

INTRODUCTION

A marked increase has been recorded recently in the popularity of the 'velux' style of roof window in preference to the cast-iron framed skylight which has traditionally been used to ventilate and light attics and roof spaces. This has created design problems in cases where buildings lie within Conservation Areas or are included in the Scottish Ministers List of Buildings of Historic or Architectural Interest. This policy statement which developed from a policy adopted by the former Kyle and Carrick District Council, has been prepared to indicate South Ayrshire Council's policy on the types of 'velux' type windows which are acceptable in Conservation Areas or on 'Listed' buildings.

In the case of all buildings lying within the boundaries of designated Conservation Areas, planning approval will be required for the use of 'velux' type windows. In the case of all 'listed' buildings, Listed Building Consent will be required.

It is recognised by the Council that where the roof space is to be adopted as functional floorspace there are undoubtedly advantages in using the 'velux type' of rooflight e.g. more daylight with large single panes, low maintenance, ease of installation. However, in terms of appearance 'velux' type roof windows are very different from the traditional cast iron pattern and this can mean that other efforts to maintain the character of some buildings can be damaged by the appearance of large 'velux' type windows on the roof.

FORMAT AND SIZES OF ROOFLIGHT

There are eight standard sizes of rooflight available in vertical, square or horizontal format :

Vertical Format

700 x 500	1600 x 940	1180 x 700
980 x 780	980 x 550	

Square Format

1180 x 1140	1340 x 1400
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Horizontal Format

1340 x 980

The above sizes are in millimetres.

POLICY

It is the policy of the Council that, 'velux' type roof windows should not be permitted on Category 'A' Listed Buildings.

GUIDELINES

The following guidelines apply in the case of Category 'B' and 'C(s)' listed buildings, and unlisted buildings in Conservation Areas.

- 1 Only vertical format windows of 700 x 500 dimension (incorporating the secret gutter flush fitting detail) will be recommended for approval.

- I The introduction of 'velux' type windows as replacements for existing skylights will be permitted provided that these are restricted to those of a vertical format (700 x 500). The use of integral blinds may be permitted but external awnings will not.
- I The maximum number of 'velux' type units to be introduced should be restricted to no more than the number required to provide a suitable daylight factor within terms of the current edition of the Building Standards (Scotland) Regulations.
- I It is preferable that the location of the 'velux' type windows be restricted to the rear slope of roofs except where replacing existing skylights on front slopes.
- I Where existing rooflights are arranged in multiples (usually straddling the ridge) and are to be replaced by 'velux' type windows, the format and size of the new units should match as closely as possible the existing.
- I Where a 'velux' type window is to be introduced the standard edge or kerb detail should not be used. A purpose-made secret gutter detail should be used to facilitate flush fitting to the roof surface.

Whilst it is desirable in terraced rows of properties, where the traditional method of lighting roof space rooms on front elevations is the pitched roof dormer, to discourage the use of a 'velux' type window which could destroy the integrity of such a group of properties each case will be decided on its merits.

FURTHER INFORMATION

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