

SCHEDULE A: Applications with Recommendation

15/0371

Item No: 11

Date of Committee: 10/07/2015

Appn Ref No:
15/0371

Applicant:
Mr Singh

Parish:

Agent:
The Space* Studio

Ward:
Castle

Location: 53 West Walls, Carlisle, CA3 8UH

Proposal: Existing Tiles On Hipped Roof Over Living Area To Be Replaced With Slate To Match Main Roof; Log Burner Flue (Revised Position) And Installation Of Cast Iron Grille To Kitchen Extract; Installation Of Roller Shutter Door To Garage; Existing Cast Iron Guttering To Main Roof Replaced With Cast Aluminium Guttering And Rainwater Down Pipes; Slates On Main Roof Replaced 'Like For Like' (Top Five Courses On North Elevation To Be Diminishing In Height With New Roof Timbers On North Elevation (Existing Roof Spars To Be Retained Where Possible And Re-Instated) (LBC)

Date of Receipt:
12/05/2015

Statutory Expiry Date
07/07/2015

26 Week Determination

REPORT

Case Officer: Barbara Percival

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Impact of the proposal on the character of the curtilage listed building and the settings of the neighbouring Grade II Listed Buildings

3. Application Details

The Site

- 3.1 Number 53 West Walls is a substantial warehouse style building located on the northern side of West Walls. The property is curtilage listed by virtue of

its association with numbers 36-38 Abbey Street which are Grade II Listed Buildings and is within the City Centre Conservation Area.

The Proposal

- 3.2 The proposal seeks Listed Building Consent for a number of differing elements. These being: relocation of log-burner flue; affixing of cast iron grille to kitchen extraction; installation of roller shutter garage door; re-roofing of main roof using new roof timbers to northern roof slope and retain and reinstate where possible existing roof spars; installation of cast aluminium guttering and rainwater downpipes to main roof; and slates in lieu of concrete tiles to lower roof.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of three neighbouring properties and the posting of Site and Press Notices. In response, one letter of objection has been received.
- 4.2 The letter identifies the following issues:
1. roller shutter doors would be at odds with the character of the area;
 2. the proposed works to the roof are not an acceptable replacement;
 3. the building should have incorporated sliding sash windows.

5. Summary of Consultation Responses

Economic Development - Conservation Officer: - the application proposes the installation of roller shutter doors to the West Walls frontage. This is at marked variance to the sawn timber door proposed and approved under application 14/0776; would consider this aspect of the proposal to be wholly unacceptable. The application also includes proposals for the re-roofing of the two storey section of the property, a flue and grille and do not object to these aspects of the proposal;

Conservation Area Advisory Comm: - concern expressed that roof as laid did not constitute like for like repair as previous roof was laid to diminishing courses and present roof is to regular coursing. Concern regarding proposed roller shutter door and suggestion that this should be track mounted so as to enable vertical orientation of planking. Recommendation – That the scheme should not be approved in its present form

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

- 6.2 The Development Plan for the purposes of the determination of this application comprises the Carlisle District Local Plan 2001-2016 of which policies CP5, LE12 and LE13 are of particular relevance.
- 6.3 At a national level, material considerations include the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 are also material planning considerations in the determination of this application.
- 6.4 Carlisle's emerging new Local Plan 'The Carlisle District Local Plan 2015 - 2030' was submitted to the Secretary of State on 22nd June 2015 under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Paragraph 216 of the National Planning Policy Framework identifies that:

"From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)".*

Carlisle City Council resolved at their meeting of the 10th February 2015, with regards to the emerging Local Plan, that *"once published for consultation, weight be given to the Carlisle District Local Plan (2015–2030) as a material consideration when exercising Development Management policy decisions, in accordance with paragraph 216 of the National Planning Policy Framework"*.

In exercising a decision on the proposal regard has therefore been had to the relevant policies and proposals within the emerging Carlisle District Local Plan 2015-2030. The particular weighting afforded to policies and proposals of relevance has been arrived at by considering each in turn and by way of reference to the provisions of paragraph 216 of the NPPF.

The relevant planning policies of the emerging Local Plan are SP6 and HE3.

- 6.5 Section 66 of the LBA stipulates that special regard is given to the desirability of preserving listed structures or their settings.
- 6.6 Furthermore, Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' which sets out guidance on managing change within the settings of heritage assets.

- 6.7 In the context of the foregoing, the proposals raise the following planning issues.

1. Impact Of The Proposal On The Character of the Curtilage Listed Building and the Settings Of The Neighbouring Grade II Listed Buildings

- 6.8 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.9 Accordingly, Members must give considerable importance and weight to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.10 Paragraph 133 of the NPPF states that Local Planning Authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.11 Policy LE12 of the Carlisle District Local Plan 2001-2016 also indicates that new development which adversely affects a listed building or its setting will not be permitted. Whilst Policy HE3 of the emerging Local Plan highlights that listed buildings and their settings will be preserved and enhanced. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the significance.

a) the significance of the heritage asset and the contribution made by its setting

- 6.12 Number 53 West Walls is curtilage listed by virtue of its association with numbers 36-38 Abbey Street. Numbers 36-38 Abbey Street together with other buildings along Abbey Street are Grade II Listed Buildings. By way of background there are over 374,000 listed buildings within England which are categorised as Grade I, Grade II* and Grade II. Grade I are of exceptional interest, sometimes considered to be internationally important, only 2.5% of Listed Buildings are Grade I. Grade II* Buildings are particularly important buildings of more than special interest, 5.5% of listed buildings are Grade II*.

The final tier of Listed Buildings are Grade II buildings which are nationally important and of special interest.

- 6.13 Numbers 36-38 Abbey Street were listed by Historic England (formerly English Heritage) as Grade II Listed Buildings in 1949. The listing details are as follows:

"House divided into 2 shops with offices above. Late C17 with extensive late C18 alterations. Painted brick walls on chamfered plinth. Roof of C20 tiles has had its ridge moved forward; a right kneeler survives; C19 and C20 ridge and gable brick chimney stacks. 3 storeys, 4 bays; double-depth plan. Off-centre panelled door (to No.42) and blind fanlight in dentilled open pedimented doorcase. Right panelled door and overlight in pedimented surround. Left early C20 shop front has central recessed glazed door and flanking plate-glass windows under leaded overlight. Sash windows, most with glazing bars, those on second floor are smaller. Around the doorway to No.42 can be seen the cut-away C17 alternate block surround and the brickwork clearly shows where original fenestration has been blocked. Rear wall has a late C17 floral lead rainwater head and downpipe, which compares with the one nearby on Tullie House. INTERIOR has some C18 detail, but nothing survives from the C17. Entrance hall of No.42 has rib-vaulted plaster ceiling on console brackets and heraldic shields. Passage to stair has wooden panelled dado. The full height early C18 staircase with turned and fluted balusters and moulded handrail is particularly fine. C18 panelled doors. HISTORICAL NOTE: Cumberland News (1954) says 'Dr Waugh's... own private residence was the house in Abbey Street, known as Eaglesfield House... which he leased in 1730. The Chancellor's (Waugh's) coat of arms is preserved in this house, which was sold to Dr Carlyle in 1772'. (Cumberland News: 17 September 1954)".

- 6.14 The aforementioned properties together with neighbouring properties have frontages onto Abbey Street and collectively form an impressive terrace of former townhouses, many of which have subsequently been converted into commercial uses including offices, retail and restaurants/cafes. The rear elevations of Abbey Street which front onto West Walls; however, is very much different in character and appearance. The rear elevations of Abbey Street are not as detailed as the facades. Indeed, with the exception of a small number of residential properties the character of this section of West Walls is very much that of warehouses. Indeed, number 53 West Walls, the application site, although attached to 36-38 Abbey Street bears little resemblance to the Grade II Listed Buildings as it is a substantial four storey warehouse building with two storey elements.

b. the effect of the proposed development on the settings of the Grade II Listed Buildings

- 6.15 The proposal seeks Listed Building Consent for a number of differing elements. These being: relocation of log-burner flue; affixing of cast iron grille to kitchen extraction; installation of roller shutter garage door; re-roofing of main roof using new roof timbers to northern roof slope and retain and reinstate where possible existing roof spars; installation of cast aluminium

guttering and rainwater downpipes to main roof; and slates in lieu of concrete tiles to lower roof.

- 6.16 As outlined earlier in the report, Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA).
- 6.17 The TSHA document and the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
- 6.18 The NPPF reiterates the importance of a setting of a listed building by outlining that its setting should be taken into account when considering the impact of a proposal on a heritage asset (paragraph 132). However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.19 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjoining Listed Buildings and settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.20 As previously highlighted in paragraph 6.14 above the character of West Walls is very much different to that of the facade of the heritage assets fronting onto Abbey Street. The proposal seeks the refurbishment of 53 West Walls which is a curtilage listed building by virtue of its association with numbers 36-38 Abbey Street. The large warehouse style property, despite several planning applications and listed building consent none of which have been substantially implemented, has stood empty and decaying for a number of years.
- 6.21 The City Council's Conservation Officer and the Conservation Area Advisory Committee (CAAC) have been consulted and raise concerns over the use of horizontal roller shutter garage doors suggesting the use of vertical track mounted doors. Whilst the CAAC also expressed concerns that external appearance of the main roof did not constitute like for like.
- 6.22 In respect of the proposed garage doors, an e-mail received from the Applicant and reproduced within the Main Schedule outlines why the use of horizontal roller shutter doors are the only option available given the logistics of the entrance to the garage and the internal dimensions of the garage. The views of the Conservation Officer and CAAC are respected; however, a judgement has to be made as to the degree of harm the use of a vertical

roller shutter garage door would have against the benefit of bring the site back into use whilst ensuring the active use of a curtilage listed building with the City Centre Conservation Area.

- 6.23 The re-roofing of the main roof of the building had previously been agreed as a repair i.e. did not warrant an application for listed building consent; however, during these works it was found that some of the internal timbers had been damaged by woodworm and water. Nevertheless, the applicant proposes to retain and reinstate, where possible, those timbers that can be retained within the building. Should Members approve this application a suitably worded condition is suggested.

Conclusion

- 6.24 In overall terms, it is recognised and understood that under Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 considerable importance and weight still needs to be given to the desirability of preserving the heritage assets along Abbey Street and their settings even if the harm is found to be less than substantial. On balance, and having attributed special weight to the desirability of preserving the character of the existing curtilage listed building and the settings of the neighbouring listed buildings, the recommendation is for approval subject to the imposition of relevant conditions.

7. Planning History

- 7.1 In 2007, Full Planning Permission and Listed Building Consent for conversion of existing studio to four flats (application reference 07/0381 and 07/0382).
- 7.2 In 2008, Full Planning Permission and Listed Building Consent for alterations to window openings to west elevation and internal alterations to provide a new staircase and office space (application reference 08/0613 and 08/0614).
- 7.3 In 2014, an application to discharge condition 3 (materials) of previously approved application 07/0381 was granted (application reference 14/0056).
- 7.4 Also in 2014, an application to discharge 2 (materials) and 3 (details of new doors & windows) of previously approved application 07/0382 (application 14/0058).
- 7.5 Again in 2014, applications for Full Planning Permission and Listed Building Consent for conversion of existing property to 3no. flats were withdrawn (application references 14/0487 and 14/0488).
- 7.6 Earlier this year, Full Planning Permission and Listed Building Consent was granted for change of use from 4no. flats to 1no. dwelling (application reference 14/0682 and 14/0776 respectively).
- 7.7 There is currently an application pending a decision for the discharge of condition 3 (windows) of previously approved permission 14/0776 (application

reference 15/0370).

8. Recommendation: Grant Permission

1. The works shall be begun not later than the expiration of 3 years beginning with the date of the grant of this consent.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The approved documents for this Listed Building Consent comprise:
 1. the submitted planning application form received 12th June 2015;
 2. the Design and Access Statement received 27th April 2015;
 3. the Heritage Statement received 12th May 2015;
 4. the location plan received 27th April 2015;
 5. the manufacturers specifications for slotted cast iron grille received 27th April 2015'
 6. the manufacturers specifications for roller garage door received 15th May 2015;
 7. the ground floor and first floor drawings received 27th April 2015 (Drawing No. 2014-640-05E);
 8. the second floor and third floor received 27th April 2015 (Drawing No. 2014-640-06E);
 9. the section and elevation received 27th April 2015 (Drawing No. 2014-640-07E);
 10. the Notice of Decision; and
 11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Notwithstanding the details contained within the submitted application, the original timbers should be removed, retained and made available for inspection by the Local Planning Authority to determine which are capable of re-use and reinstatement within the building.

Reason: To ensure the development is carried out in a manner that respects the architectural integrity of the curtilage Listed Building and the amenities of its surroundings in accordance with Policies LE12 and LE13 of the Carlisle District Local Plan 2001-2016.

4. Notwithstanding the details contained within the submitted application, details of the cast aluminium guttering and rainwater downspouts shall be submitted for approval by the Local Planning Authority and thereafter carried out in complete accordance with these details.

Reason: To ensure the development is carried out in a manner that respects the architectural integrity of the curtilage Listed

Building and the amenities of its surroundings in accordance with Policies LE12 and LE13 of the Carlisle District Local Plan 2001-2016.



53 West Walls, Carlisle
Location Plan
 Scale - 1:500 @ A4

Heritage Statement
53 West Walls, Carlisle
CA3 8UH

SECTION ONE – Listing

The building is part of the curtilage (considered ancillary) of 36 and 38 Abbey Street, which is grade II listed primarily for its early 19th century façade with interior features of moulded plaster ceiling cornices with central roundels and panelled doors.

SECTION TWO – Character

No. 53 West Walls, while it abuts the rear façade of 36 and 38 Abbey Street, has a very different quality to the formal facades along Abbey Street. The predominant character is of much simpler 'backyard' workmanlike uses. The architectural language of chimneys, gutters and uneven windows patterns continues along West Walls. Use of lead flashings, metal roller shutters and wrought iron detailing is prevalent.





SECTION THREE – Proposal

Living Room Roof:

- Replace concrete tiles and lead flashing on hip and ridge with slate tiles with slate hip and ridge tiles.

Existing roof timbers retained, new breather membrane as approved drawings:



Existing concrete tiles on lower level hipped roof, replacement slate to match main roof (Slate type to be approved by LA conservation department):



- New log burner flue in matt black finish with lead collar flashing at junction with roof pitch. (Ref Drawing no. 2014-640-07E)

Proposed flue type and roof junction / flashing detail:



Kitchen Extract:

- New cast iron grille to party wall at first floor level. (Ref Drawing no. 2014-640-07E)

Approx size of grille to suit brick dimensions 150mm high x 225mm wide:



SECTION FOUR – Impact

- *Development proposals must either enhance or at least have a neutral effect on the character of the area (Carlisle Council Guidance).*

The existing streetscape will be enhanced by the removal of the concrete tiles and new slate roof, hip and ridge tiles. The material will weather in keeping with the main roof of the building and match the roofs of the listed buildings along Abbey Street.

The new log burner flue will be set back from the West Walls street frontage of the existing building. It will not be visible from the street directly in front of no. 53 West Walls.

A new cast iron grille to the eastern party wall will mimic other grilles used along the street and match the existing cast iron rainwater goods used on the building currently.

It is contended that the changes proposed, in facilitating the refurbishment of the existing vacant warehouse, will enhance the streetscape without imposing a domestic vernacular onto an industrial building.

SLOTTED CAST IRON GRILLES

ROUND AND SQUARE

These grilles are used both in domestic properties and commercial buildings for inlet of fresh air and exhaust of stale air. Outlet grilles are widely used for extracting air from kitchens, bathrooms, cloakroom and dryers and we have seen a large number of property owners replacing plastic, characterless brown vents with something from this range or from our decorative range. The slotted vent plate grilles are available in various sizes and either square (4" - 12" or 100mm-305mm) and round (3" - 12" or 75mm-305mm diameter). They can be fitted either into the hole in the wall or over the hole, in the latter case a grille larger than the hole size is required and screwed into the brickwork. We supply most grilles either drilled or undrilled for this purpose. Our small round grilles can be installed directly into core-drilled holes such as extractor or dryer vents, subject to them meeting the recommended free air flow of the appliance and therefore aren't normally supplied drilled.

The grilles shown here are a selection from our range—please see www.castironairbricks.co.uk and go to the relevant page for either round or square slotted grilles for more information. Of course, the square and round vents can be installed with the slots as vertical slots or horizontal slots.

Finish—All grilles are supplied painted black. Fly mesh and drilling available



(Item code RO)

Round Diameter Sizes available ...

3", 3.5", 4", 4.5", 5", 6", 7", 8", 9" and 12"

75mm, 87mm, 100mm, 112mm, 125mm, 150mm,

175mm, 200mm, 225mm and 305mm

(Item code SLOT)

Square Slotted Sizes available ...

4" x 4", 5" x 5", 6" x 6", 7" x 7", 8" x 8", 9" x 9" and 12" x 12"

100x100mm, 125x125mm, 150x150mm, 175x175mm, 200x200mm

225x225mm and 305x305mm

Produkt spec: pgs 7+8, 9 and 20.

Hörmann brand quality
Top safety and reliability

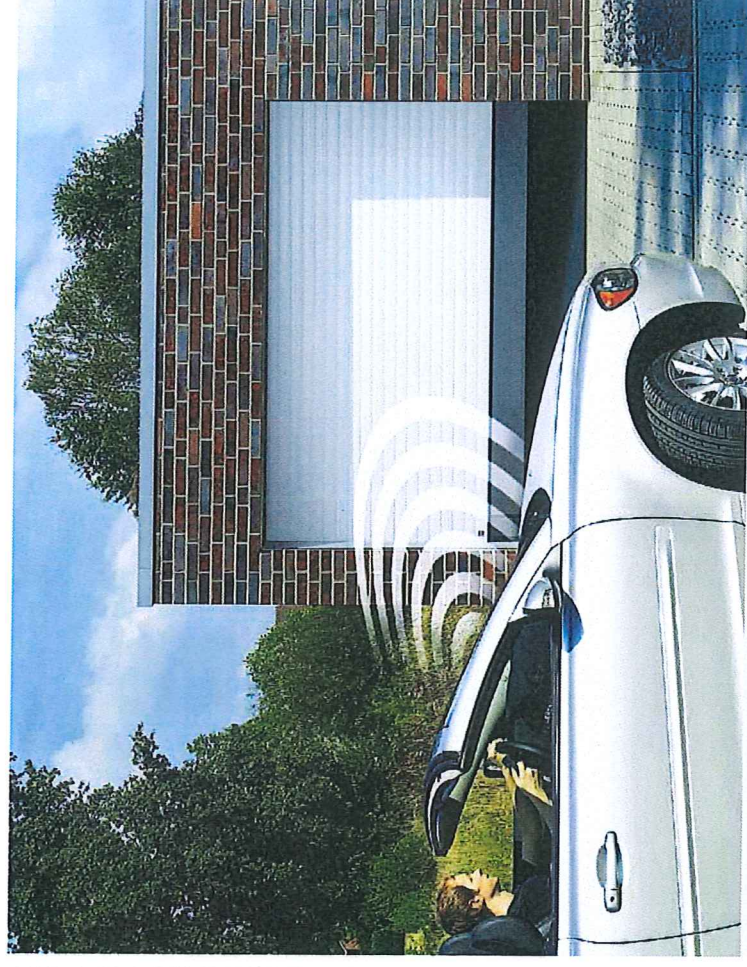


NEW
Inexpensive Decopaint surface finishes
Golden Oak and Rosewood



Roller Garage Door RollMatic

More free space in the garage with innovative Hörmann technology



"A good reputation must be earned." (August Hörmann)

In line with the founder's philosophy, the Hörmann brand today is a true promise of quality. The family-owned company has over 75 years of experience in door and operator construction and, with sales of over 20 million doors, is no. 1 in Europe. This gives you a reassuring feeling when purchasing a Hörmann roller garage door.



Made in Germany



Brand quality "Made in Germany"
All doors and operator components are developed and manufactured by Hörmann, are perfectly matched to each other and tested and certified by independent, recognised institutes to ensure your safety. They are manufactured in Germany according to the DIN ISO 9001 quality management system and fulfil all the requirements of European standard 13241-1. Our highly qualified employees also work intensively on new products, continual further developments and improvement to details. The results are patents and one-of-a-kind products you can depend on.



RolliMatic roller garage doors for generations

Endurance tests under real conditions ensure mature series products with Hörmann quality. Thanks to this, excellent technical solutions and uncompromising quality assurance, you receive a 10-year warranty on all RolliMatic roller garage doors and 5 years on all Hörmann operators.



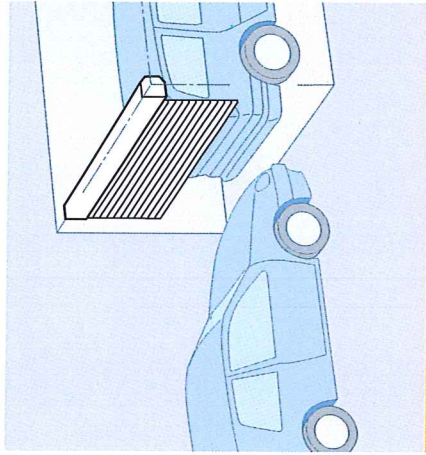
An eye on the future

Hörmann is setting a good example. This is why, since 2013 the company has obtained up to 40 % of its required energy from green sources and will continue to increase this percentage. At the same time, many tonnes of CO₂ are saved each year thanks to the introduction of an intelligent and certified energy management system. And last but not least, Hörmann also offers products for sustainable construction. Find out more about Hörmann's environmental activities in the "We think green" brochure.

* The complete warranty conditions can be found at: www.hoermann.com

Good reasons for a roller garage door

Convincing in terms of function and appearance



Maximum space in front of and in the garage

Space-saving design

RolliMatic roller garage doors open vertically and require minimum space inside the garage. The door's design offers maximum space inside and in front of the garage.

The ceiling also remains free and can be used for lamps or as an additional storage space.

Ideal for modernisation

The shape of the garage door opening doesn't play a role with roller garage doors. A Hörmann RolliMatic fits anywhere, no matter whether your garage opening is rectangular or chamfered, or has a segmental or a Norman arch.

A Hörmann sectional door always fits.



External roller garage doors with a lack of interior sideroom

Fitting in front of the opening

The RolliMatic is also available as an external roller garage door for fitting in front of the opening if your garage has little inlet space and/or sideroom.

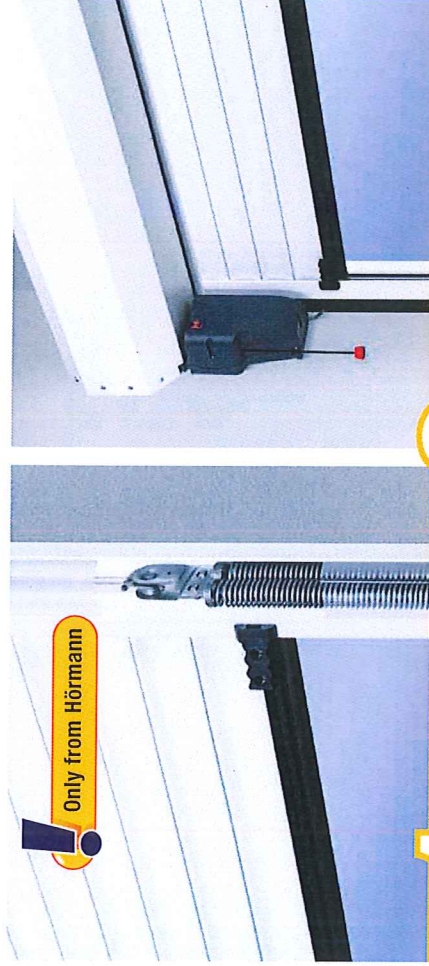
The external roller garage door is supplied as a complete package with a matching operator. The shaft cover around the operator protects it from adverse weather effects and unauthorised interference.

The barrel cover and frame come in the same colour as the door to create a uniform and harmonious appearance.

The tension spring cover on the sides of the external roller garage door is made of aluminium and features vision sections to control the spring system.

Good reasons to try Hörmann

The market leader for construction components has all the innovations



Only from Hörmann

1

Reliable and safe:
the tension spring assembly

2

Maintenance-friendly
and especially silent

Convincing technology

The tested tension spring assembly supports the operator during the opening and closing of the door. This protects the operator mechanism and in case of an emergency, the door can be easily opened by hand. A crank handle is not necessary. Double cabling additionally protects the door from crashing to the floor.

The special profile arrangement at the shaft guarantees a secure, break-in resistant locking. With this mechanism, it is practically impossible to push the curtain open.

Operator included as standard

The operator is located outside the shaft cover for trouble-free maintenance. The start and stop of the RollMatic door are particularly soft and silent, preserving the door. The spring compensation and reliable automatic cut-out render an additional closing edge safety device unnecessary. An internal push button and light are already integrated in the control housing.

5

Roller garage door RollMatic

A complete package with a matching operator



RollMatic roller garage doors can be individually adapted to the architecture of your home or the fitting situation in the garage. Select from one of 11 equally-priced colours for an individual door. Matching side doors are also available. An external rolling shutter is recommended for fitting situations with little lintel space. You can always find a perfect solution with a RollMatic roller garage door.

6

Surface finishes and colours

For individual design possibilities

Colours and surface finishes

You can choose between 11 equally-priced colours and two attractive Deco grain or Decopaint surfaces each.

Further information can be found on pages 9–11



Roller garage door in Anthracite grey, RAL 7016

Matching side door

A practical side door is a convenient way to access your garage. Matching the RollMatic, side doors are supplied with a slim corner frame in the same design as the side doors for up-and-over garage doors.



Roller garage door in White aluminium, RAL 9006 with matching side door

External rolling shutter

A RollMatic external roller garage door for fitting in front of the opening is the right solution for garages with low headroom and/or sideroom. The external roller garage door is always supplied as a complete package with a matching operator.

Further information can be found on page 14



External rolling shutter in Traffic white, RAL 9016

Smooth surface

The smooth surface of the aluminium profiles looks modern and elegant, unlike ribbed profiles from other suppliers. Furthermore, a high-quality coating on the inside and outside of the door's surface makes it easy to clean.

Profile with thermal insulation

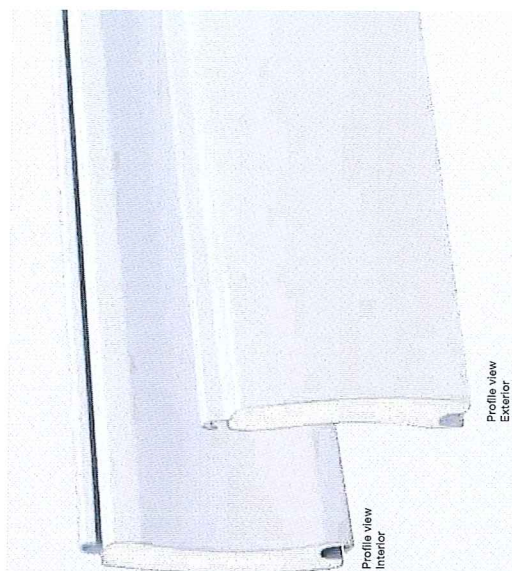
The hollow space of the profile is evenly filled with polyurethane rigid foam for quiet door travel.

Glazing elements

Get more daylight in your garage! The glazing elements with synthetic panes are arranged across the entire profile width. The number of elements depends on the respective door width. A maximum of ten profiles can be fitted with glazings in each door.

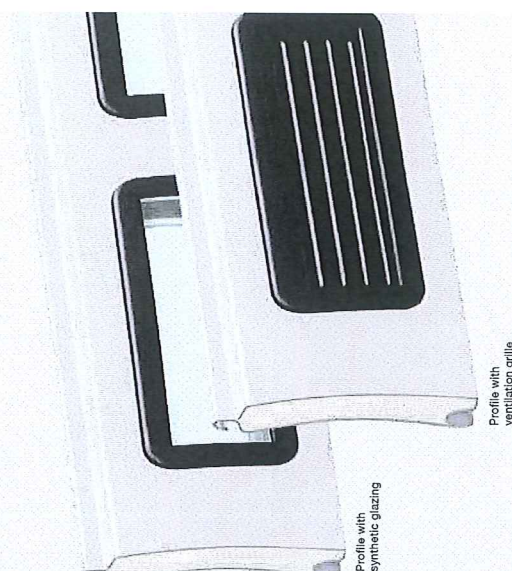
Ventilation grilles

Ventilation of your garage improves the room climate and prevents mould. Ventilation grilles made of long-lasting plastic are arranged across the entire profile width. A maximum of ten profiles can be used for each door.



Profile view Interior

Profile view Exterior



Profile with synthetic glazing

Profile with ventilation grille

Decor surface finishes

In natural timber looks

Deco grain surface finishes

The two Deco grain surfaces in the colours Golden Oak and Rosewood have a convincingly real timber look. A special wear-resistant surface protection preserves the UV-resistant plastic film coating on the RollMatic over a long time.

To create a uniform appearance, the exterior door curtain, fascia and frame are supplied with a Deco grain surface finish. The interior fascia, side guides, barrel casing and door curtain are painted in brown.

Deco grain surface finishes are not available for external rolling shutters.

Deco paint surface finishes

// NEW

The Deco paint surface finishes Golden Oak and Rosewood are an affordable alternative to Deco grain decors.

The interior and exterior of the profiles are painted to look like timber.

Frames, side guides, fascia panels and shaft covers are powder-coated in a base colour matching the timber to create a harmonious appearance.

Interior profile view
in brown

Exterior profile view
in Deco grain Golden Oak

Interior profile view
in Deco paint Golden Oak

Exterior profile view
in Deco paint Golden Oak

Side guide in base colour Golden Oak

Side guide in base colour Rosewood

10

11 equally-priced colours

RollMatic roller garage doors from Hörmann are delivered in Traffic white as standard. In addition there are 10 preferred colours available without a surcharge.

Traffic white	RAL 9016
White aluminium	RAL 9006
Jet black	RAL 9005
Cream	RAL 9001
Terra brown	RAL 8028
Light gray	RAL 7035
Anthracite gray	RAL 7016
Moss green	RAL 6005
Steel blue	RAL 5011
Ruby red	RAL 3003
Light ivory	RAL 1015



Harmonious overall appearance

Only Hörmann offers you the complete door in the selected door colour without a surcharge. The door curtain, guide rails, fascia panel, and shaft cover are thus combined in an attractive and harmonious unit.

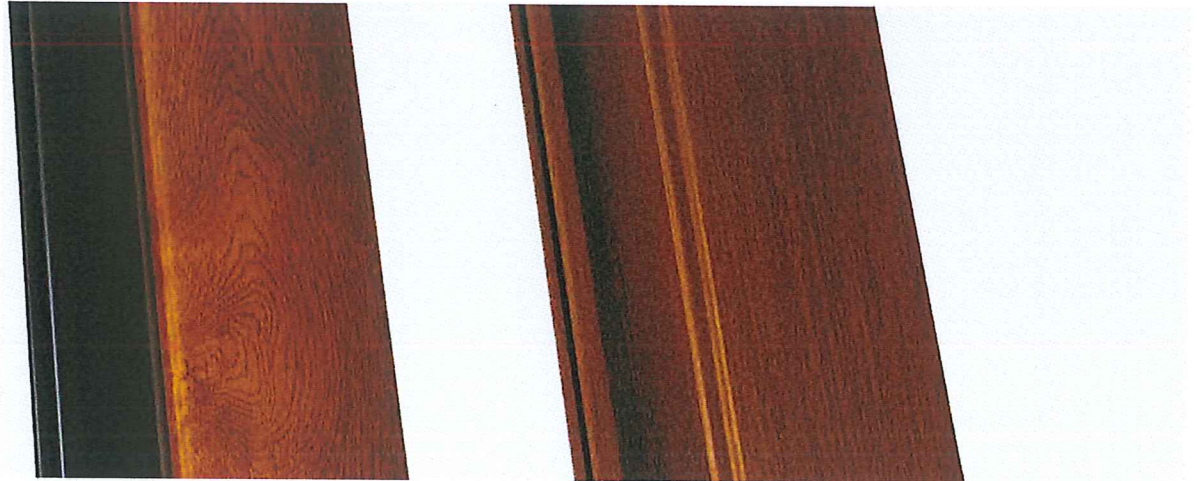
9

All colours based on RAL.

The colours and surfaces shown are subject to the limitations of the printing process and cannot be regarded as binding. Please consult with your local Hörmann specialised dealer.

Convincing technology

Details perfectly matched to each other



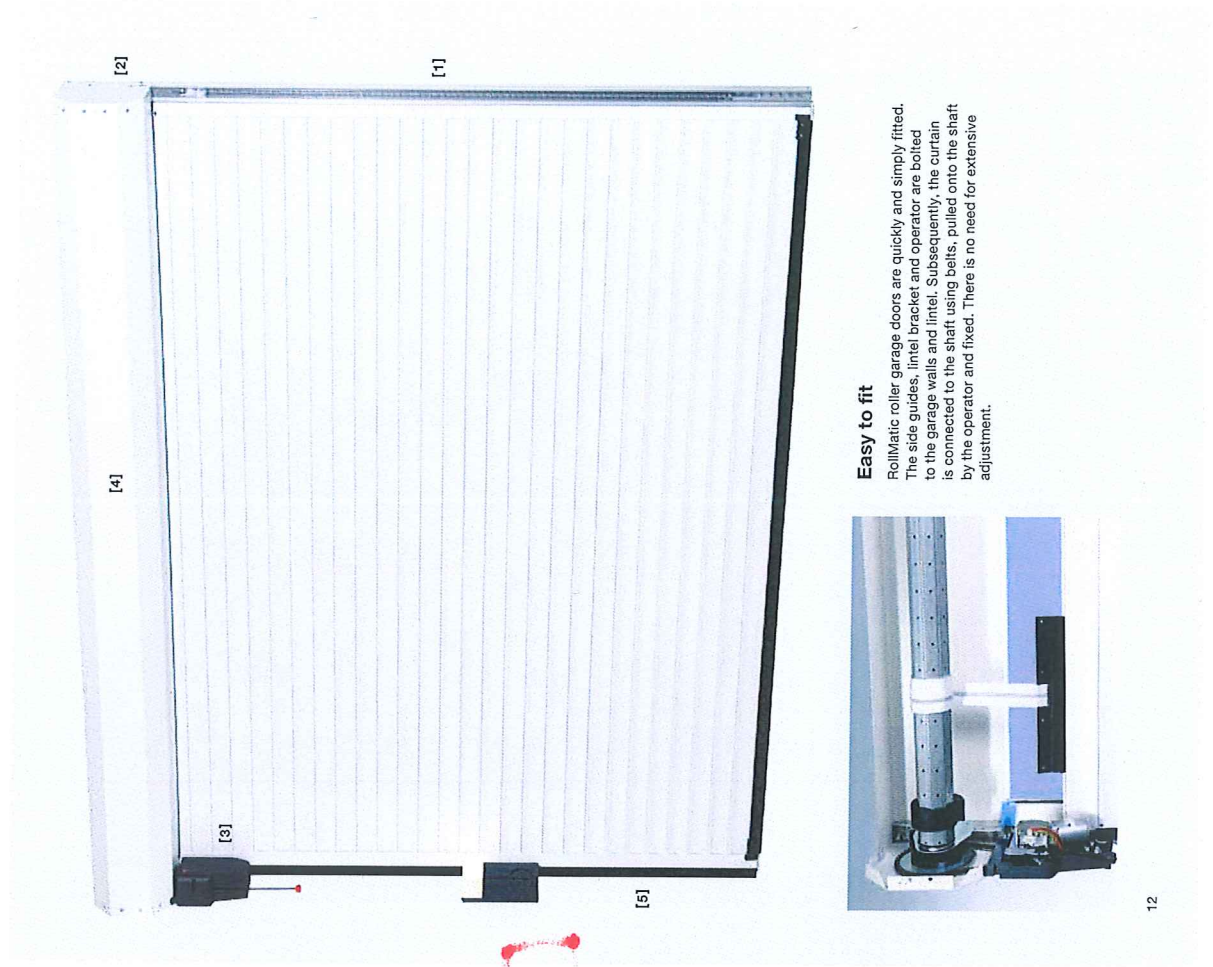
Decograin decors



Decopaint decors

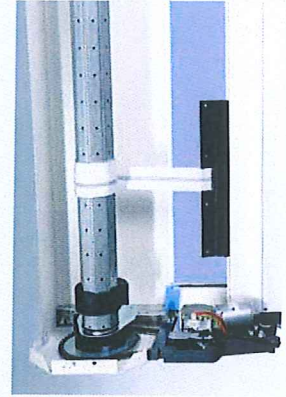


11



Easy to fit

RollMatic roller garage doors are quickly and simply fitted. The side guides, lintel bracket and operator are bolted to the garage walls and lintel. Subsequently, the curtain is connected to the shaft using belts, pulled onto the shaft by the operator and fixed. There is no need for extensive adjustment.



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Tension spring assembly with multi-spring system

[1] Hörmann RollMatic roller garage doors with double tension springs and double cabling protect the door leaf from crashing in every door position. The patented multi-spring system and the transparent protective cover prevent broken springs from flying out and thus protect from personal injury.

A well-protected shaft

[2] The standard shaft cover practically prevents reaching into the door barrel. In addition, it protects the curtain from damage and dirt when the door is open. The cover is supplied in the colour of the door or in brown with Decograin surfaces.

Integrated mechanical anti-lift kit

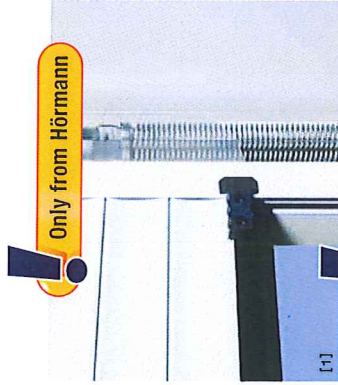
[3] The special section positioning at the shaft as well as the connection to the operator protect the RollMatic roller garage door from being pushed open forcibly from the outside. This makes burglary attempts much more difficult. Of course, manual opening from the inside is possible in emergencies.

Wear-resistant bearing rings

[4] The newly developed bearing rings made of various plastics reduce wear when the curtain is rolled up and down. This keeps the surface of the door curtain beautiful for a long period of time. The bearing rings also dampen noise and help the door to close better.

Standard wind locks

[5] Hörmann's RollMatic roller garage doors can even withstand large wind loads (up to class 5). The wind locks fitted as standard in the profile ends keep the door securely within its guides. An additional advantage is increased protection from burglary.



Only from Hörmann

[1]



Only from Hörmann

[3]



Only from Hörmann

[4]

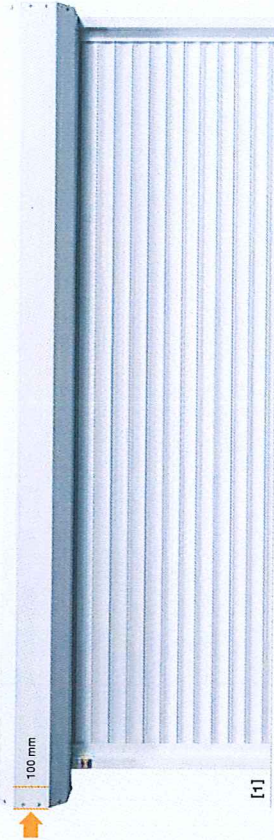


[5]

13

External roller garage door RollMatic

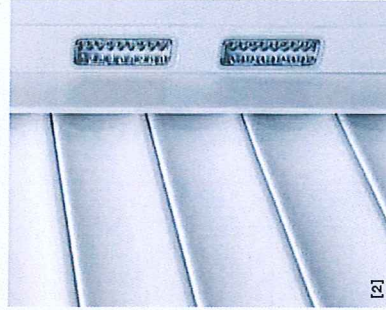
The solution for areas with a lack of interior sideroom



[1]

Variable operator positions

[1] Depending on the fitting situation, operators for external roller garage doors can either be installed on the left or right. The shaft cover is 100 mm wider in this area and encloses the operator, protecting it from adverse weather effects or from unauthorised interference.



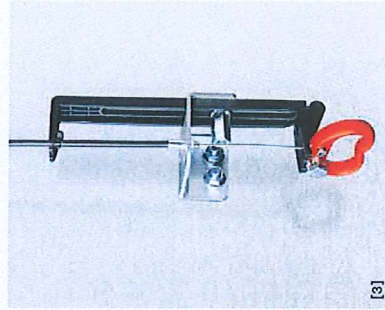
[2]

Tension spring cladding with vision sections

[2] You can easily check whether the cable guide or springs are working through the vision sections in the spring cladding, providing you with safety even after many years.

Secured release on inside

[3] The operator can be easily released from the inside using a hand pulley. You can, for example, easily open your door by hand from the inside during a power failure.



[3]

14

Variants and optional extras

The right solution for every application

Manually operated door

Easy manual opening

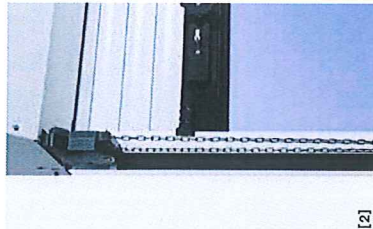
Thanks to the supporting tension spring compensation, Hörmann roller garage doors are easy to manually open and close from the outside of the garage using the handle [1] and from the inside with the pull chain.

Manual door locking

The manually operated roller garage door is mechanically locked using interior and exterior handles and a lock. Solid metal bolts extend on the right and left into the door frame.



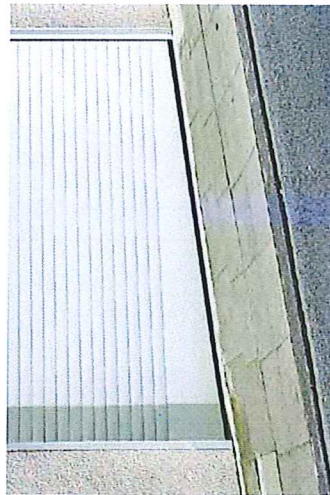
[2]



Chamfered bottom profile

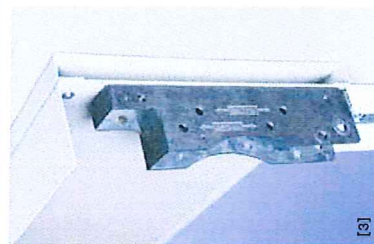
The solution for sloping ground: An aluminium chamfered bottom weather seal compensates for differences in height over the entire door width of up to 300 mm. The profile can be fitted without any difficulty and is simply screwed onto the inserted curtain.

The bottom profile is delivered powder-coated in Jet black (similar to RAL 9005). On request, the bottom profile (as shown) is also available in a colour matching the door colour.



Additional fascia panel

The additional fascia panel [3] stabilises the fascia panel during fitting in the opening or behind the opening, if the fascia panel can be seen in the opening. It harmoniously covers the lintel without any unattractive fitting holes. The additional fascia panel is available in the colour of the door or with a Decograin surface.



[3]



[4]

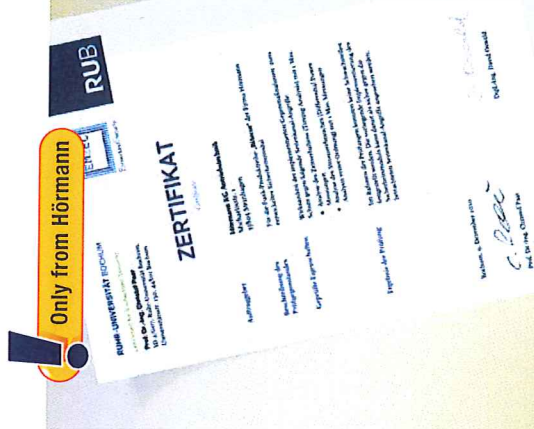
Fitting compensation set

The standard compensation set [4] ensures flush-fitting installation of the door in uneven walls. For more information, consult the technical manual.

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Hörmann BiSecur

A modern radio system for your home



Tested and certified

The newly developed, extremely secure BiSecur encryption protocol makes sure that no-one can copy your radio signal. It has been tested and certified by security experts at the Bochum University and has the same high security level as online banking.

Award-winning design

The exclusive BiSecur hand transmitters are set apart by their high-gloss surface in a piano lacquer look, as well as by an elegant shape that fits easily in the palm of your hand. The figure on the left shows an HS 4 BS hand transmitter with hand transmitter station (optional).

Hörmann's BiSecur hand transmitters have been awarded a design prize by an international jury.



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Please see the following pages for more information on the hand transmitters and other control elements. The complete range of accessories can be found in Hörmann's specialised brochure on garage door and entrance gate operators and at www.hoermann.com.

Door, operator and control

An optimally matched system



Approved as a functioning unit

In RollMatic roller garage doors, the door components, operator and control are optimally adjusted to each other and approved as a functioning unit. The integrated soft start and soft stop of the operator ensures smooth door travel and protects the door. The accessible operator housing facilitates easy maintenance.

The control is complete and equipped with a button and a light.

Standard emergency release

Standard emergency release via a pull cord: The door can be easily pushed open after pulling the cord and does not have to be cranked open.

Reliable automatic safety cut-out

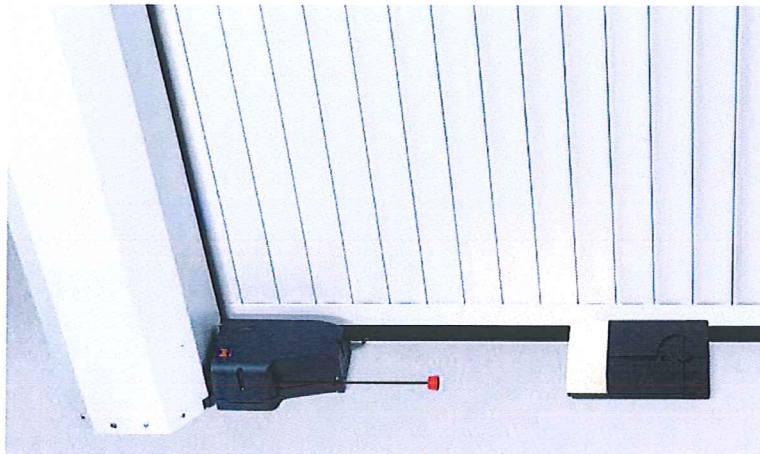
The automatic safety cut-out secures the closing edge and immediately stops the door if there is an obstacle. This way an additional closing edge safety device can be omitted.

As standard:

- Impulse control with integrated lighting
- X 2 HSE 2 BS hand transmitters
- Automatic safety cut-out with obstacle detection
- Emergency release from the inside via a pull cord
- Mechanical anti-lift kit
- Safety catch with tension spring assembly



Standard 2-button hand transmitter
HSE 2 BS (textured surface)



On encountering an obstruction, the automatic safety cut-out stops the door

Security can look this beautiful

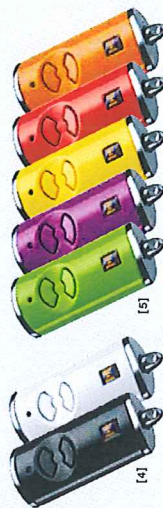
Hörmann BiSecur hand transmitters and switches



- Hand transmitter**
HS 4 BS
4 button functions,
[1] high-gloss black
- Hand transmitter**
HS 1 BS
1 button function,
[2] high-gloss black
- Hand transmitter**
HSE 1 BS // NEW
1 button function
incl. eyelet for key ring
[3] High-gloss black



- Hand transmitter**
HSE 2 BS // NEW
2 button functions,
incl. eyelet for key ring
- [4] High-gloss black or white
[5] High-gloss green, purple, yellow, red, orange
(Fig. from left)
- [6] Black textured surface
with chrome or plastic caps
[7] Decors in silver, carbon, light rootwood, light timber, dark timber, dark rootwood
(Fig. from left)

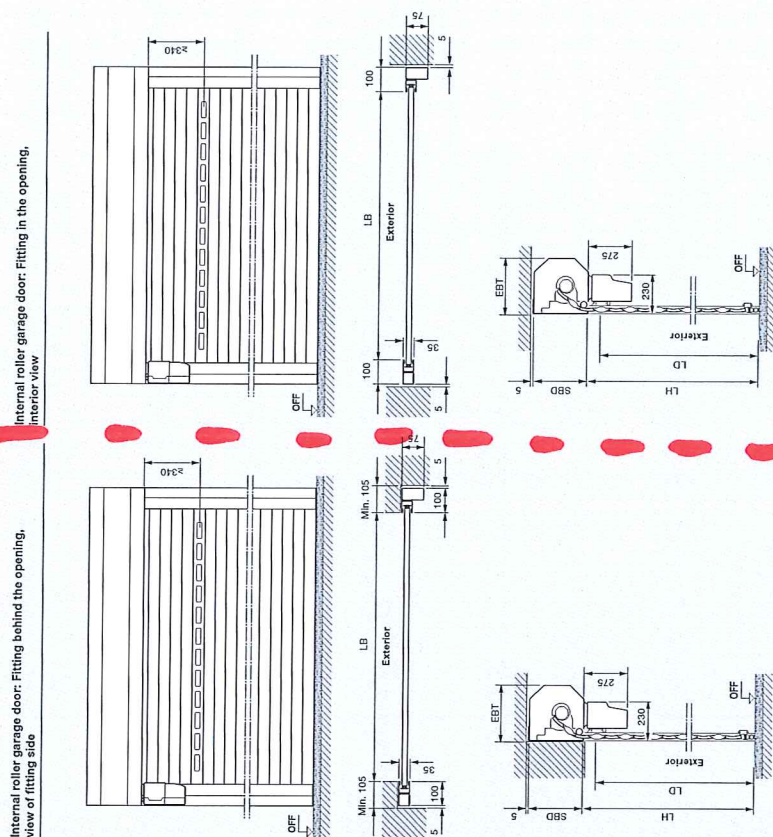
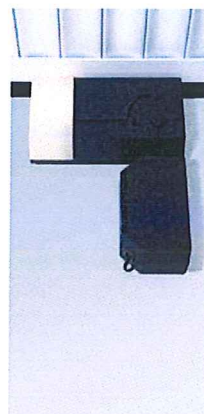
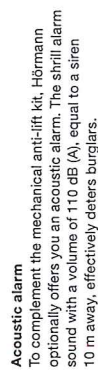
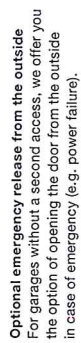


Roller garage door fitting dimensions



A black handheld electronic device, possibly a calculator or a small PDA, with a screen and a numeric keypad. It is shown at an angle, highlighting its compact design.

The emergency battery
With this emergency power supply, you can bypass network power failures for up to 18 hours and max. 5 door cycles. The emergency battery recharges itself during normal operation.



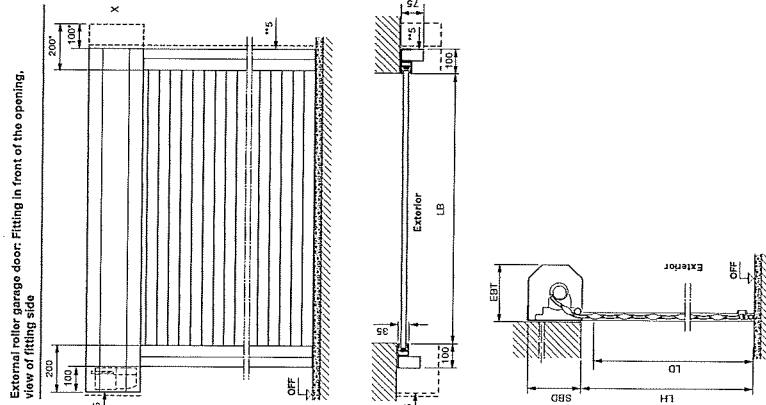
Size range for internal and external roller garage door

[illegible]

Dimensions in mm

Side door fitting dimensions

Roller garage door RollMatic



Explanation of dimensions

- LB Clear width = ordering size
- LH Clear height = ordering size
- LD Clear passage
- EBT Fitting depth
- SBD Required headroom

Fitting depth EBT
Up to 2300 mm door height 290 mm
From 2301 mm door height 335 mm

Required headroom SBD
Up to 2300 mm door height 290 mm
From 2301 mm door height 335 mm

Clear passage LD
Height (with operator) LH - 60 mm
Height (manually operated) LH - 125 mm
Width LB

Side space requirement
External roller garage door operator 306 100 mm
200 mm

Wind load classes

Up to door widths of 3500 mm Class 5
Up to door widths of 4500 mm Class 4
Up to door widths of 5000 mm Class 3

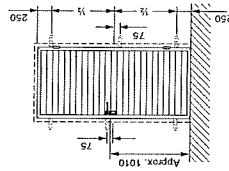
X External roller garage door cladding

A symmetrical arrangement is also possible, in addition to a variable operator position (the operator is positioned optionally on the right) with projection of the shaft cover on the operator side.

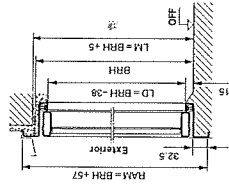
- For a visually balanced look the barrel casing can be ordered symmetrically!

-- At least 5 mm distance from fascia panel / side guide

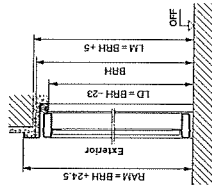
Position of anchors



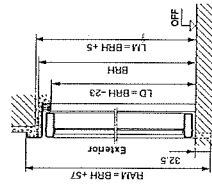
Single-leaf with threshold



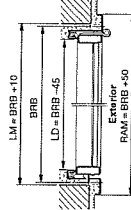
Single-leaf without threshold



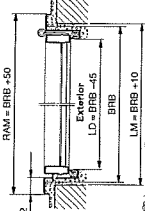
Single-leaf with threshold (the threshold is removed on-site)



External fitting opening outwards



Internal fitting opening inwards



Explanation of dimensions

- RAM Overall frame dimension
- BRB Nominal size width
- BRH Nominal size height
- LM Structural opening
- LD Clear passage

Material

Door frame and frame made of galvanized material, polyester powder-coated primer on both sides, with roller garage door section built in RollMatic style. Position of sections does not match the RollMatic roller garage door. Gazing and ventilation grilles arranged as in the RollMatic roller garage door.

Experience Hörmann quality

For every application involving new construction and modernisation

Hörmann provides an excellent basis for comprehensive planning. Carefully matched solutions offer you the very best in perfectly designed products for every area.

Garage doors

Optimally match your personal architectural style: up-and-over or sectional doors made of steel, grp or timber.

Door operators

Enjoy extra convenience and break-in-resistant security: Hörmann operators for garage doors and entrance gates.

Entrance doors

Our comprehensive entrance door ranges include models that fit almost every need and requirement.

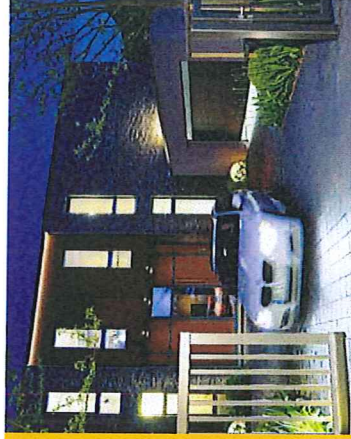
Steel doors

Sturdy doors for your entire home, from basement to roof.

Frames

Choose from our comprehensive range of products for new construction, expansion and modernisation.

www.hormann.co.uk



Garage doors and entrance gate operators

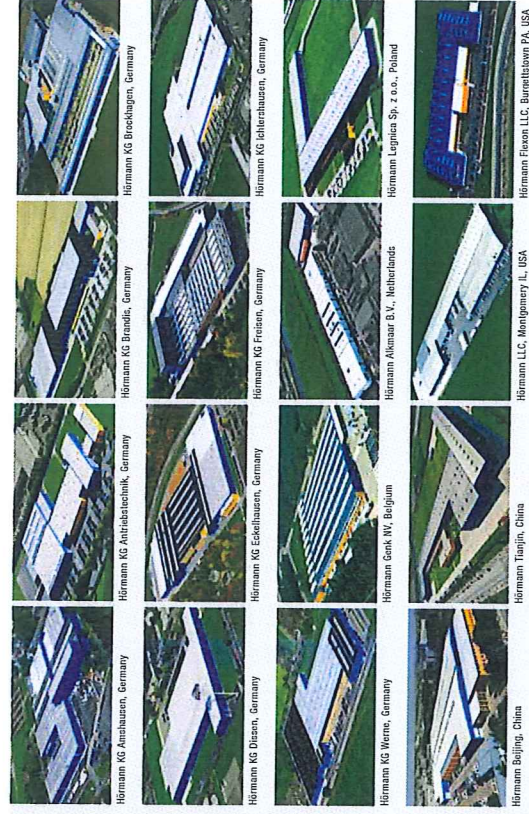


ThermoPro entrance door



Steel doors

Hörmann: Quality without Compromise



Hörmann is the only manufacturer worldwide that offers you a complete range of all major building products from one source. We manufacture in highly-specialised factories using the latest production technologies. The close-meshed network of sales and service companies throughout Europe, and activities in the USA and China, make Hörmann your strong partner for first-class building products, offering "Quality without Compromise".

CARAGE DOORS
OPERATORS
INDUSTRIAL DOORS
LOADING EQUIPMENT
HINGED DOORS
DOOR FRAMES



Barbara Percival

From: Bridget Singh <bridgetsingh@icloud.com>
Sent: 18 June 2015 15:04
To: Barbara Percival
Cc: Benny Singh; Kev Singh
Subject: 53 West Walls

Barbara

We propose an aluminium roller door in RAL grey colour to replace the existing metal clad timber garage doors. The garage door we have chosen is in the same heritage approved colour to match our already approved aluminium windows.

We have taken on the renovation of 53 west walls with the intention to make it our home. We want to restore the building so it can be used and enjoyed, not remain derelict. We have put our heart and souls into our plans, trying at all times to stay true to the buildings industrial roots, remaining sympathetic to the building and that of the surrounding area. I am in agreement that a buildings heritage should be maintained on some level but the only way that old unused buildings will be lovingly restored is if they can function in the present world.

Due to the logistics of where our house is situated, it is only possible to access the garage by reversing the car in. The house is on the narrowest part of the road, where the road curves and the garage opening is also very narrow.

We have researched extensively the different doors available and due to the logistics, as stated above, we really do require a roller door to give us extra space, and an electronic mechanism in order to access the garage without leaving the car.

The garage door we have chosen gives us the mechanism required to allow us access without holding up traffic which will also potentially prevent accidents from passing traffic. It also provides much needed space as the garage is very small and the existing doors don't close when our car is in the garage. Having a garage door we can close is paramount to the security of both the garage and the house. Having a door which doesn't close when the car is inside makes the current garage door not fit for purpose.

We looked into various options to resolve the space issues, even discussing the widening of the external wall but this would have been more detrimental to the buildings heritage. We feel the visual impact of the roller door would be minimal due to the industrial nature of the area which already boasts a number of pre-existing metal gates and roller doors, one of which is actually attached to our house.

We also received a parking ticket while outside 53 West Walls. We pulled up, put the hazard lights on and got out to open and pin back the existing garage doors and by the time we had finished a parking ticket had been issued. This further highlights the need for an automatic mechanism, and this can only be achieved by a roller door, allowing space for a car and the ability to securely close the garage.

Due to the lack of parking in the city centre we feel it is very important that the garage be in use so as to not impact negatively on our neighbours or that of the city centre by taking up an on road parking space which, as we know, are in short supply.

Over the last few years more people have taken on the buildings along the wall making them their homes and with this action, the use of the buildings has changed and needs to continue doing so in order to allow for everyday life.

It is absolutely not our intention to destroy the image but instead to improve this already impressive building. We have already taken it upon ourselves to restore the two storey building roof from tile back to slate, a step taken only to visually improve the building as this is not structurally required.

The main roof has been repaired as originally agreed with the planning department and the conservation officer. The north and south elevations have been repaired "like for like" with diminishing courses down to the bottom of the chimney stack on the north elevation as agreed.

The original 'spars' remain on the north side but unfortunately they are riddled with woodworm and rotten throughout. We sought advice from two independent builders and building control and all are in agreement the 'spars' should not be retained due to their poor condition. All aforementioned parties have stated that retaining the contaminated 'spars' would be damaging to the structure of the new timbers with the risk of woodworm and dry rot spreading throughout. It has also been suggested that insulation to the roof would not be as effective with the inclusion of the rotten 'spars'. We have successfully managed to retain the 'trusses' and 'purlins' even though they too suffer in poor condition, as these have substantial structural merit. It is imperative that repairs to the roof are completed effectively to ensure longevity as further upkeep cannot easily be carried out due to the height and location of the building.

As visually appealing as the 'spars' are, in this instance, we strongly feel that the disadvantages of keeping them heavily outweigh their aesthetic appeal as they will not be seen.

We hope you will review the points above and take into account our concerns and request. Please do contact us should you have any questions and we look forward to hearing from you shortly.

Kind regards.

Bridget and Ben Singh

Sent from my iPhone