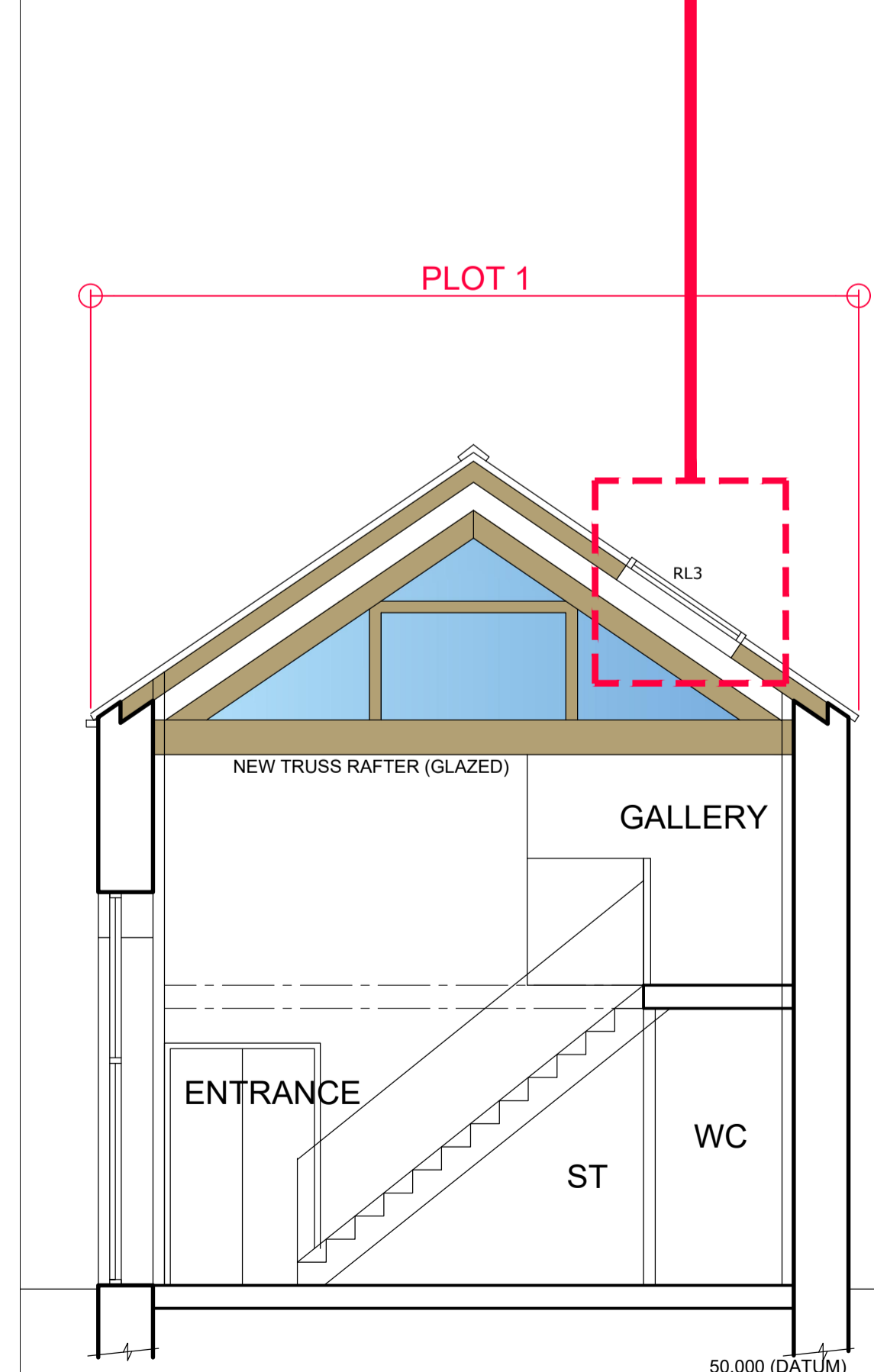
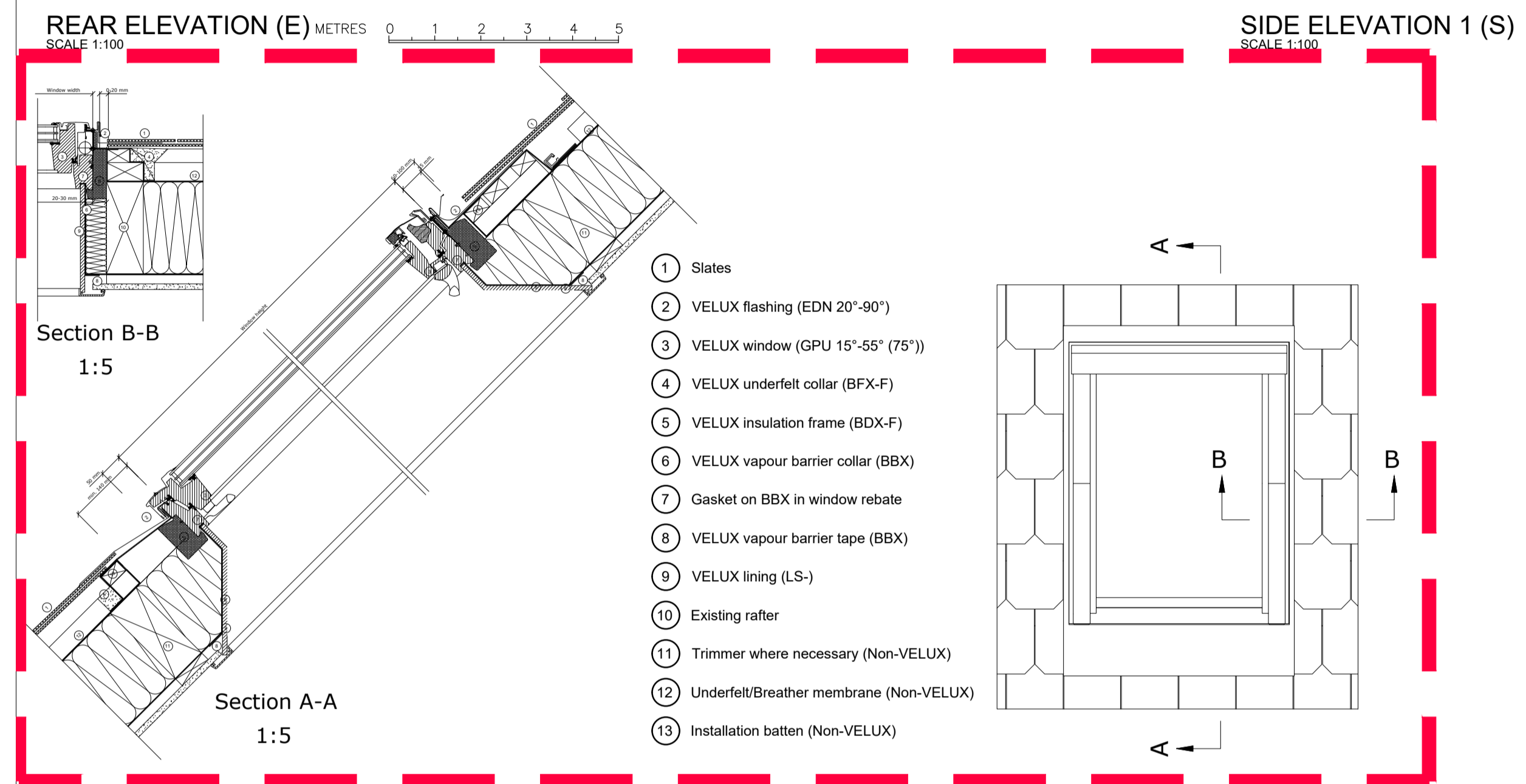
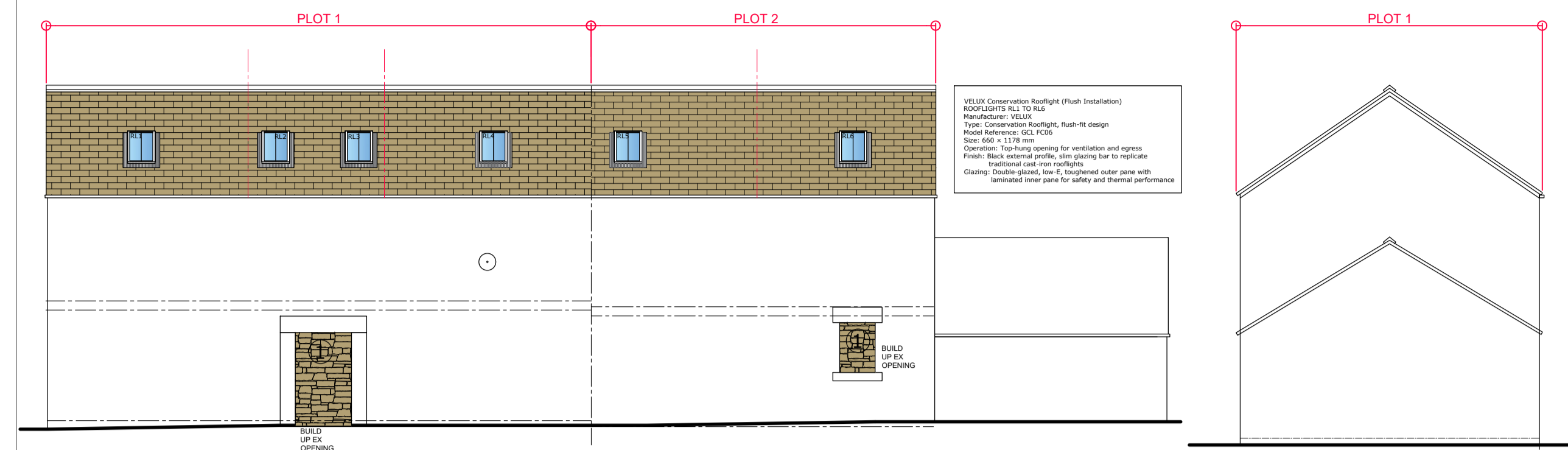


# CONDITION 3 ROOFLIGHTS



**PHOTO 1**

Specification Note: VELUX Conservation Rooflight (Flush Installation)

**### 1. Product**  
 - \*\*Manufacturer\*\*\*: VELUX  
 - \*\*Type\*\*\*: Conservation Rooflight, flush-fit design  
 - \*\*Model Reference\*\*\*: \*\*GCL FC06\*\*  
 - \*\*Size\*\*\*: \*\*660 x 1178 mm\*\*  
 - \*\*Operation\*\*\*: \*\*Top-hung opening\*\* for ventilation and egress  
 - \*\*Finish\*\*\*: Black external profile, slim glazing bar to replicate traditional cast-iron rooflights  
 - \*\*Glazing\*\*\*: Double-glazed, low-E, toughened outer pane with laminated inner pane for safety and thermal performance

**### 2. Location & Context**  
 - Rooflight to be installed within pitched roof slopes of \*\*17°-65°\*\*.  
 - Installation to respect conservation area requirements, maintaining flush alignment with existing roof covering.  
 - Roof covering: [Insert slate/tile type to match existing roof].

**### 3. Structural Opening**  
 - Form opening to manufacturer's exact frame size (GCL FC06 - 660 x 1178 mm).  
 - Trim and double rafters as required to distribute load.  
 - Ensure opening is square, level, and free of obstruction.

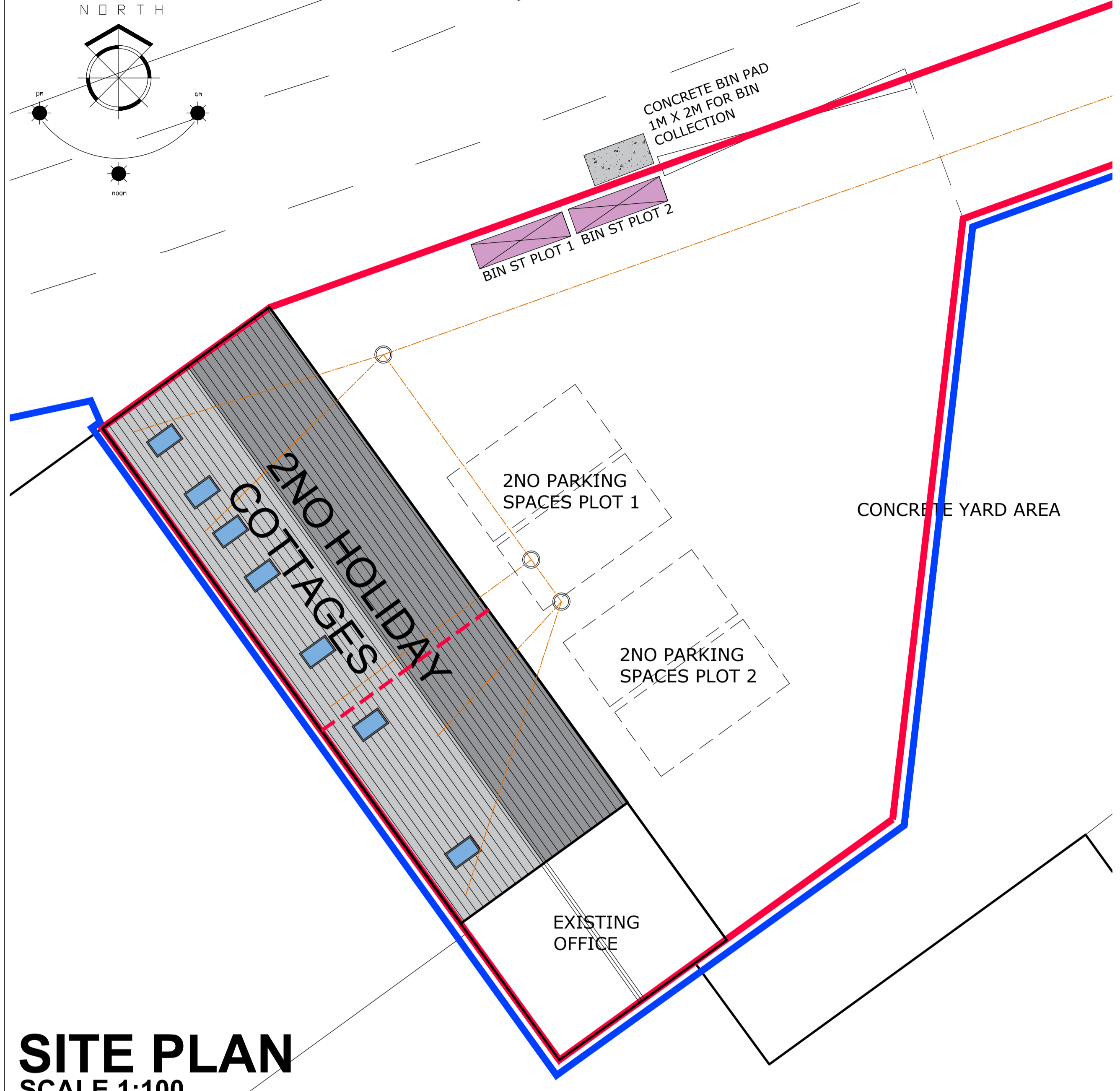
**### 4. Installation**  
 - Fix rooflight frame to rafters using manufacturer's approved fixings.  
 - Fit \*\*VELUX flashing kit\*\* appropriate to roof covering (e.g., EDW for tiles, EDL for slate).  
 - Flashings to be dressed into roof covering to achieve flush finish.  
 - Fit underfelt collar tightly around frame for weatherproofing.  
 - Dress lead apron and side flashings in accordance with conservation detailing.

**### 5. Weatherproofing & Insulation**  
 - Ensure all flashings overlap correctly to shed water.  
 - Insulate around frame perimeter to prevent cold bridging.  
 - Provide airtight seal internally with plasterboard/timber lining.

**### 6. Compliance**  
 - Installation to follow \*\*VELUX Technical Installation Guide\*\*.  
 - Works to comply with:  
 - \*\*Building Regulations Part L\*\* (Conservation of Fuel and Power)  
 - \*\*Building Regulations Part C\*\* (Resistance to Moisture)  
 - Local Authority Conservation Officer requirements  
 - BS 5250: Control of Condensation in Buildings

**### 7. Performance**  
 - U-value: approx. \*\*1.3 W/m²K\*\* (depending on model).  
 - Weather resistance: tested to BS EN 14351-1.  
 - Safety glazing: compliant with BS EN 12150 and BS EN 14449.

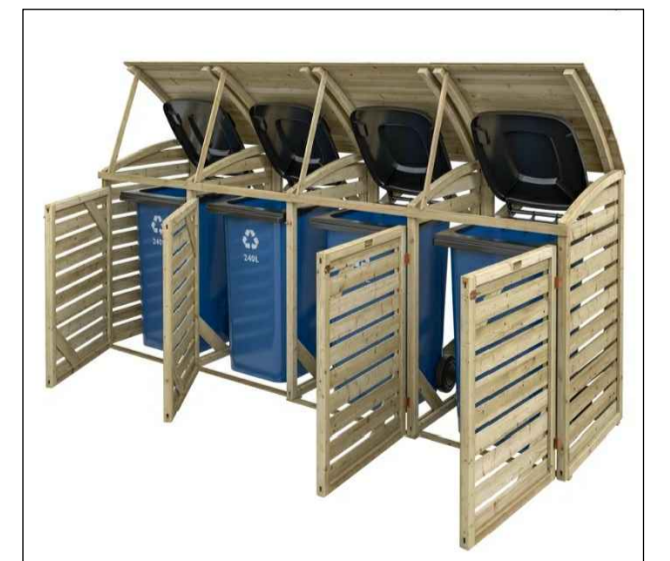
# CONDITION 8 BIN STORAGE



## SITE PLAN SCALE 1:100



**BIN STORES**  
 Storage for four wheelie bins, fits four standard 240L wheelie bin (Max. overall bin size : H:1060mm W:710mm D:740mm)  
 Store size : 1300mm H x 3050mm L x 820mm D.  
 Lifting Lid can be attached to bin lids for easy use, easy access to bins  
 Pressure treated for protection against rot, natural timber finish



**Waste Storage and Collection - Holiday Lets**

**### 1. Bin Storage Provision**  
 - \*\*Dedicated Enclosure\*\*\*: A secure, screened bin store will be provided within the site boundary, positioned to minimise visual impact and maintain amenity for residents and neighbours.  
 - \*\*Capacity\*\*\*: Sized to accommodate residual, recycling, and food waste bins in accordance with Local Authority requirements.

**\*\*Construction\*\***:  
 - Materials: Timber enclosure with lockable gates.  
 - Hardstanding base to allow easy manoeuvring of bins.  
 - Weather-resistant and ventilated to prevent odour build-up.

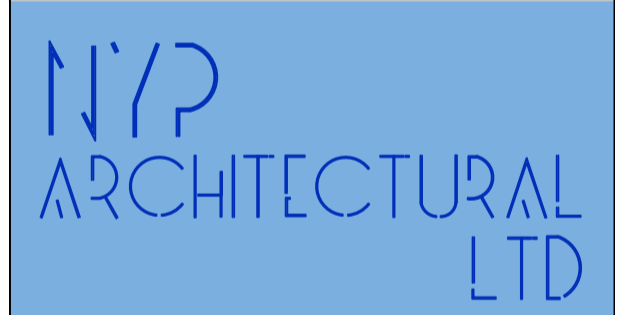
**### 2. Presentation Points**  
 - Bins will be presented at a designated collection point adjacent to the adopted highway on collection days.  
 - Presentation points will be level, accessible, and positioned to avoid obstruction of pedestrian or vehicular movement.  
 - Where communal presentation is required, a shared hardstanding area will be provided.

**### 3. Compliance**  
 - Arrangements will be implemented prior to first occupation of the holiday flats.  
 - Facilities will be maintained thereafter to ensure ongoing compliance with the approved details.  
 - The scheme will be consistent with:  
 - \*\*Building Regulations Part H6\*\* (Solid Waste Storage)  
 - Local Authority Waste Management Policy  
 - BS 5906: Waste Management in Buildings - Code of Practice

1. THIS DRAWING AND THE COPYRIGHTS AND PATENTS THEREIN ARE THE PROPERTY OF NYP ARCHITECTURAL LTD REGISTERED IN ENGLAND AND WALES No. PENDING AND MAY BE USED OR REPRODUCED ONLY UNDER CONTRACT.  
 2. CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK ON SITE  
 3. CONTRACTORS ARE RESPONSIBLE FOR INFORMING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENT ISSUED UNDER THE STANDARD FORM OF CONTRACT IN RESPECT OF THE WORK.  
 4. WRITTEN DIMENSIONS ONLY ARE TO BE USED FROM THIS DRAWING. IF IN ANY DOUBT ASK FOR CLARIFICATION.

Revisions.		
Date	Suffix	Description

Notes.



BBIC, INNOVATION WAY, BARNSELEY, S75 1JL.  
 Tel: 01228 200989. E: scott@nypas.co.uk

Project:  
**LILEY FARM  
 LILEY LANE  
 MILLHOUSE GREEN  
 S36-9NG**

Drawing Title:  
**BARN CONVERSION  
 PLANNING  
 CONDITIONS  
 DRAWING**

Client:

Date:  
**DEC 2025**

Scale:  
**AS INDICATED**

Ref. Dwg. No. Rev.  
**2025/72 C01 .**