.	REFER TO DRAWING NO. 15.026 – 104 FOR FURTHER DETAILS.	
10	Notwithstanding the indicative detail shown on the approved drawings, details of all new windows and external doors, including cross sectional drawings at 1:5 scale (or similar), shall be submitted for written approval by the local planning authority prior to the commencement of works. This shall include all sill, lintel, jamb and reveal details. A schedule of all new rooflights, including cross sectional drawings at 1:5 scale or similar, shall also be submitted. This shall include details to show the precise dimensions of the roof light, the method of operation (i.e. top hung) and mode of installation. All new roof- lights should be of metal construction to an approved conservation specification;	REFER TO DRAWING NO. 15.026 – 501, 502, 503 FOR FURTHER DETAILS & REFER TO APPENDIX C	
11	<p>Prior to commencement of development, details of the following shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use:</p> <p>(i) all new windows and doors to be installed as part of the installation/alterations to the shopfronts;</p> <p>(ii) location, design, height, orientation and luminance of any external lighting;</p> <p>(iii) location, design and orientation of CCTV systems;</p> <p>(iv) location and manufacturers specification of any external plant equipment required;</p> <p>(v) colour scheme for all externally treated surfaces;</p> <p>(vi) full details of the proposed new rooflights which for the avoidance of doubt shall be a conservation style rooflight;</p>	<p>(i) all new windows and doors to be installed as part of the installation/alterations to the shopfronts; REFER TO DRAWING NO. 15.026-501 / 502 / 503 FOR FURTHER DETAILS</p> <p>(ii) location, design, height, orientation and luminance of any external lighting; Not Applicable</p> <p>(iii) location, design and orientation of CCTV systems; Not Applicable</p> <p>(iv) location and</p>	

	<p>(vii) cross sectional details showing the installation of any suspended ceilings within the residential accommodation and its relationship with the windows.</p>	<p>manufacturers specification of any external plant equipment required;</p> <p>REFER TO DRAWING NO. 15.026-502 / 503 FOR FURTHER DETAILS</p> <p>(v) colour scheme for all externally treated surfaces;</p> <p>NOT APPLICABLE</p> <p>(vi) full details of the proposed new rooflights which for the avoidance of doubt shall be a conservation style rooflight;</p> <p>REFER TO APPENDIX C</p> <p>(vii) cross sectional details showing the installation of any suspended ceilings within the residential accommodation and its relationship with the windows.</p> <p>Not Applicable</p>	
12	<p>Notwithstanding specification details submitted as part of the application approved by this consent, all windows and doors shall have a painted finish.</p>	<p>AGREED</p> <p>Statement no additional information required</p>	
13	<p>Prior to the occupation of the residential use hereby permitted commencing, the external rear fire escape and redundant external flues shall be dismantled and removed from site to the satisfaction of the local planning authority.</p>	<p>AGREED</p> <p>Statement no additional information required</p>	
14	<p>Noise control measures must be employed within the nightclub/bar located in the basement of the premises, such that that sound generated within the commercial entertainment areas does not give rise to noise levels exceeding NR30 in any nearby residential accommodation (expressed in terms of the maximum sound pressure level</p>	<p>Agreed / Ongoing</p> <p>Statement no additional information required</p>	

	in each octave band) as determined by the Council's Environmental Health Service.		
15	In so far as this consent relates to the ground floor commercial/retail uses the premises shall be used within Classes A1, A2 and B1 and for no other purposes without the prior consent of the Council as local planning authority.	Agreed / Ongoing Statement no additional information required	
16	Prior to the occupation of any of the residential/commercial units a Management Plan shall be submitted to and approved in writing by the local planning authority which sets out details of how access to Progress Place at the rear of the premises shall be appropriately managed . For the avoidance of doubt the Plan shall identify that access through any rear doors will be restricted for maintenance purposes only, and not for use by any residential tenants. The development shall thereafter be managed and maintained in accordance with the approved scheme in perpetuity unless any variation is subsequently agreed in writing by the local planning authority.	REFER TO APPENDIX F FOR FURTHER DETAILS	
17	<p>Prior to commencement of development, including any works of demolition, a detailed construction method statement shall be submitted to and approved in writing by the local planning authority. The statement shall include:</p> <ul style="list-style-type: none"> (i) commencement and completion dates (ii) hours of operation for construction work (iii) measures to control noise and dust (iv) details of site compounds, storage of plant and materials (v) temporary highway works or closures (vi) access for construction traffic (vii) parking of vehicles of site operatives and visitors (viii) wheel washing facilities (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works. <p>The scheme shall be implemented in accordance with the approved statement and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.</p>	REFER TO APPENDIX B FOR FURTHER DETAILS	

Planning Conditions Discharge Table - 14L/0475

Citrus House, 40-46 Dale Street, Liverpool, L2 5SF

To change use and convert ground floor office area into 2 commercial/retail units (within Use Classes A1, A2 or B1) with the conversion of the upper 7 floors into 34, one, two and three bed apartments.

Our response is as follows:

	Planning Conditions	Response	Date condition discharged
1	The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.	AGREED / ONGOING. Statement no additional information required	
2	The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the local planning authority: (i) Drawing Numbers: 02-100 P1, 02-101 P3, 02-0GF P3, 02-001 P8, 02-002 P8, 02-003 P8, 02-004 P7, 02-005 P7, 02-006 P7, 02-007 P5, EX-010 Rev C, (ii) Supporting Documents: Heritage Asset Statement, Acoustic Noise Report April 2013.	AGREED / ONGOING. Statement no additional information required	
3	The window(s) at ground floor level, fronting onto Dale Street shall be retained in clear glazing and views into the premises shall not be screened or obscured in any way unless otherwise agreed in writing by the local planning authority.	AGREED Statement no additional information required	
4	Full details of the acoustic insulation scheme must be submitted to and approved in writing by the local planning authority before development commences on site. This shall include details of either secondary glazing to the windows of all habitable rooms or double glazing to an agreed acoustic performance. In addition full details of a suitable scheme of acoustically attenuated continuous mechanical ventilation	REFER TO ATTACHED REPORT 7489E - Citrus House Environmental Report Rev 4 and the following Mechanical and ventilation drawings for further information: 1301_M01_RevT2 - Indicative 1-6 Floor Ventilation Layout Layout (1) 1301_M11_RevT1 - Indicative Seventh Floor Ventilation Layout Layout (1)	

	which removes the need to open windows for ventilation purposes to ensure the same performance criteria can be met must be submitted for approval in writing.		
5	Notwithstanding the indicative detail shown on the approved drawings, details of all new windows and external doors, including cross sectional drawings at 1:5 scale (or similar), shall be submitted for written approval by the local planning authority prior to the commencement of works. This shall include all sill, lintel, jamb and reveal details. A schedule of all new rooflights, including cross sectional drawings at 1:5 scale or similar, shall also be submitted. This shall include details to show the precise dimensions of the roof light, the method of operation (i.e. top hung) and mode of installation. All new roof- lightsshould be of metal construction to an approved conservation specification;	REFER TO DRAWING NO. 15.026 – 501, 502, 503 FOR FURTHER DETAILS & REFER TO APPENDIX C	
6	Prior to commencement of development, details of the following shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use: (i) all new windows and doors to be installed as part of the installation/alterations to the shopfronts; (ii) location, design, height, orientation and luminance of any external lighting; (iii) location, design and orientation of CCTV systems; (iv) location and manufacturers specification of any external plant equipment required; (v) colour scheme for all externally treated surfaces; (vi) full details of the proposed new rooflights which for the avoidance	(i) all new windows and doors to be installed as part of the installation/alterations to the shopfronts; REFER TO DRAWING NO. 15.026-501 / 502 / 503 FOR FURTHER DETAILS (ii) location, design, height, orientation and luminance of any external lighting; Not Applicable (iii) location, design and orientation of CCTV systems; Not Applicable (iv) location and manufacturers specification of any external plant equipment required; REFER TO DRAWING NO. 15.026-502 / 503 FOR FURTHER DETAILS (v) colour scheme for all externally treated surfaces;	

	<p>of doubt shall be a conservation style rooflight;</p> <p>(vii) cross sectional details showing the installation of any suspended ceilings within the residential accommodation and its relationship with the windows;</p> <p>(viii) details of any new rain water goods, which for the avoidance of doubt shall be in cast iron.</p>	<p>NOT APPLICABLE</p> <p>(vi) full details of the proposed new rooflights which for the avoidance of doubt shall be a conservation style rooflight;</p> <p>REFER TO APPENDIX C</p> <p>(vii) cross sectional details showing the installation of any suspended ceilings within the residential accommodation and its relationship with the windows.</p> <p>Not Applicable</p>	
7	<p>Prior to commencement of development, samples and specifications of all new external materials (brick/slate/stone) to be used in the refurbishment of the building shall either be assembled on site or submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.</p>	Not applicable	

APPENDIX A- REFUSE STRATEGY

INTRODUCTION

This document aims to demonstrate the methods and strategy for the removal of household waste from the proposed ground floor retail units and accommodation above. The document highlights provisions built into the scheme by the developer and the assumptions made on the service provided by the Local Authorities waste collection services.

This Refuse strategy is produced in conjunction with Liverpool City Council's Waste storage and collection guidance for new developments.

OUTLINE OF SCHEME

The development consists of 2 new commercial units and a 34no. apartments.

The site is located at Citrus House, Dale Street, Liverpool.

INTERNAL WASTE SEGREGATION

To maximise occupants participation in recycling, kitchens within the apartments shall incorporate, as part of the kitchen fit-out, recycling facilities in the form of 3 separate internal storage bins for glass, cans and paper.

The retail units will each have their own designated area for refuse and recycling.

EXTERNAL BINS

As part of the Local Authority collection scheme waste storage containers are to be supplied by the Authority to contain separate refuse and recyclable materials. These shall be wheeled containers with hinged lids, the following number and size of bins will be required to satisfy the needs of the student development based on alternate week collections:

- 2 x 1100 litre bins for general refuse
- 1 x 1100 litre bins for plastic bottles, glass and cans
- 1 x 1100 litre bins for paper and cardboard

There is provision within the ground floor for a dedicated bin storage location located within the building cartilage. Existing hard standing from where the bins will be collected via a folding Bay Lift. Access to refuse bins from dwellings shall be via level thresholds and thus suitable for disabled persons.

For the retail units, containers are to be provided with separate containers for recyclable materials. These shall be wheeled containers with hinged lids, the following number and size of bins will be required to satisfy the needs of the development based on weekly collections:

- 2 x 1100 litre bins for general refuse
- 1 x 1100 litre bins for plastic bottles, glass and cans

CONTAINER COLLECTION

On days of collection, as part of a management strategy for the development, the bins will be moved to the collection point, an area of hard standing of Progress Place, accessible to the waste collection authority, and will be returned to the storage location as soon as possible following collection.

The tenants for the retail units will be responsible for the management of their own refuse, a dedicated internal refuse zone will be provided, and it is anticipated that the strategy for refuse collection will be the same as the current retailers within the existing retail units that is based on weekly collections.

REFUSE VEHICLE ACCESS TO THE SITE

There will be no vehicle access to the site. Refuse collections for the Retail units will take place kerbside on Stanley Street via Progress Place, as the current retailers.

APPENDIX B- CONSTRUCTION METHOD STATEMENT

1.0 INTRODUCTION

- 1.1 The purposed of this Method Statement is directed at the need to safeguard pollution. It is not intended to be a Method Statement for Health & Safety purposes; such a statement will be the responsibility of the appointed main Contractor.

2.0 METHOD STATEMENT

2.1 Proposal of Works

Proposed 34no. apartment scheme @ Citrus House, Liverpool.

2.2 Areas of Potential Risk

The following operations have been identified as potentially affecting the surround area:

1. Hazardous/excavated material being washed into the ground locally.
2. Run-off from construction operations carrying silt towards the adjacent public highway.
3. Tracking of concrete/cement-based materials entering groundwater areas.
4. Leakage of fuel, paints, liquid coatings entering groundwater areas.
5. Burning or inconsiderate disposal of materials from demolition.

2.3 Noise Control

- Employ normal working hours of 8am to 6pm Monday to Friday and 8am to 1pm Saturday (particularly noisy operations such as percussion piling may be further restricted)
- Select the quietest plant which is appropriate for the job and ensure that it is properly maintained, particularly with respect to any noise reduction measures
- Ensure that plant is operated so as to minimise noise, including shutting off plant when not in use, keeping covers in place, etc.
- Site noisy plant away from noise sensitive buildings or make use of barriers to shield such buildings.
- Ensure that mains power is available at the earliest opportunity where temporary generators are used overnight
- Take care when loading/unloading materials and plant Keep deliveries to within normal working hours
- Ensure that radios are not used unless they are kept to a low level which does not cause annoyance

2.4 Dust Control

- Any regularly used routes across the site shall be hard surfaced so that they can be kept clean by regular brushing and water spraying if necessary
- Vehicle movements and speeds across unsurfaced sites shall be minimized
- Effective wheel cleaning arrangements must be made so that mud (and subsequently dust) is not tracked out of the site. In any event road cleaning with a vacuum sweeper may still be required.
- All stockpiles of potentially dusty material shall be stored away from the boundary with existing dwellings, within enclosures and damped down using suitable water sprays during dry weather.
- Cutting or grinding of materials on site shall be done with plant equipped with an effective water suppression system.
- No burning of materials or rubbish shall take place on site.

- Static plant powered by internal combustion engines shall be sited away from dwellings, offices, etc.

2.5 Off-Site Car Parking

In order to mitigate disruption to the adjacent properties temporary off street parking will be provided by renting spaces within local paid car parking, on site operators will be encouraged to use Public transport.

2.6 Measures of Prevention

The Main Contractor is to take into account the Environment Agency – Pollution Prevention Guidelines (PPG).

1. Operations will be closely supervised with any potential hazardous materials identified prior to works commencing. Any area of work considered to contain 'hazardous' materials will be ceased until agreed in writing with the Contract Administrator. NB. The new building will not contain any hazardous materials (i.e. asbestos etc.)
2. All aggregates are to be stored in large carry sacks (1-tonne) and stored in a secured covered area.
3. If in the unlikely event that dewatering of the foundations is required, the water shall be pumped into a settlement tank to prevent contamination of the groundwater areas.
4. Regular checks shall be carried out by the Site Forman and the Contract Administrator to ensure that the construction area shall be kept clean at all times and materials stored in their correct locations.
5. Excavated material shall be removed from site as soon as practically possible and disposed of in a considerate manner (i.e. registered waste disposal site).
6. Concrete shall not be poured in wet conditions to ensure that cement leaching does not affect the groundwater areas.
7. Fuel storage for construction vehicles shall not be permitted on the site.
8. All plant and construction traffic shall be properly maintained, with machinery only being used by suitably trained personnel.
9. All new construction materials will be factory finished (i.e. g steel, Upvc windows) to remove the need for the storage and application of paints, preservatives etc. on site.
10. No burning of construction materials will be permitted.
11. As identified in the 'Considerate Constructors Scheme' provision on site will be made for wheel washing facilities located on the driveway of No.26 meaning all traffic to and from the site will be forced to use the facilities on exit from the site. This will be implemented via jet wash facility
12. Due to the size and proposed layout of the site adequate off street car parking will be available to all construction personnel.

Site Induction

Before any operatives commence on site they will attend an induction briefing where the site rules together with safety and environmental issues on site are discussed. The induction will include the explanation of the various safety procedures on site, emergency escape routes and evacuation procedures in the event of a fire.

Other topics covered will be identifying the welfare facilities explaining the main areas of risk on the project where the possibility of injury is likely to occur, discussing PPE and reviewing standards of good housekeeping which are required on site. This will include specific issues raised within the H&S plan. It will be explained that there is to be no parking off site.

Operatives will also be informed of any specific tasks or restrictions on day-to-day operations. It is policy that trades foremen will attend supervisor's induction and hold a supervisor's CSCS card.

Fire Precautions

The Construction Health & Safety Plan will have a dedicated section on fire prevention. We propose that the plan will include, but not be limited to, the following:

The identification of potential fire risks together with risk control measures:

- Consultation with the local fire authority regarding access for emergency vehicles.
- Continual review of the fire plan and regular meetings and agree any changes to the fire plan.
- Bespoke fire training for operatives.
- Installation of fire/smoke alarms throughout the working area, offices and stores.
- Installation of fire fighting equipment.
- Fire plan strategy posted throughout the site showing escape routes and the location of fire muster points. Our logistic drawings show the location of our proposed muster points and access routes.
- The installation and maintenance of protected fire escape routes during the construction phase.
- A good housekeeping plan which will reduce the risk of fire.
- The use of LPC materials for protection and covering.
- Strict adherence to a Hot Works Permit system for all hot work anywhere on site.
- Temporary electrical supplies will be wired to 110v through a trip switch which will lessen the risk of shorting out circuits.

Site fire precautions and emergency procedures on this plan and all subsequent variations will be conveyed to the workforce during the induction meeting or at tool box talks.

Security

The main site area will be completely fenced off using a combination of timber hoardings and block and mesh fence panels, this will to the site boundary.

Security warning notices will be displayed on and around the site boundary in prominent position. Site name boards will be positioned adjacent to the contractor's access point off Lower Gill Street. All staff will be required to be CRB checked.

All fencing will be checked daily and a record of the check will be entered into the weekly monitoring sheet.

We will liaise closely with the Community Safety Officer, local police and the School and additional measures that may be implemented will include recordings of the web cams, visiting security patrols and on-site security operatives.

We have allowed for our own security outside normal working hours for the new build duration of the project. The site will be protected by secure fencing/ hoarding and all access gates will be secure and lockable.

Deliveries

Full instructions and directions will be sent to all suppliers with strict instructions to ensure that the all protocols are adhered to. Traffic signs and fingerboards will direct delivery vehicles to the site from the surrounding approach roads.

We are aware that there are peak times for local roads and we will advise suppliers **not** to deliver during rush hour periods. A gateman will be situated at the entrance to the new site. His duties will include the constant monitoring of site traffic to ensure that any delivery vehicles appearing at peak time are directed to a holding area away from local residential areas.

Welfare Facilities

The welfare facilities will consist of toilets, mess/drying room, site offices, canteen, meeting room, washing facilities. Information and directional signage will be agreed in advance of the works commencing. Signage will be clear and concise to separate public from site traffic.

The site office will be the main point of contact and all visitors and operatives will need to sign a visitor log book each day, and be inducted prior to being allowed access to the site.

3.0 CONCLUSIONS

- 3.1 This Method Statement has been prepared by Smith + McHugh Architecture for use in conjunction with the works as listed in Section 1.0 only. It is not intended for use on any other construction project.
- 3.2 It is envisaged that adherence to this document, in conjunction with the Environment Agency guidelines (PPG), will minimise potential pollution ensuring a safe, clean construction project.



GGL/GPL Conservation Roof Window



The VELUX Conservation roof window provides all the technically superior features of a VELUX Roof Window in a traditional black conservation style including glazing bar/s. The GGL centre-pivot and GPL top-hung windows are manufactured in high quality natural pine with a clear lacquered pine internal finish.

The Centre-pivot (GGL) is manually operated and is recommended by VELUX for higher reach windows. To watch an illustration of how the window operates [click here](#).



The Top-hung (GPL) is manually operated and is recommended by VELUX for lower level installation and is ideal for shallower roof pitches. It is also suitable for escape purposes. To watch an illustration of how the window operates [click here](#).



GGL/GPL



Features/Benefits

- Ventilation bar with dust and insect filter – *Allows fresh air to enter the room while the window is securely closed*
- Friction springs – *Allows easy operation of window*
- Sash rotates 180° from inside – *Allows easy and convenient cleaning*
- Barrel bolt – *Allows the window to be locked in two positions – At 180° for secure cleaning of the exterior pane internally – At 5° to allow extra ventilation*

Operation

GGL – The window is operated manually using the full width control bar on the ventilation flap along the top of the sash.
GPL – The sash which is top-hung is opened and closed using the bottom handle and can remain open in any position up to 45°.

To watch an illustration of how the window operates [click here](#).

Glazing options

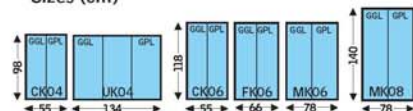
- (~50) glazing Double glazed, toughened outer pane. Also available in;
- (~60) glazing Double glazed, laminated inner pane, toughened outer pane with Easy-to-clean coating, enhanced noise reduction.
- (~70) glazing Double glazed, laminated inner pane, toughened outer pane.

For further information regarding VELUX glazing options [click here](#).

Cladding

- NCS standard colour (Black), Nearest RAL standard colour: 9005.

Sizes (cm)



Centre-pivot

Tiles 15-90°
Tiles (recessed) 20-90°
Plain tiles 25-90°
Slate (recessed) 20-90°



Top-hung

Tiles 15-55°
Tiles (recessed) 20-55°
Plain tiles 25-55°
Slate (recessed) 20-55°

TOP HUNG - For roof pitches from 55°-75°, please specify special springs when ordering.

Maintenance

The pane should be cleaned with a soft, clean, lint-free cloth or non-abrasive sponge. The rest of the window can be cleaned with ordinary household cleaners. The filter can be removed and either washed or replaced.

For further advice on maintenance please [click here](#).

Guarantee

- 10 year VELUX guarantee on windows and flashing kits.
- 3 year guarantee on blinds, shutters, awnings and electrics.

[Click here](#) for further information regarding the VELUX guarantee.

Interior finish option

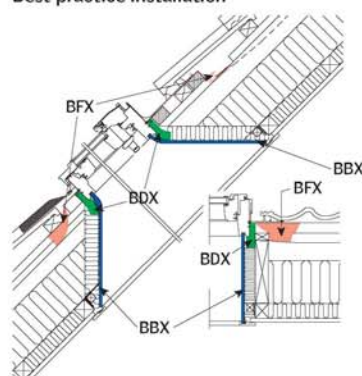
GGL

- White paint finish.

GPL

- White paint finish.

Best practice installation



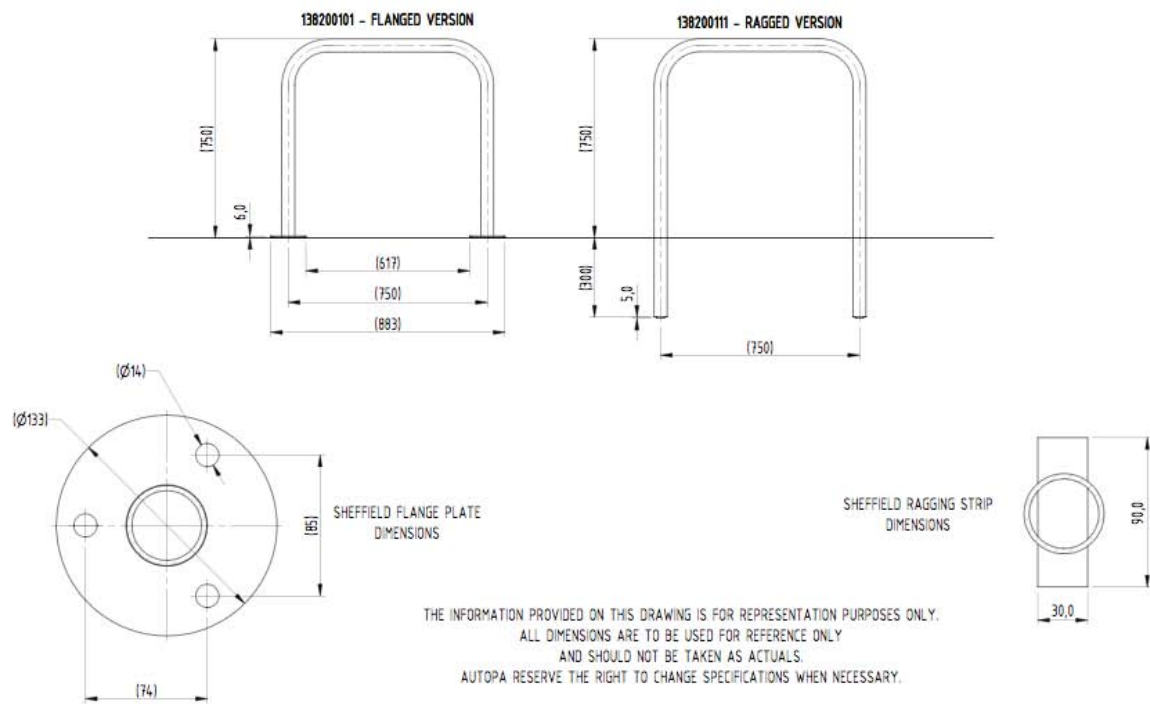
Technical data – GGL/GPL Conservation

Size	Window Options	Exterior Frame	Visible Glass	Lining Rebate	Size	Window Options	Exterior Frame	Visible Glass	Lining Rebate
		WxH	exf	kxI			WxH	exf	kxI
CK04	GGL	550 x 978	371 x 783	495 x 919	MK06	GGL	780 x 1178	601 x 983	725 x 1119
CK06	GGL	550 x 1178	371 x 983	495 x 1119	MK08	GGL, GPL	780 x 1398	601 x 1203	725 x 1339
FK06	GGL	660 x 1178	481 x 983	605 x 1119	UK04	GGL	1340 x 978	1161 x 783	1285 x 919

Please refer to GGL and GPL Technical data Sheets for further information.

APPENDIX D – Cycle Storage

CUSTOMER REFERENCE DRAWING



NOTE: BOLTED TO FLOOR CONSTRUCTION IS TO BE USED.

APPENDIX E - Service Management

The maintenance and upkeep of buildings will be the responsibility of Citrus House Ltd (The applicant), once the building has been completed and prior to occupation a Maintenance plan will be drawn up and immediately implemented.

Areas of public realm will require regular maintenance and will be constructed from robust, easily replaceable materials that are in keeping with the character of the area and proportionate to the profile of the space. Surfaces will be capable of being regularly washed and mechanically swept without damage.



Refuse and recycling storage and collection areas have been incorporated with the design proposal; refer to drawing no. 100 for further details. These facilities will be serviced from Progress Place to the rear via Stanley Street.

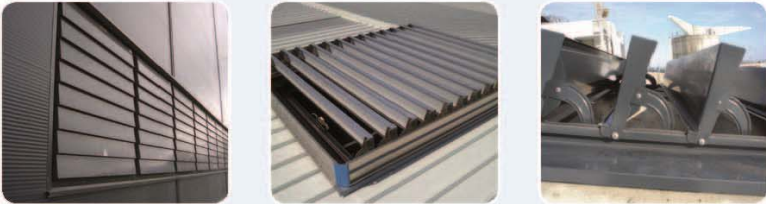
All servicing operations will be carried out and is the responsibility of Citrus House Ltd (The applicant), the building management company.

Access through any rear doors will be restricted for maintenance purposes only, and not for use by any residential tenants. The development shall thereafter be managed and maintained in accordance with the approved scheme in perpetuity unless any variation is subsequently agreed in writing by the local planning authority.

APPENDIX F - Exposed Services to roof

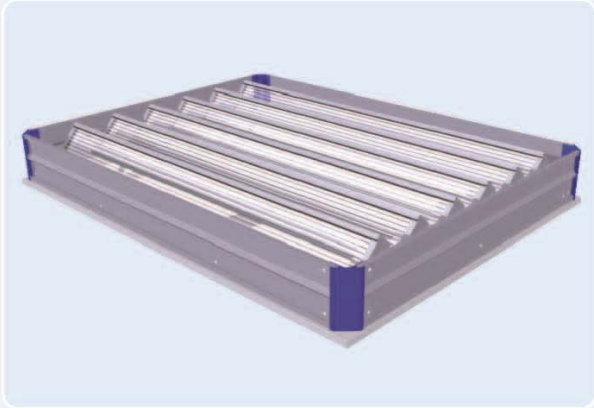
Refer to drawing no. 501 for location.





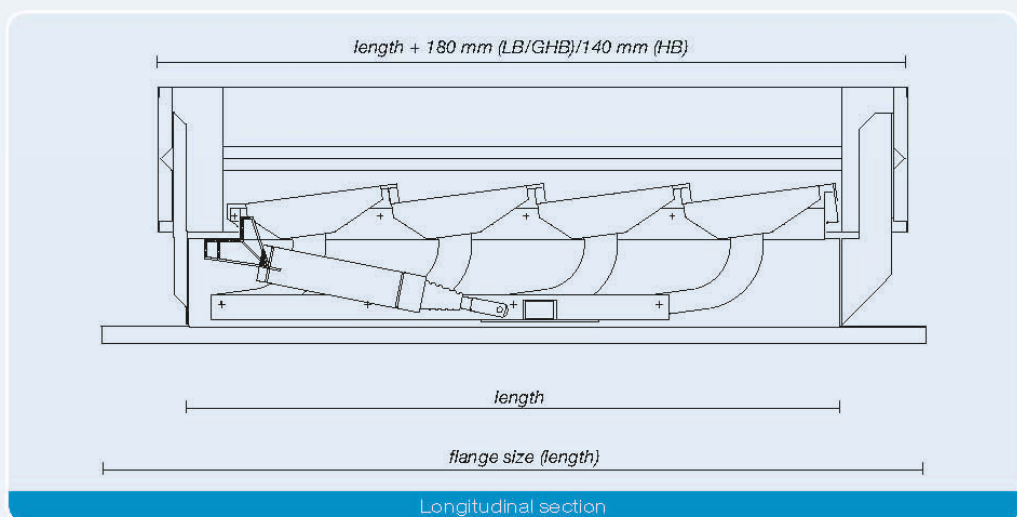
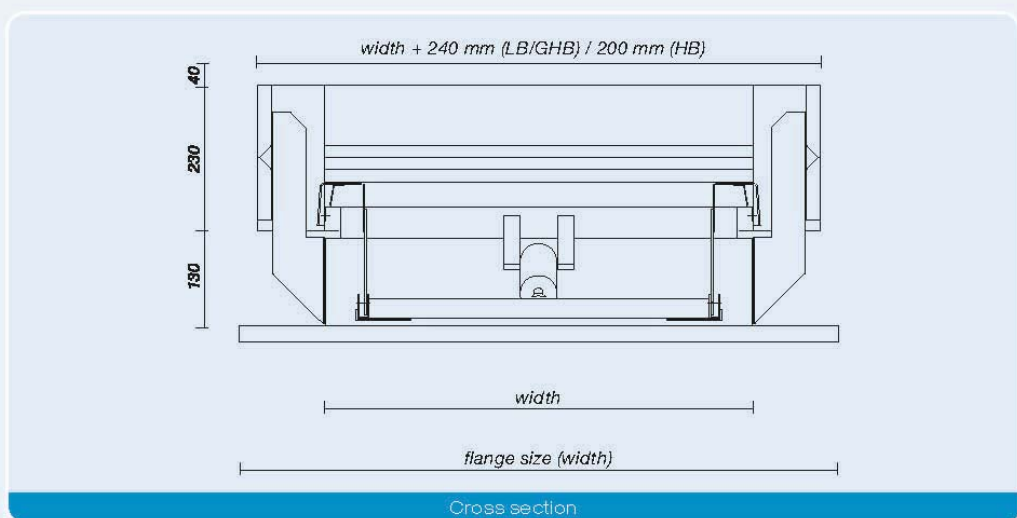
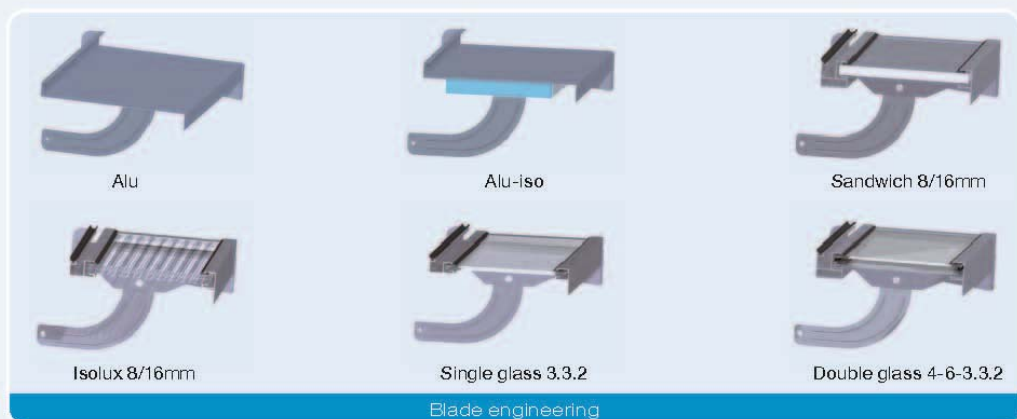
Multilateral louvered ventilator

The Eura is a louvered ventilator that extracts large volumes of warm air and smoke within a short period of time. The Eura is both suitable for air feed (facade) and air extraction (facade and roof). The fail-safe Eura is available with a variety of blade types, including a translucent design. The system offers a favourable price/performance ratio. Application: from industrial buildings and offices to shopping centres and atria.



Materials

Aluminium; tempered, sea water- and corrosion-resistant AlMg3. Corrosion-resistant bearings. Seal incorporating a weather-resistant sealing strip longitudinally and energy strips. The seal is applied in such a manner that there is no risk of freezing and a high level of draft-proofness is guaranteed. The aluminium is completely corrosion-resistant and is supplied untreated as standard. If desired the Eura can be supplied in an anodised or powder-coated design (in any RAL colour you require). The Eura can also be designed to incorporate noise-damping wings and bird or insect mesh.



Dimensions ventilator (mm)

		NUMBER OF LOUVERS														
Type		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
LB*/GHB	Width (mm)	Length (mm)														
030	300															
060	600															
120	1200	720	940	1160	1380	1600	1820	2040	2260	2480	2700	2920	3140	3360	3580	3800
180	1800															
240	2400															
HB	Width (mm)	Length (mm)														
030	340															
060	640															
120	1240	760	980	1200	1420	1640	1860	2080	2300	2520	2740	2960	3180	3400	3620	3840
180	1840															
240	2440															

* LB 14 through 17 louvers for assessment: applicable depending on installation situation

Intermediate dimensions possible

Aerodynamic surface (m²)

		NUMBER OF LOUVERS														
Type		3	4	5	6	7	8	9	10	11	12	13	14*	15*	16*	17*
030	LB/GHB	0,13	0,17	0,21	0,25	0,29	0,33	0,37	0,41	0,45	0,49	0,53	0,57	0,60	0,64	0,68
	HB	0,16	0,20	0,24	0,29	0,33	0,38	0,42	0,47	0,51	0,56	0,60	0,65	0,69	0,74	0,78
060	LB/GHB	0,26	0,34	0,42	0,50	0,58	0,66	0,73	0,81	0,89	0,97	1,05	1,15	1,23	1,31	1,39
	HB	0,29	0,38	0,46	0,55	0,63	0,71	0,80	0,90	0,98	1,05	1,14	1,24	1,33	1,42	1,50
120	LB/GHB	0,52	0,68	0,84	0,99	1,15	1,31	1,47	1,65	1,82	1,94	2,10	2,30	2,46	2,62	2,78
	HB	0,57	0,73	0,89	1,06	1,22	1,38	1,57	1,74	1,91	2,04	2,20	2,40	2,57	2,74	2,90
180	LB/GHB	0,78	1,02	1,25	1,49	1,73	1,97	2,24	2,48	2,72	2,92	3,15	3,50	3,75	3,99	4,24
	HB	0,84	1,08	1,32	1,57	1,84	2,09	2,33	2,58	2,83	3,02	3,27	3,63	3,88	4,13	4,38
240	LB/GHB	1,04	1,35	1,67	1,99	2,34	2,66	2,99	3,31	3,63	3,89	4,20	4,67	5,00	5,33	5,65
	HB	1,11	1,43	1,76	2,08	2,44	2,77	3,10	3,42	3,75	4,01	4,33	4,81	5,15	5,47	5,81

* aerodynamic coefficient (Cv) 14 through 17 louvers based on extended wind baffle

Weight per ventilator (kg)

		NUMBER OF LOUVERS														
Type		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
030		10	12	14	16	18	20	22	24	26	28	30	32	34	36	38
060		19	23	27	30	33	36	39	42	45	48	51	54	57	60	63
120		28	33	38	42	47	51	56	60	65	69	74	78	82	86	90
180		36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
240		45	52	59	66	73	80	87	94	101	108	115	122	129	136	143

Example type indication: Eura 180-10/ GHB/M24V/F5 means: Eura louvred ventilator, width 1800 mm, length 2260 mm (10 louvers); an isolated high base; 24V motor operation, F5 flange

Technical modifications reserved

For more information please refer to our web site: www.brakel.com



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