

Application Number:	2025/0420	Application Type:	Full Planning Permission
Proposal:	Full: Alterations to the front roof slope to provide 5nr velux sun tunnels and 1nr velux roof light. Alterations to the rear roof slope to provide 4nr velux roof lights together with a bank of solar PV roof panels. Roof tiles to be stripped and roof recovered using artificial interlocking roof slates.	Location:	11 Healey Hall Farm, Shawclough Road, Whitworth, OL12 7HA
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	19/05/2026
Applicant:	Mr Laurie Bradley	Determination Expiry Date:	22/05/2026
Agent	Mr Ian Stott		

Contact Officer:	Harry Turner	Telephone:	01706 252432
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	Yes
Other (please state):	N/A

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Approve subject to the conditions set out in this report.

2. APPLICATION SITE

The application site relates to Healey Hall Farm, a converted apartment building located on Shawclough Road within the historic area of Healey, Whitworth. Close-by is the Healey Dell Nature Reserve which lies to the north west.

The building is included on the Draft Rossendale Local List of Non-Designated Heritage Assets, and is therefore recognised a Non-Designated Heritage Asset (NDHA). Immediately to the south are the former stables associated with Healey Hall, which are also recognised as a separate NDHA. The stables historically served the Grade II listed Healey Hall located adjacent to the site.

The site lies within the Green Belt.

3. RELEVANT PLANNING APPLICATION HISTORY

There is no recent planning history for this site, however, after discussions with both the applicant and neighbours, it is understood that the roof of the property has been re-roofed on multiple occasions, most recently in 2017 with the use of 'Hardrow' concrete tiles. The original roof tiles are understood to have been Yorkshire Grey natural slates – as is the same for the adjacent property Healey Hall Mews.

4. PROPOSAL

The application seeks full planning permission for alterations to the roof of the existing building. This submission represents a revised scheme from that originally proposed, with the proposed air source heat pump removed from the scheme.

To the front roof slope, it is proposed to install 5 no. Velux sun tunnels and 1 no. Velux 'conservation style' rooflight.

To the rear roof slope, it is proposed to install 4 no. Velux 'conservation style' rooflights together with an 'in-line' solar photovoltaic (PV) array positioned across the roof plane.

The works also include the stripping of the existing roof covering and the re-roofing of the building using artificial interlocking roof slates (Marley Edgemere in anthracite).

The proposals require alterations to the existing roof structure, including modification of roof trusses and the formation of new openings within the roof slopes to accommodate the proposed rooflights and sun tunnels.

5. POLICY CONTEXT

National Planning Policy Framework

- Section 2 Achieving Sustainable Development
- Section 11 Making effective use of land
- Section 12 Achieving well-designed places
- Section 13 Protecting Green Belt Land
- Section 14 Meeting the challenge of climate change, flooding and coastal change
- Section 16 Conserving and Enhancing the Historic Environment

Development Plan

Local Plan Policies

- Policy SS: Spatial Strategy
- Policy SD1: Presumption in Favour of Sustainable Development
- Policy SD2: Urban Boundary and Green Belt
- Strategic Policy ENV1: High Quality Development in the Borough
- Strategic Policy ENV2: Historic Environment
- Strategic Policy ENV8: Other forms of Energy Generation

Other Material Considerations

The Town and Country Planning (General Permitted Development) (England) Order 2015 (referred hereafter as the GPDO)
 RBC Climate Change SPD (2022)

6. CONSULTATION RESPONSES

Consultee	Summary of response
Growth Lancashire	Development would result in a low level of harm to the non-designated heritage asset and limited harm to the setting of nearby heritage assets.
LCC Highways	No objection.
RBC Environmental Health	Objection to the installation of initially proposed air source heat pump. Objection withdrawn since the scheme has been changed and has removed the proposed heat pump.

7. REPRESENTATIONS

To accord with the General Development Procedure Order, consultations were posted out on 26/11/2025 and a site notice was posted on 19/12/2025.

9 objections have been recorded. The following concerns were cited:

- Harm to the character and appearance of the building and wider area, including impacts on the setting of nearby heritage assets and Healey Dell.
- Visual impact of solar panels, rooflights and associated alterations resulting in a cluttered and incongruous roofscape.
- Loss of neighbour amenity, including impacts on outlook and enjoyment of neighbouring properties.

- Concerns regarding the use of the roof as a shared/communal asset and potential monopolisation by one occupier.
- Lack of sufficient detail relating to the proposals or information to allow proper assessment.
- Potential precedent for similar development leading to cumulative impacts on the building and wider area.
- Accuracy of submitted plans and adequacy of information to allow proper assessment.
- Legal/ownership concerns, including absence of freeholder consent and potential breach of lease agreements.

It is noted that a number of objections relate to the originally proposed air source heat pump; however, this element has been removed from the revised scheme and is not under consideration as part of this application.

Whitworth Town Council also commented on this application and raise no objections.

8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle
- 2) Visual Amenity and Heritage Impact
- 3) Neighbour Amenity
- 4) Renewable Energy
- 5) Access, Parking and Highway Safety

Principle

The application site lies wholly within the Green Belt. The proposals therefore need to be considered initially against Section 13 of the National Planning Policy Framework and the provisions of Policy SD2 of the adopted Local Plan.

Section 13 of the NPPF states that ‘the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open’ adding that ‘the essential characteristics of Green Belts are their openness and their permanence’. The general position is that any form of development within the Green Belt is considered inappropriate and therefore by definition harmful, unless it falls within one of the exceptions set out in paragraphs 154 and 155 of the Framework, or ‘very special circumstances’ can be demonstrated for allowing it.

Paragraph 153 adds that ‘when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness’. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations’.

Paragraphs 154 and 155 identify the type of development that can normally be viewed as an ‘exception’ to Green Belt policy and therefore acceptable in principle. These include:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*

In this case, the proposal clearly relates to alterations to the existing building, including the installation of rooflights, roof tunnels, solar photovoltaic panels, and re-roofing works. The development would not result in an increase in the footprint of the building or built volume, and is therefore not considered to represent a disproportionate addition to the building. As such, the proposal falls within the exception set out above and is not inappropriate development in the Green Belt.

Policy SD2 of the Local Plan states:

“All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural character of the area.”

In this case, it is considered that the works do need to be located within a countryside area, considering the building is located in an area of countryside designated as Green Belt. Nonetheless, it is not considered that the works would adversely impact upon the rural character of the area.

Visual Amenity/Heritage Impact

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authorities should, in coming to decisions, consider the principal Act, which states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.”

Paragraph 210 of the Framework states:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 212 of the Framework states great weight should be given to the asset’s conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 215 of the Framework makes clear that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In regards to NDHAs, paragraph 216 states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Section 12 of the Framework refers to the importance which Government attaches to the design of the built environment:

- *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*
- *“Planning policies and decisions should ensure that developments...will function well and add to the overall quality of the area...are sympathetic to local character and history, including the surrounding built environment and landscape setting.”*

Policies ENV1 and ENV2 of the Local Plan seek to ensure that the built and historic environment is safeguarded and enhanced. ENV2 states the following:

“The Council will support proposals which conserve or, where appropriate, enhance the historic environment of Rossendale.

Particular consideration will be given to ensure that the significance of those elements of the historic environment which contribute most to the Borough’s distinctive identity and sense of place are not harmed and this includes pre-industrial farmhouses.

...Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Less than substantial harm to such elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal.

Proposals which would remove, harm or undermine the significance of a non designated heritage asset will only be permitted where the benefits are considered sufficient to outweigh the harm.”

Healey Hall Farm is identified on the Council's Draft Local List of Non-Designated Heritage Assets and is situated in close proximity to the locally listed 'Former Stables', (also identified as a NDHA) and the Grade II listed Healey Hall. The building and its associated structures form part of a cohesive historic group which contributes positively to the character and significance of the area. Both principal roof slopes are visible when travelling both north and south along Shawclough Road.

The Council's heritage consultants Growth Lancashire were asked to provide comments in relation to the impact of the proposed development. Growth Lancashire identified the following key heritage issues for consideration:

1. Whether the proposal preserves the special interest of the listed building through development in its setting.
2. Whether the proposal preserves the interest of the NDHA through direct works.
3. Whether the proposal preserves the interest of the NDHA through development in its setting.

In regards to the development's impact on the Grade II listed Healey Hall, Growth Lancashire commented:

"The proposed scheme will have no impact on the immediate setting of Healey Hall due to this visual separation, however, when viewed from Shawclough Road as a group and as a result of the former association between the Hall and outbuildings, the scheme would result in a negligible level of visual harm to its wider setting."

Growth Lancashire concluded:

"In regard to the listed building, the proposal will result in minor/negligible harm and therefore fail to meet the duty to preserve under the Act, the scheme would need to be considered by the LPA under P215 of the NPPF. If in undertaking that weighing exercise a positive balance cannot be achieved, then the scheme would remain contrary to Chapter 16 of the NPPF and local policy ENV2."

In regards to the development's impact on the NDHAs, Growth Lancashire stated they could only afford a low significance to Healey Hall, but advised:

"The introduction of a substantial number of solar panels and four roof lights to the south slope and five sun tunnels and further rooflight will result in notable visual impact to the roof, greatly altering its appearance which will cause harm to the significance of the NDHA overall."

"Overall, I feel that the proposed scheme will result in a low level of harm to the significance of the Healey Hall Farm. As the buildings are viewed in conjunction with the adjacent former stable building, all of which front the courtyard area, I feel that the scheme will also result in a limited level of low harm to the setting of the former stables."

Following these comments, the case officer explored whether the siting of the solar panels and associated alterations could be concentrated on the opposite north-facing roof slope in order to reduce the visual impact and harm to the adjacent heritage assets. However, the applicant has advised that this option is not feasible and has submitted supporting

information demonstrating that panels installed on the north-facing slope would experience a significant reduction in efficiency (approximately 50%) thereby rendering the scheme unviable.

The case officer agrees with Growth Lancashire's assessment that the extent and distribution of the proposed alterations would occupy a significant proportion of the roof planes, resulting in a visually prominent and cluttered roofscape which erodes the simple and traditional appearance of the building. Given the visibility of both roof slopes, this harm would not be contained within the site and would be readily appreciable within the wider street scene, including in views of the building as part of the wider historic group comprising adjacent non-designated heritage assets.

However, it must be acknowledged that a 'fallback position' is available to the applicant under the Permitted Development Right granted under Schedule 2, Part 14, Class A of the GPDO, which permits the installation of solar photovoltaic equipment on domestic premises (including a block of flats) subject to a number of limitations and conditions. In terms of conditions, this includes a requirement that any equipment is sited, '*so far as practicable*', to minimise its effect on the external appearance of the building and the amenity of the area. In this instance, the applicant has demonstrated (through submitted documentation) that the siting of panels on the alternative north-facing roof slope would result in a significant reduction in efficiency (approximately 50%), and is therefore not considered to represent a practicable solution.

In this case Officers are satisfied that the proposal to install solar thermal equipment on the building could be carried out under Permitted Development.

Therefore, whilst the statutory duty under Section 66(1) of the 1990 Act is currently engaged under this planning application in respect of the development impacting the setting of a listed building, consideration must be given to the fact that the proposed solar installations could be carried out under Permitted Development, where planning permission has already been granted by Parliament under the GPDO and no planning judgement or balancing exercise is necessary.

This 'fall-back position' available to the applicant is a material planning consideration that needs to be afforded significant weight in the decision-making process.

With this in mind, it is considered appropriate to downgrade the minor/negligible level of harm to the setting of the nearby listed building (identified by Growth Lancashire) to negligible only, considering the Local Planning Authority in this case can only make a judgement on the works that cannot be lawfully carried out without applying for planning permission. This includes the four rooflights on the south slope of the roof and the five sun tunnels and additional rooflight on the north slope. While the works listed above would detract from the building's appearance to some degree, it is not considered that they would materially increase the visual impact all the works proposed (i.e. including the solar panel installations) would have when considered as a whole.

In other words, it is not considered that the additional rooflights on the south slope – the most sensitive part of the site in respect of the development proposed – would materially increase the harm the development would have when compared to the extensive solar panel installations that could be carried out without applying for planning permission.

Following the above, it is considered that the harm identified to the NDHAs (the host building and the nearby stables) must also be considered in context of the 'fall-back

position' available to the applicant, and therefore the low level of harm to the host building and the limited level of low harm to the setting of the former stables is instead considered to be of such a degree (very limited/negligible) that would not warrant a refusal of planning permission in this case.

It is noted that the existing roof covering comprises 'Hardrow' concrete tiles. Whilst not original, the tiles are now immune from planning enforcement action and are thus lawful. The existing tiles have subtle, natural colours that complement the natural stone of the host and surrounding buildings. They are considered to be of an acceptable appearance and do not give rise to any significant visual harm in the current context.

The proposed re-roofing using Marley Edgemere artificial slates would introduce a different finish across the roof planes – and the appearance of the product as shown on the technical brochure provided would suggest the use of this type of tiling would give the roof covering an appearance which is dissimilar and less complementary to the existing. While the principle of using artificial tiles has been established, the material proposed is not considered to be acceptable and a higher quality product will need to be utilised. Given the sensitivity of the building as a non-designated heritage asset, and its visual relationship with adjacent heritage assets, the precise colour, texture and profile of the proposed materials are critical in determining whether the development would preserve the character and appearance of the building and its setting and other heritage assets nearby. At present, the submitted details do not allow for a full assessment of these qualities.

As such, in order to ensure that the proposed re-roofing would not detract from the appearance and character of the host building and nearby heritage assets, it is considered appropriate to include a condition requiring that a material sample of the proposed tile is submitted to, and approved in writing by, the local planning authority prior to installation.

Subject to an appropriate sample being secured by condition, the development would accord with the principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990, Section 16 of the Framework and Policy ENV2 of the Local Plan in regards to the development's impact on heritage assets. Similarly, there would be no conflict with design-related policies in the Framework and the Local Plan.

Neighbour Amenity

Policy ENV1 states that:

All proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including, as appropriate, each of the following criteria:

c) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area;

It is noted that the originally proposed air source heat pump, which formed a significant concern in a number of representations due to potential noise and disturbance, has been removed from the revised scheme and does not form part of this application.

The remaining proposals relate to roof alterations, including the installation of solar panels, rooflights and sun tunnels. Given their siting at roof level and the nature of the works, it is not considered that the development would result in any unacceptable

impacts in terms of overlooking, loss of privacy, overbearing impact or noise and disturbance to neighbouring occupiers.

Accordingly, the proposal is considered acceptable in terms of neighbour amenity and would comply with the Framework and Policy ENV1 of the Rossendale Local Plan.

Renewable Energy

Paragraph 167 of the Framework states:

“Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.”

Policy ENV8 of the Local Plan states:

“The Council will take a positive approach to renewable energy proposals in the Borough, such as solar and hydro-electric schemes, including community led initiatives, subject to the Authority being satisfied that any negative impacts, including of any supporting infrastructure, can be minimised. Proposals for decentralised energy generation and distribution will be given positive consideration subject to their wider environmental impacts.”

This approach is supported by the Council’s Climate Change SPD, which identifies renewable energy generation as a key mechanism for reducing carbon emissions and addressing the Borough’s declared climate emergency. The SPD encourages the incorporation of renewable technologies where appropriate and confirms that small scale renewable energy proposals can make a meaningful contribution to local and national climate change objectives, provided that they are sensibly designed and do not result in unacceptable impacts.

The proposed solar photovoltaic array would contribute towards on-site renewable energy generation, reducing reliance on grid-supplied electricity and associated carbon emissions. The applicant has indicated that the system could reduce grid energy usage by approximately 50%, which would in turn reduce the operational costs of the building and its overall carbon footprint.

Whilst the reduction in energy costs represents a private benefit to the occupiers, the associated reduction in carbon emissions is a positive environmental benefit, consistent with the objectives of Section 14 of the Framework, Policy ENV8 of the Local Plan and the Council’s Climate Change SPD. Whilst such a benefit would normally attract some degree of weight in the decision-making process, given it has been concluded that such works could be carried out lawfully without applying for planning permission, it is considered in this case that the environmental benefit carries neither positive nor negative weight in this assessment.

Access, Parking and Highway Safety

The development has no impact upon access/parking or highway safety at the site and is therefore acceptable in relation to these matters.

Conclusion

Having regard to the above, whilst the proposal would result in a degree of harm to the character and appearance of the host building and nearby heritage assets, a fallback position exists under permitted development which would allow for the installation of very similar solar equipment. This materially limits the weight that can be afforded to the identified harm.

In this context, the level of harm identified is considered to be very limited and would not warrant a refusal of planning permission.

The proposal is therefore considered acceptable and accords with Policies SD1, SD2, ENV1, ENV2 and ENV8 of the Rossendale Local Plan, the Council's Climate Change SPD, and Sections 12, 13, 14 and 16 of the National Planning Policy Framework.

9. CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the details submitted within the application form and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	B460-04	03/11/2025
Existing Plans	B460-01	03/11/2025
Proposed Floor Plans & Elevations	B460-02revA	10/02/2026
Proposed Cross Sections	B460-03revA	10/02/2026
JAM72D30 525-550/MB Series Solar Datasheet	n/a	16/02/2026

- 3) No development shall take place until a physical sample of the proposed roofing tile has been submitted to and approved in writing by the Local Planning Authority.

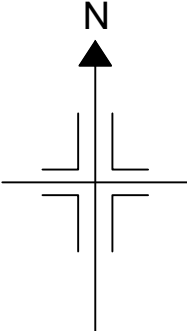
The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development preserves the character and appearance of the non-designated heritage asset and its setting, in accordance with Policies ENV1 and ENV2 of the Rossendale Local Plan and Sections 12 and 16 of the National Planning Policy Framework.

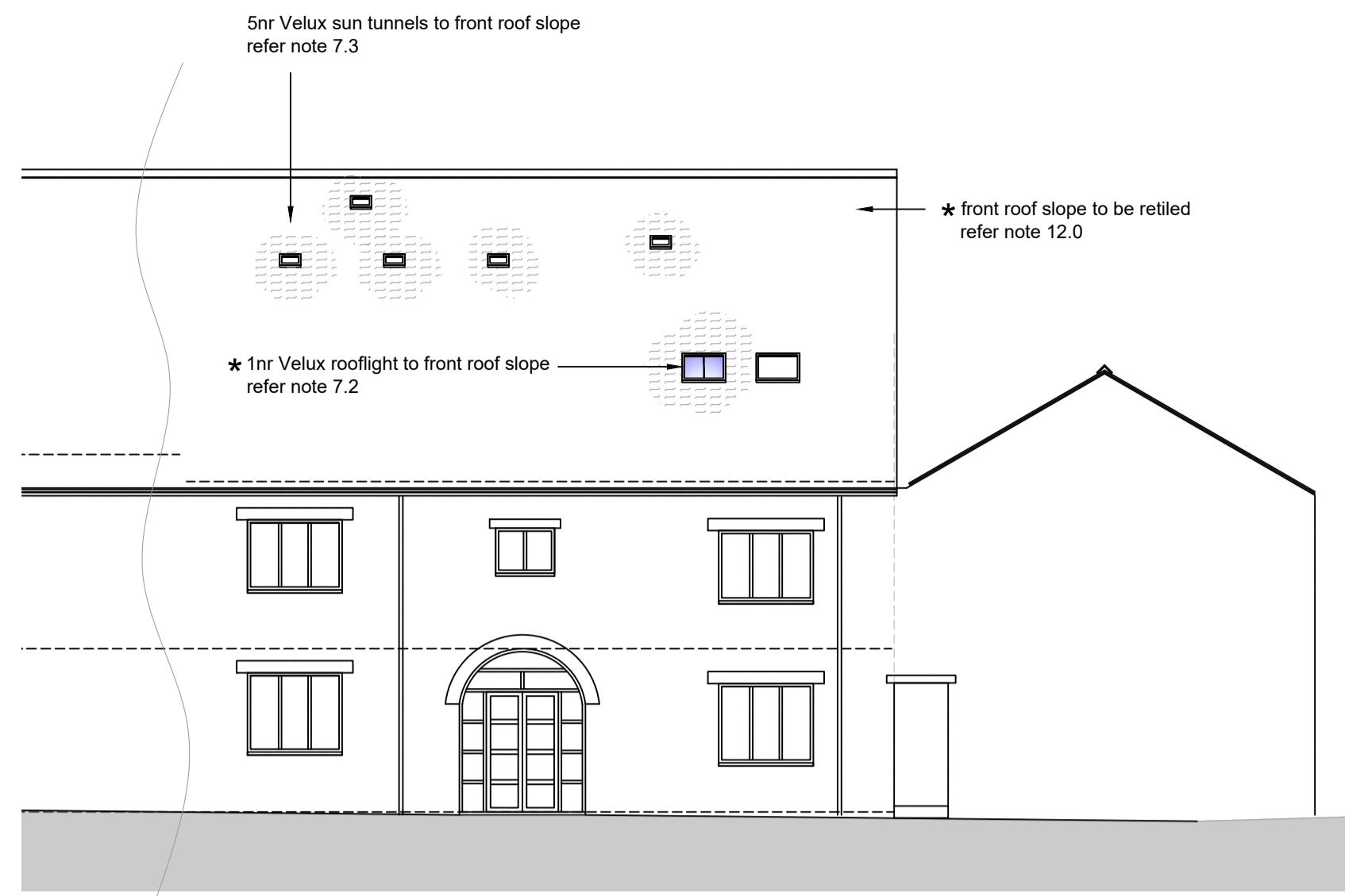
10. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

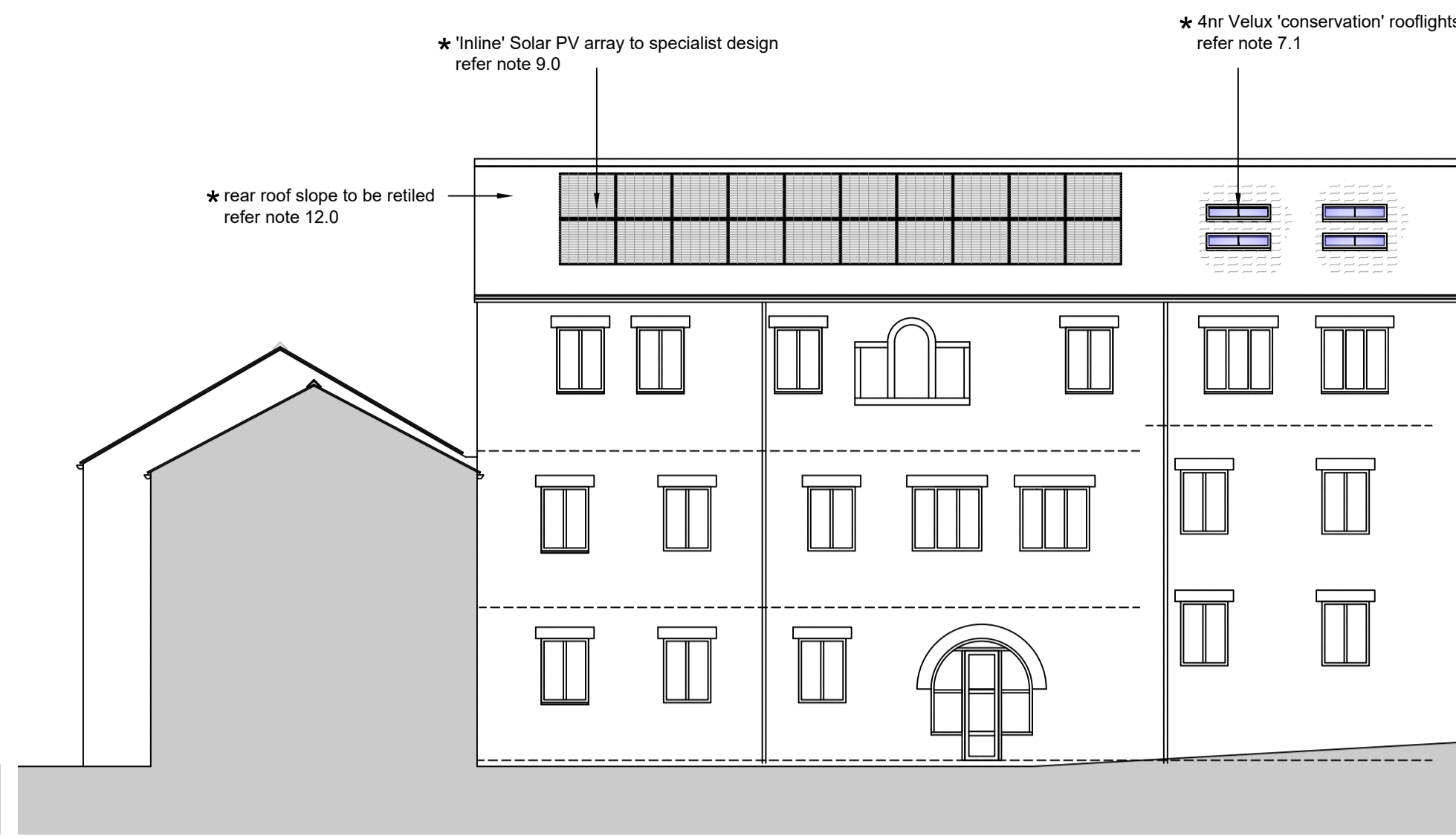
Flat 11 Healey Hall Farm Whitworth OL12 7HA



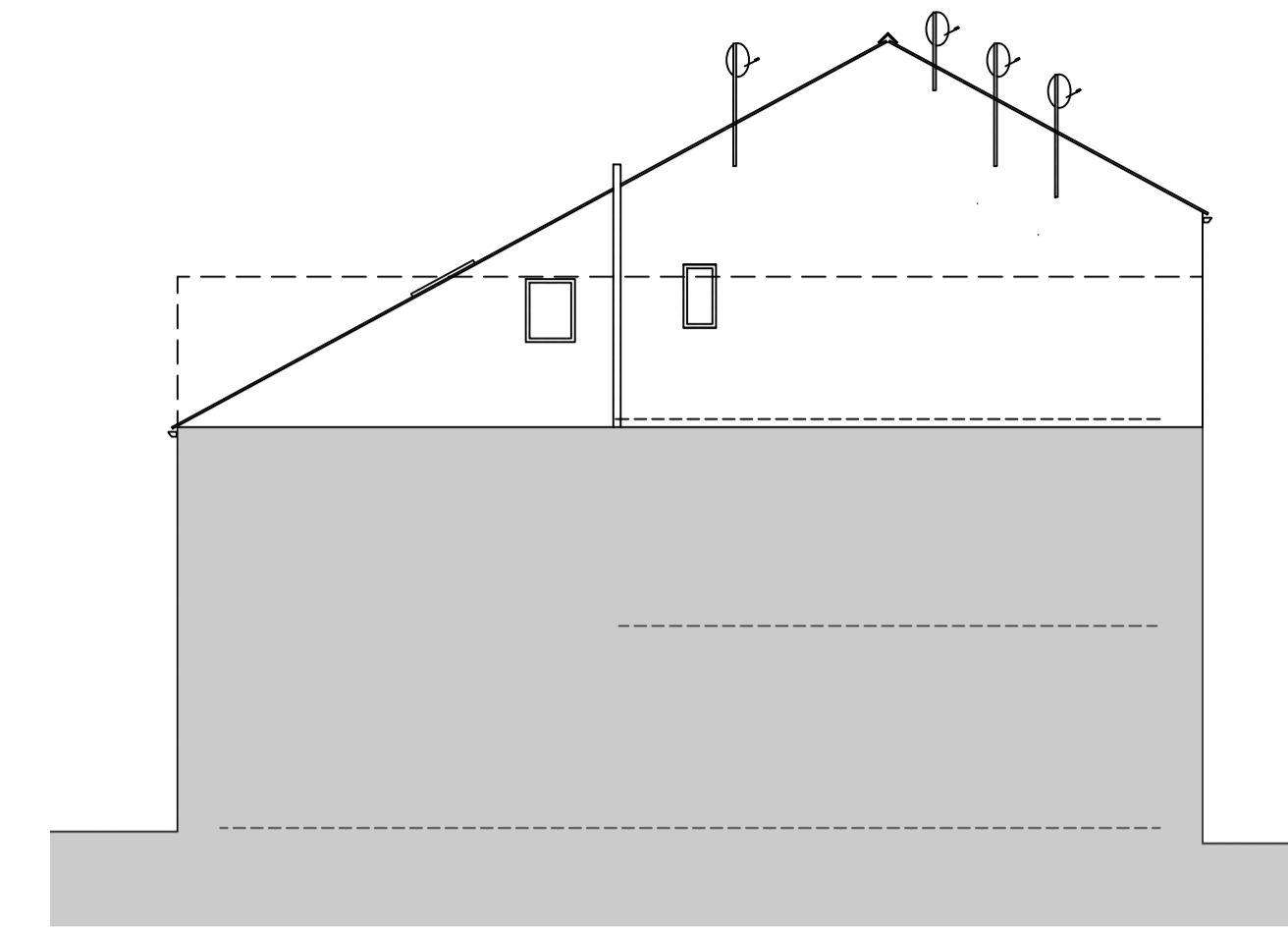
LOCATION PLAN
scale 1 - 1250



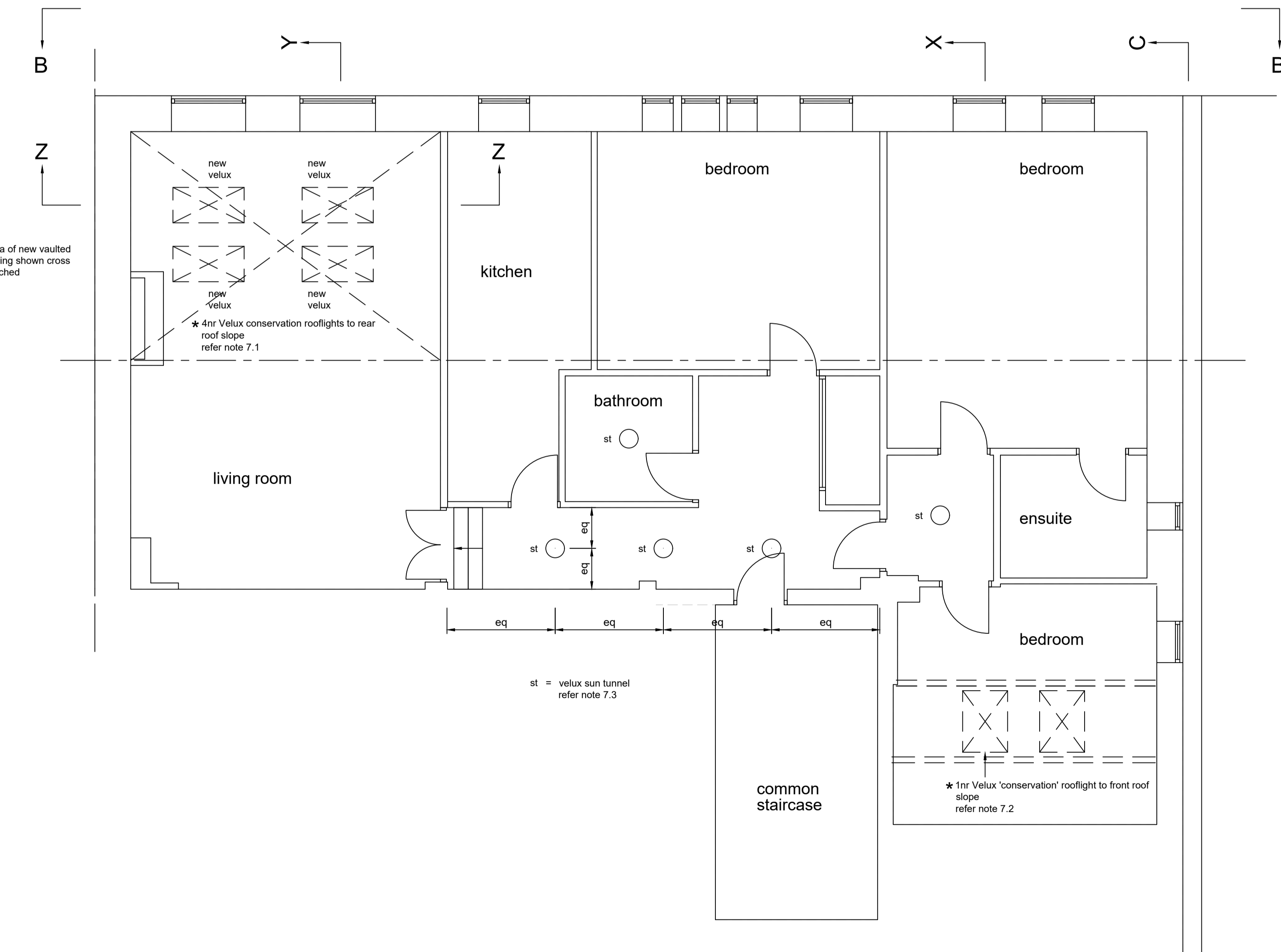
proposed elevation AA
 scale 1 - 100



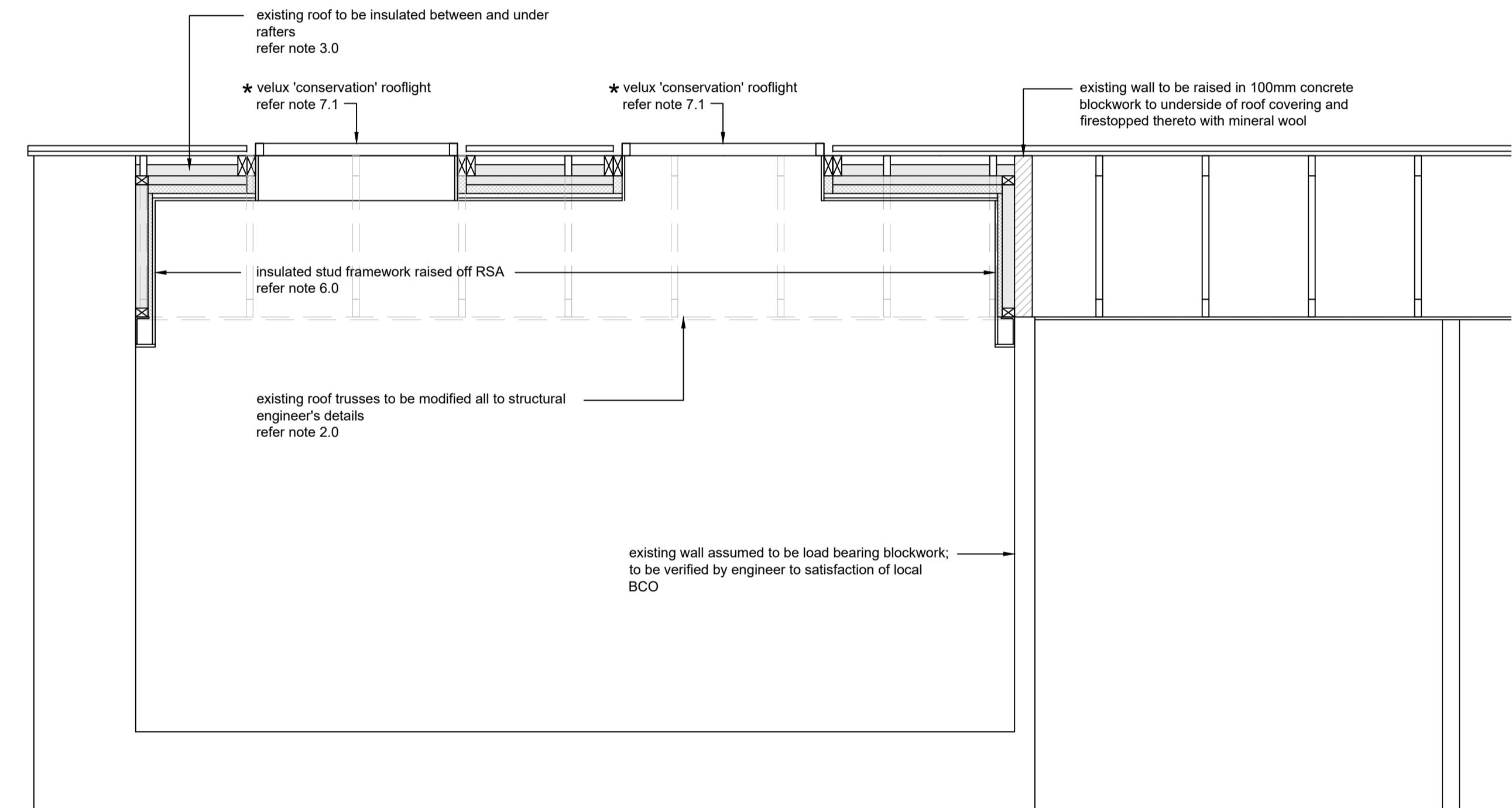
proposed elevation BB
 scale 1 - 100



proposed elevation CC
 scale 1 - 100




proposed second floor plan
 scale 1 - 50




proposed cross section ZZ
 scale 1 - 25

rev	date	description
A	10/02/26	ASHP omitted; PV and rooflights amended; these and other sundry revisions marked *



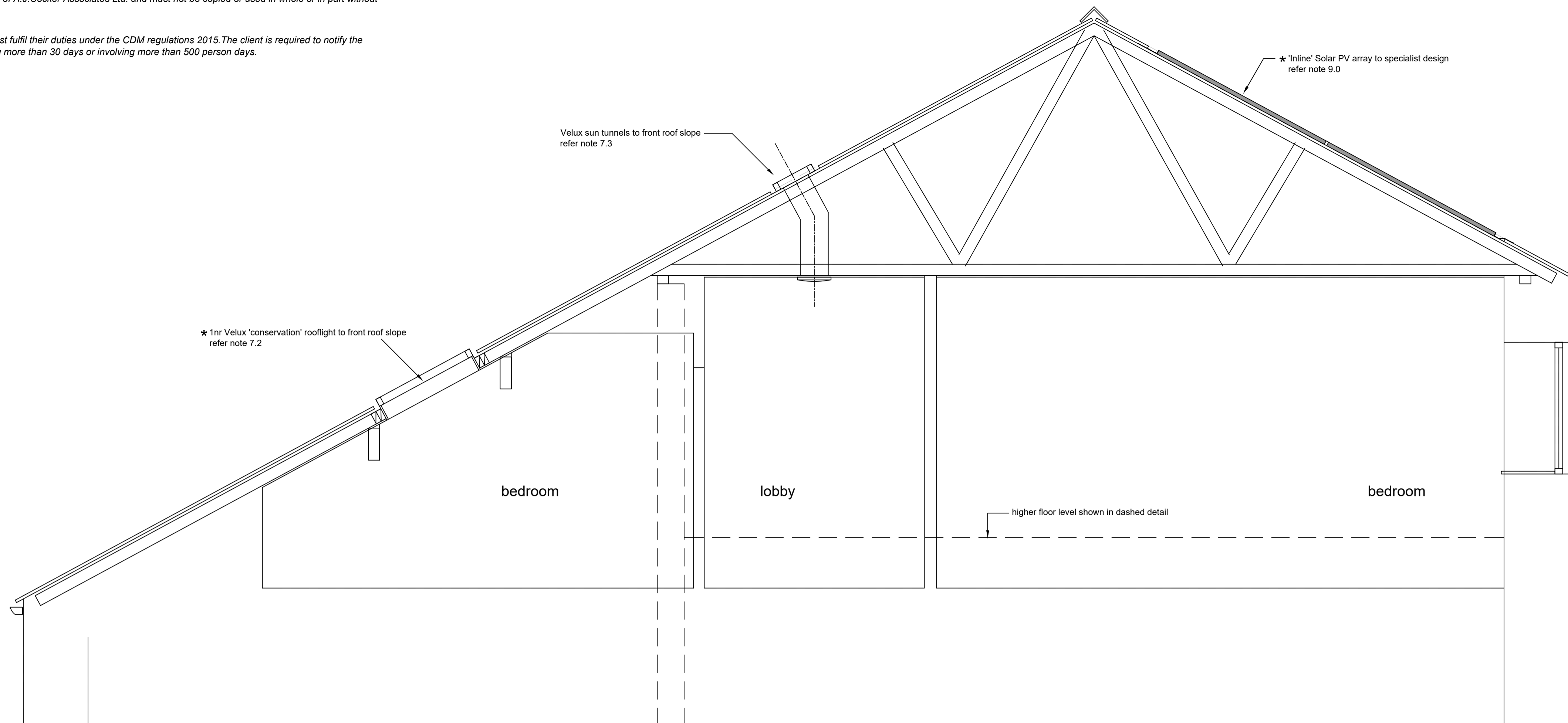
AJ COCKER ASSOCIATES
 CHARTERED BUILDING SURVEYORS

New Century House
 176 Drake Street
 Rochdale
 OL16 1UP
 Tel: 01706 764880
 Fax: 01706 764881
 www.ajcockerassociates.co.uk
 mail@ajcockerassociates.co.uk



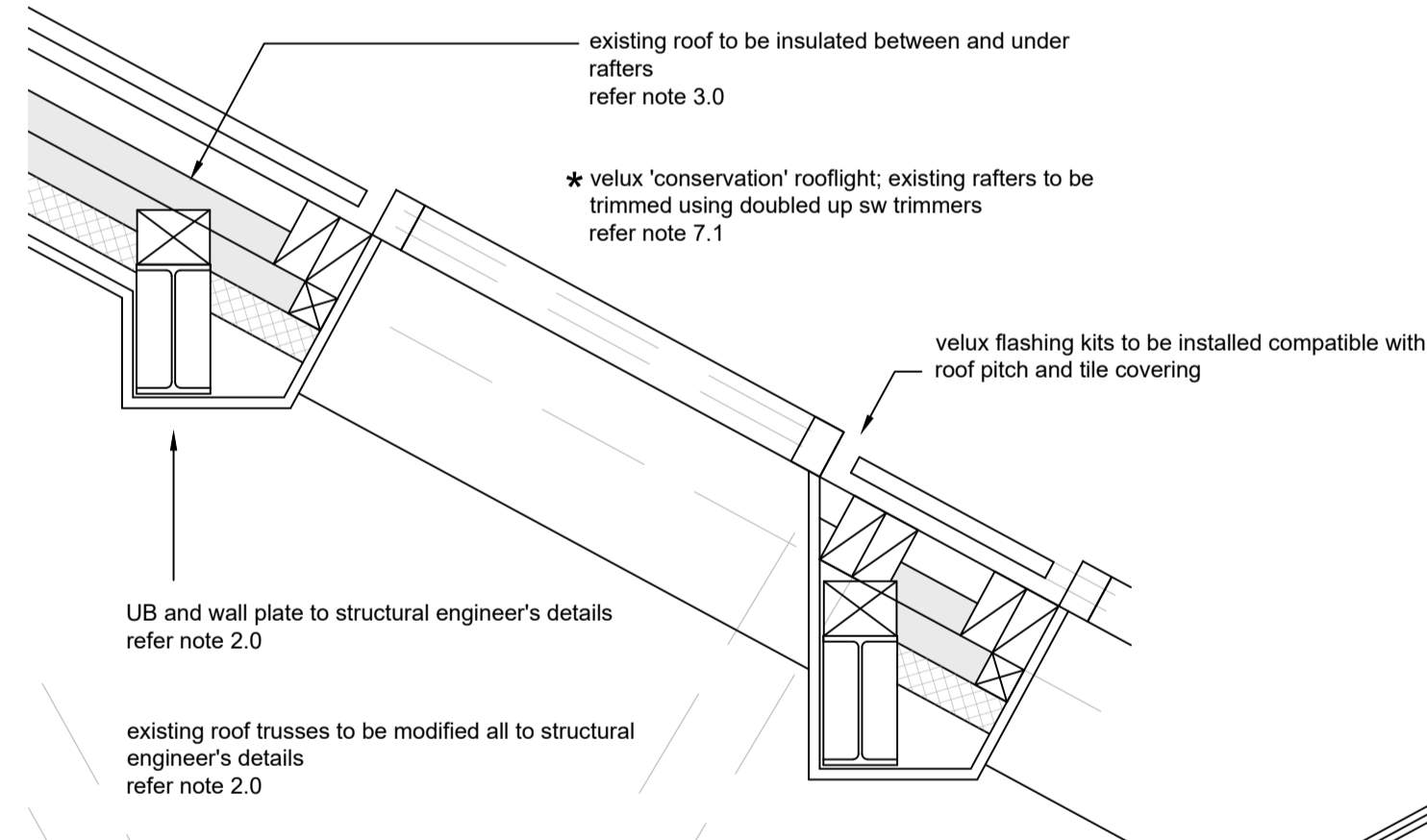
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Project: Flat 11 Healey Hall Farm PROPOSED FLOOR PLANS & ELEVATIONS	scale: as noted @ A1 date: Oct 25 drawn: IS
Client: Laurie Bradley	Dwg. Nr. B460-02 rev A



proposed cross section XX

scale 1 - 25

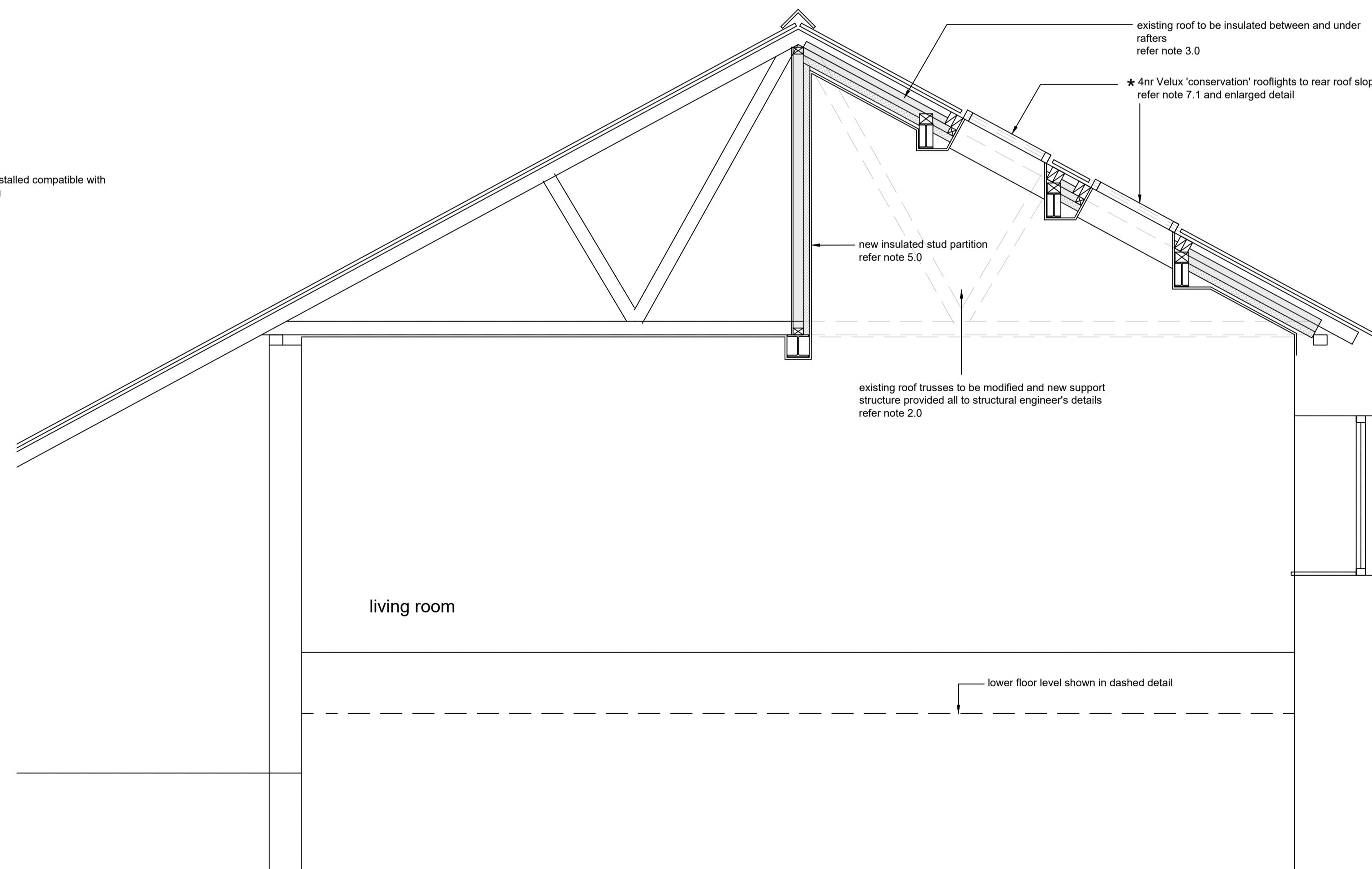


proposed roof detail

scale 1 - 10



* typical 'inline' PV panel installation
scale NTS



proposed cross section YY

scale 1 - 25

NOTES:

- 1.0 GENERAL
All workmanship and materials to comply with relevant Building Regulations, British Standards and Codes of Practice. All materials to be fixed, applied, or mixed in accordance with manufacturer's instructions and specifications. All timbers likely to be exposed to moisture to be suitably treated to prevent decay. All structural timber to comply with BS5268. The following notes refer to matters controlled by Building Regulations only. Refer to client specification and scope of works for details of all works to be undertaken and read specification and drawings in conjunction allowing all things necessary to complete the intended scheme.
- 2.0 STRUCTURAL WORKS
Structural works to roof to be undertaken in accordance with the design, details and specifications prepared by Healey Consulting noted on their drawing ref HC-25481-60-01
- 3.0 INSULATION TO PITCHED ROOF: sloping ceilings
Rafters to be batted out as required and insulation fitted between and under rafters maintaining 50mm air gap above insulation as follows:
- 100mm Celotex between rafters
 - 50mm Celotex under rafters joints taped as VCL
 - 25mm batten service void
 - 12.5mm plasterboard and skim finish
- U value max 0.15W/sq.mk.
- 4.0 ROOF VENTILATION:
Roof void and space above insulation to sloping ceilings to be provided with means of ventilation to accord with BS5250. Methodology to be agreed on site with BCO pending intrusive / further investigation of existing roof construction
- 5.0 NEW PARTITION TO ROOF VOID:
To comprise 75x50mm stud framework faced roof side with 12.5mm WBP sheathing ply and finished as follows:
- 70mm Celotex GA4000 between rafters
 - 50mm Celotex GA4000 under rafters
 - Joints taped as vapour control layer [VCL]
 - 12.5mm plasterboard
 - 3mm skim coat finish
- 6.0 INSULATED LININGS TO WALLS SEPARATING ROOF VOID:
To comprise 75x50mm stud framework raised off 150x75 RSA to structural engineer's details and finished as follows:
- 70mm Celotex GA4000 between studs
 - 50mm Celotex GA4000 over studs
 - Joints taped as vapour control layer [VCL]
 - 12.5mm plasterboard
 - 3mm skim coat finish
- 7.0 ROOFLIGHTS AND SUN TUNNELS
Velux roof lights and sun tunnels to be supplied and fitted in strict accordance with manufacturers written instructions and to incorporate flashing kits to suit roof pitch and tile type
- 7.1 Velux Roof light: lounge
Openings formed in roof plane by double up sw trimmers and the following Velux rooflights installed:
- 4nr Velux 'conservation rooflights' 698 x 1140mm
- Rooflights to be fitted with electric operation with rain sensors and incorporate remote controlled integral blinds
- 7.2 Velux roof light: bedroom
Opening formed in roof plane by double up sw trimmers and the following Velux rooflights installed:
- 1nr Velux 'conservation rooflight' 980 x 660mm
- Rooflight to be fitted with integral blind
- 7.3 Velux sun pipes
Openings formed in roof covering and sun tunnels fitted between existing trussed rafters comprising: -
- 5nr Velux Sun Tunnels TWR/TLR 350mm diameter in positions shown
- 8.0 APPROVED DOCUMENT L1B
Continuity of insulation:
Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.
Providing information:
The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.
Controlled services:
The Local Authority may request confirmation that any controlled services including heating, and hot water systems have been properly commissioned in accordance with procedures approved by the Secretary of State
Lighting:
Provide energy efficient lighting at the rate of 100% of all new light fittings
- 9.0 SOLAR PV INSTALLATION
Proposed 'inline' solar PV installation to be designed, installed and commissioned by specialist contractor considering system capacity, orientation, and shading analysis; hardware specifications for panels, inverters, and mounting systems; and installation guidelines. Installation to be compliant with BS 7671 and MCS | MIS-3002. Panels to have a minimum efficiency and conformance to EN 60904-1 or equivalent.
- 10.0 NOT USED
- 11.0 SERVICES
All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. Commissioning certificate in relation to installations to be provided by "competent" person on completion. All works to be undertaken in compliance with Domestic Building Services Compliance Guide published by HM Govt [latest edition].
- 12.0 ROOF COVERING
Roof tiles to be stripped and roof recovered using artificial interlocking roof slates Marley Edgemere [standard leading edge in Anthracite]. Mechanically fixed ventilating ridge tiles to be provided together with proprietary eaves vents to give means of ventilation to accord with BS5250. Roof tiles to be to Local Planning Authority approval

A	10/02/26	ASHP omitted; PV and rooflights amended; these and other sundry revisions marked *
rev:	date:	description

 AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS	New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.ajcockerassociates.co.uk mail@ajcockerassociates.co.uk	 RICS the mark of property professionalism worldwide
	Project: Flat 11 Healey Hall Farm PROPOSED CROSS SECTIONS	

Client: Laurie Bradley	scale: as noted @ A1 date: Oct 25 drawn: IS
Dwg. Nr. B460-03 rev A	

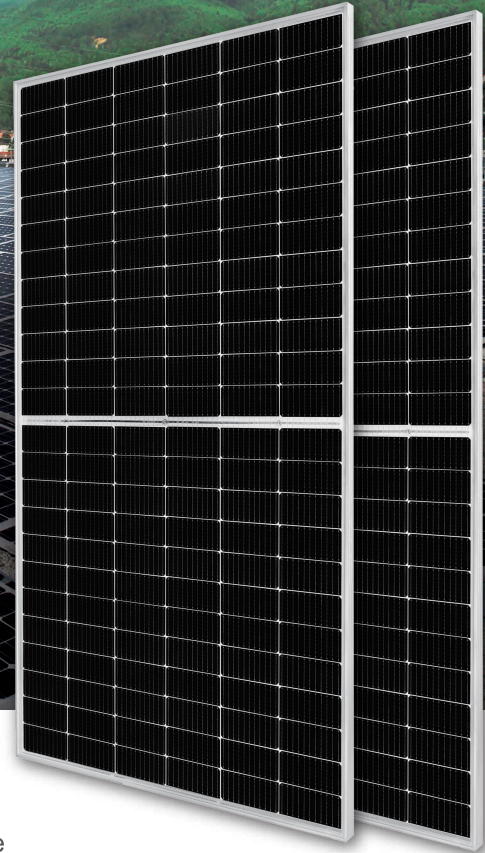
DEEP BLUE 3.0

Mono

550W MBB Bifacial Mono PERC
Half-cell Double Glass Module
JAM72D30 525-550/MB Series

Introduction

Assembled with 11BB bifacial PERCIUM cells and half-cell configuration, these double glass modules have the capability of converting the incident light from the rear side together with the front side into electricity, providing higher output power, lower temperature coefficient, less shading loss, as well as enhanced tolerance for mechanical loading.



Higher output power



More reliable, more stable power generation



Less shading effect

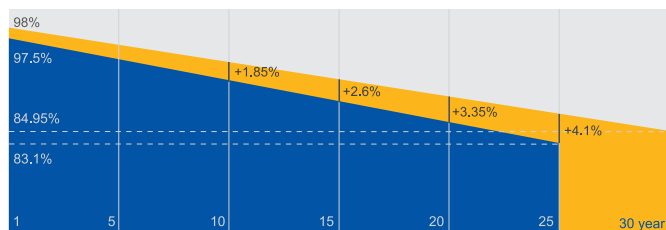


Lower temperature coefficient

Superior Warranty

- 12-year product warranty
- 30-year linear power output warranty

0.45% Annual Degradation Over 30 years



■ Bifacial double glass module linear power warranty

■ Standard module linear power warranty

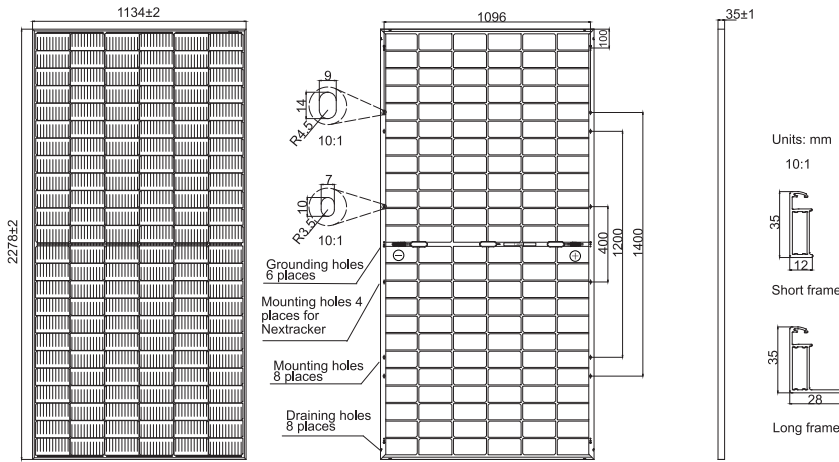
Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC TS 62941: 2016 Terrestrial photovoltaic (PV) modules – Guidelines for increased confidence in PV module design qualification and type approval



MECHANICAL DIAGRAMS

SPECIFICATIONS



Cell	Mono
Weight	31.8kg±3%
Dimensions	2278±2mm×1134±2mm×35±1mm
Cable Cross Section Size	4mm ² (IEC), 12 AWG(UL)
No. of cells	144(6×24)
Junction Box	IP68, 3 diodes
Connector	QC 4.10-35
Cable Length (Including Connector)	Portrait:300mm(+)/400mm(-); Landscape:1300mm(+)/1300mm(-)
Front Glass/Back Glass	2.0mm/2.0mm
Packaging Configuration	31pcs/Pallet 620pcs/40HQ Container

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM72D30 -525/MB	JAM72D30 -530/MB	JAM72D30 -535/MB	JAM72D30 -540/MB	JAM72D30 -545/MB	JAM72D30 -550/MB
Rated Maximum Power(Pmax) [W]	525	530	535	540	545	550
Open Circuit Voltage(Voc) [V]	49.15	49.30	49.45	49.60	49.75	49.90
Maximum Power Voltage(Vmp) [V]	41.15	41.31	41.47	41.64	41.80	41.96
Short Circuit Current(Isc) [A]	13.65	13.72	13.79	13.86	13.93	14.00
Maximum Power Current(Imp) [A]	12.76	12.83	12.90	12.97	13.04	13.11
Module Efficiency [%]	20.3	20.5	20.7	20.9	21.1	21.3
Power Tolerance	0~+5W					
Temperature Coefficient of Isc(α_{Isc})	+0.045%/°C					
Temperature Coefficient of Voc(β_{Voc})	-0.275%/°C					
Temperature Coefficient of Pmax(γ_{Pmp})	-0.350%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.

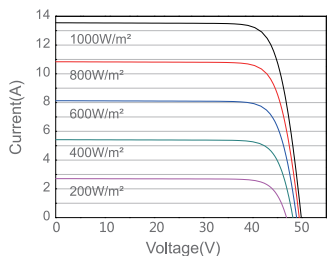
ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

OPERATING CONDITIONS

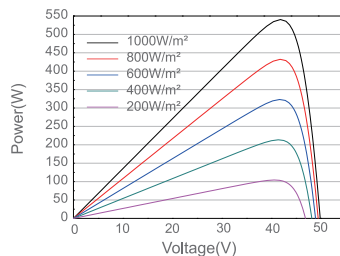
TYPE	JAM72D30 -525/MB	JAM72D30 -530/MB	JAM72D30 -535/MB	JAM72D30 -540/MB	JAM72D30 -545/MB	JAM72D30 -550/MB	OPERATING CONDITIONS	
Rated Max Power(Pmax) [W]	562	567	572	578	583	589	Maximum System Voltage	1500V DC
Open Circuit Voltage(Voc) [V]	49.54	49.67	49.80	49.93	50.03	50.21	Operating Temperature	-40°C~+85°C
Max Power Voltage(Vmp) [V]	41.14	41.31	41.47	41.65	41.78	41.95	Maximum Series Fuse Rating	30A
Short Circuit Current(Isc) [A]	14.61	14.68	14.76	14.83	14.91	14.98	Maximum Static Load,Front* Maximum Static Load,Back*	5400Pa(112 lb/ft ²) 2400Pa(50 lb/ft ²)
Max Power Current(Imp) [A]	13.65	13.73	13.80	13.88	13.95	14.03	NOCT	45±2°C
Irradiation Ratio(rear/front)	10%						Bifaciality**	70%±10%
*For NexTracker installations, Maximum Static Load, Front is 2400Pa while Maximum Static Load, Back is 2400Pa. **Bifaciality=Pmax,rear/Rated Pmax,front							Fire Performance	UL Type 29

CHARACTERISTICS

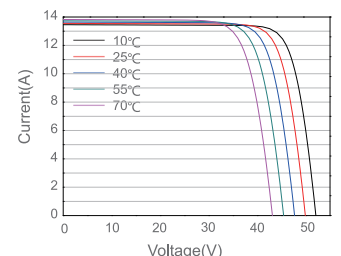
Current-Voltage Curve JAM72D30-540/MB



Power-Voltage Curve JAM72D30-540/MB



Current-Voltage Curve JAM72D30-540/MB





▲ EDGEMERE INTERLOCKING SLATES

 **Marley**

CONTENTS

- 2 INTRODUCTION
- 4 WHY CHOOSE EDGEMERE INTERLOCKING SLATES?
- 6 PRODUCT DATA
- 8 CASE STUDIES
- 18 HERE TO HELP

A dark, textured book cover, possibly made of leather or a similar material. The cover is shown from a slightly angled perspective, highlighting its thickness. A small, dark circular hole is visible on the right side. A white triangle icon is positioned to the left of the text.

▲
Slim in profile,
but with depth
in durability and
performance

▲ Where the fabric of our buildings meets the sky and the extremities of weather it unleashes, we need the very best designed and integrated roofing solutions available to us.

And, as well as being at the leading edge of a building's performance, roofs form a central visual contribution to the way we see our homes, streets and our cities, and therefore how we relate to our environment.

Combining these two elements – performance and visual appeal, correctly attuned to the specific environment – is critical to the art and science of roofing.





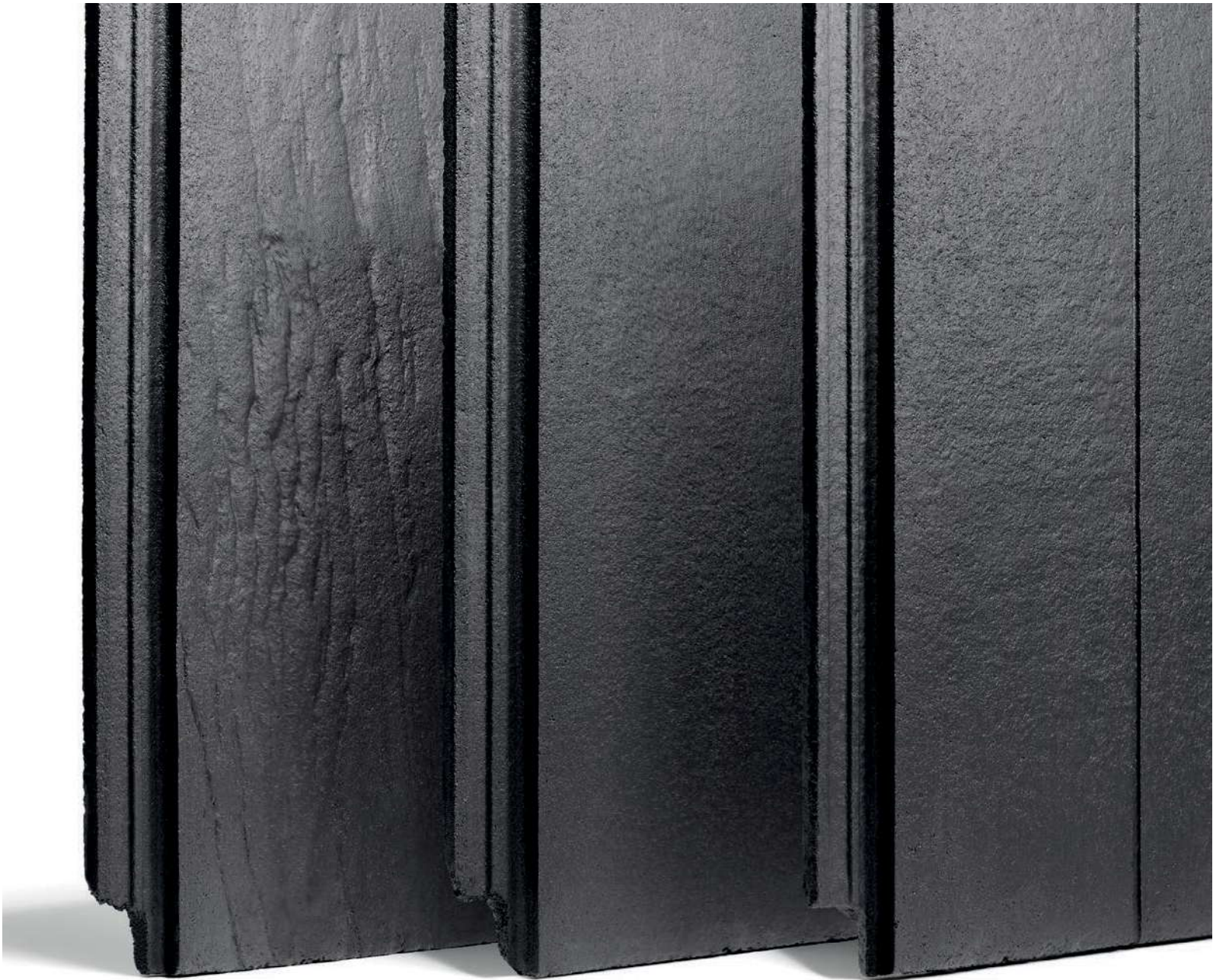
Why choose Edgemere Interlocking Slates?

FEATURES

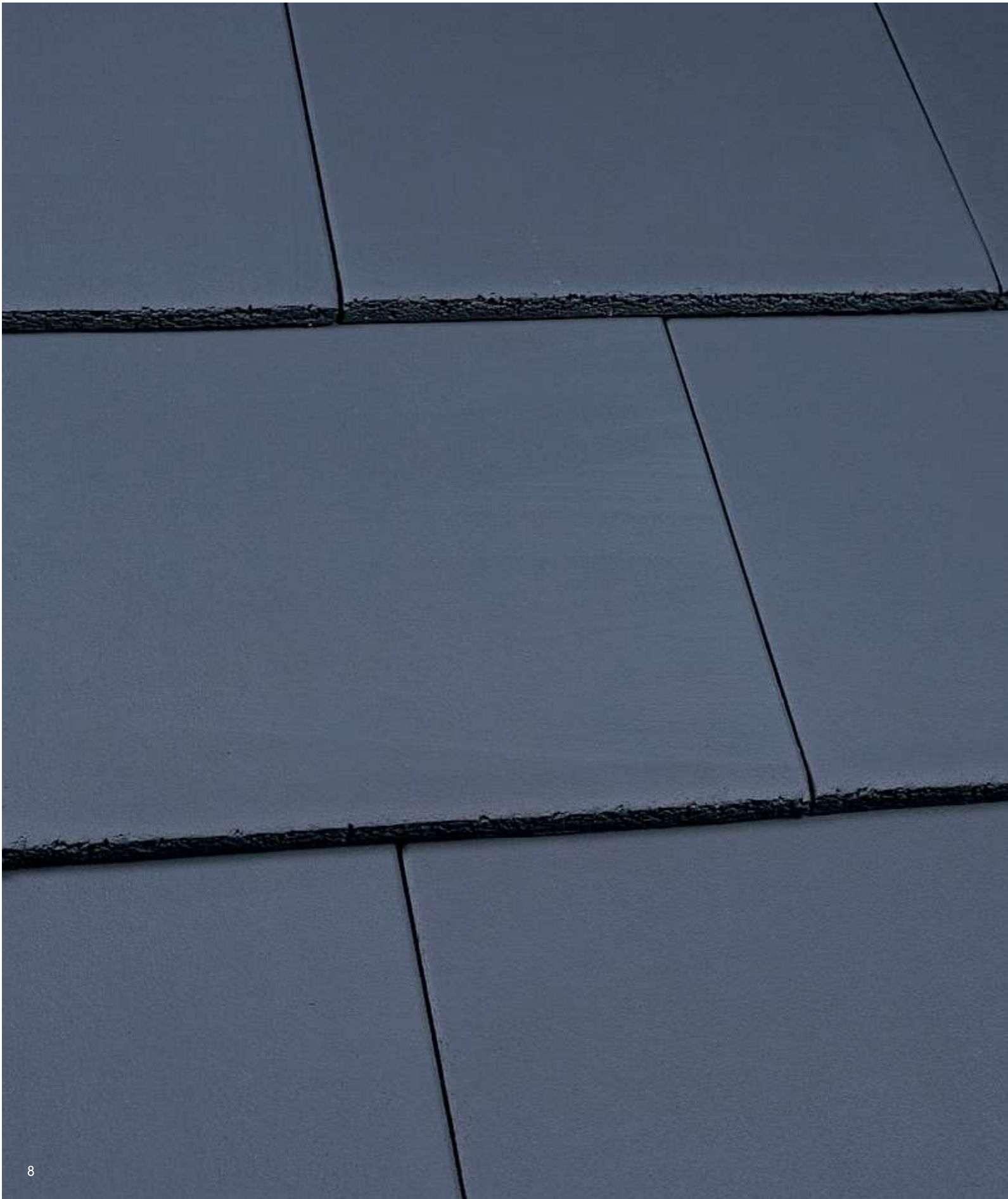
- 01 Available in three versions
- 02 Thin leading edge
- 03 A+ rating and BES 6001 certification
- 04 Large format
- 05 17.5° low minimum pitch
- 06 Range of fittings and accessories

BENEFITS

- To suit a range of roofscapes
- For slate-like appearance and kerb appeal
- For environmental excellence
- For quick and easy installation
- For versatility of application
- Providing a low maintenance system



The thin (18mm) leading edge of Standard, Riven and Duo Edgemere slates, offers a range of low profile and slate-like solutions, providing an affordable upgrade to standard interlocking tiles, or a cost-effective alternative to natural slate.





EDGEMERE INTERLOCKING SLATES

TILEFIX

marley.co.uk/tilefix

CAD

marley.co.uk/cad

NBS specs

marley.co.uk/specrite

FIXING GUIDE

marley.co.uk/resources

TECHNICAL DATA

Size	420mm x 330mm	
Minimum pitch*	22.5° (75mm lap)	17.5° (100mm lap)
Maximum pitch	90°	
Minimum lap	75mm (22.5° and above)	100mm (below 22.5°)
Maximum gauge	345mm	
Tile thickness	18mm (nominal)	
Cover width	298mm (nominal)	
Hanging length	395mm (nominal)	
Covering capacity (net)	9.7 slates/m ² at 75mm lap	10.5 slates/m ² at 100mm lap
Weight of slating (approx.)	44 kg/m ² (0.43 kN/m ²) at 75mm lap	47.5 kg/m ² (0.47 kN/m ²) at 100mm lap
Battens required (net) lap	2.9 lin.m/m ² at 75mm lap	3.1 lin.m/m ² at 100mm lap
Batten size recommended (fixed to BS 5534)	38 x 25mm for rafters/supports not exceeding 450mm centres 50 x 25mm for rafters/supports not exceeding 600mm centres	
Fixings	Slate nails (45 x 3.35mm)	
Fixing clips	Eaves, verge and tile clips	
Authority	BS EN 490	

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

SUSTAINABILITY

Green guide rating	A+ (Element refs: 812410007, 812410018, 812410049)
BES 6001	Excellent
Embodied carbon	Low carbon footprint of 10.67 CO ₂ e/m ²

EDGEMERE†

Enhanced with a broken bond, provides not only a more slate-like appearance, but an affordable upgrade to standard interlocking tiles.

DUO EDGEMERE‡

The addition of a mock bond down the centre of the tile, creates the appearance of a small format slate.

RIVEN EDGEMERE†

A randomised texture applied to the surface, ensures an attractive and variegated appearance, providing a finish which even more closely resembles natural slate.

EDGEMERE FITTINGS

Available in all colours to match main slates.

COLOUR AVAILABILITY

	SMOOTH GREY (S) – Edgemere – Duo Edgemere – Riven Edgemere
	OLD ENGLISH DARK RED (S) – Edgemere – Duo Edgemere
	SMOOTH BROWN (S) – Edgemere – Duo Edgemere
	ANTHRACITE (S) – Edgemere – Duo Edgemere – Riven Edgemere

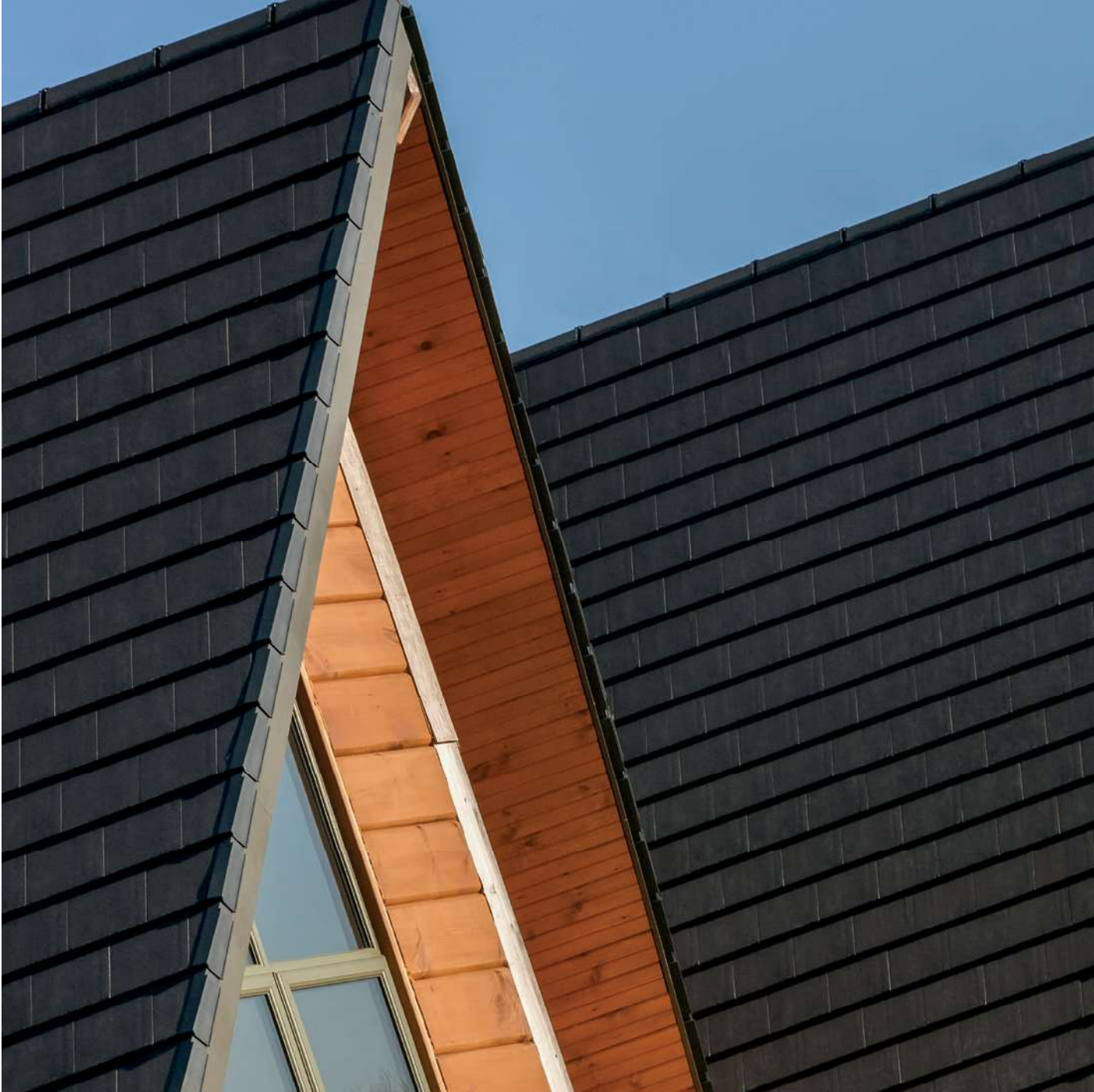
Key (S) Smooth finish

† Edgemere and Riven Edgemere should be laid broken bond. The required broken bond pattern is created by the introduction of half slates, to form verges in alternate courses.

‡ Duo Edgemere should be laid a quarter broken bond. The required broken bond pattern is created by the introduction of three quarter width slates, cut from standard slates on site to form verge slates in alternate courses.



PINE VIEW
CASE STUDY





The natural look of the slate tile works extremely well with the striking nature of the log homes we have built and are very pleasing to the eye. We are delighted with the product and the service we received from Marley, and would thoroughly recommend the Edgemere product.

JEM HUDSON, FOUNDATION MATTERS

Marley's market-leading Edgemere interlocking slate has been specified as part of the construction of two pioneering, pre-fabricated Canadian Log Homes at a campsite for Christian charity, Foundation Matters.

Jem Hudson, who runs Foundation Matters with his family, identified the pre-fabricated log homes solution at the Grand Designs show in Birmingham and immediately set about ordering two dwellings of 700 and 500m² respectively from the Canadian-based supplier. After discussions with the local planning officer, Marley's Edgemere interlocking slate was selected as an aesthetically pleasing and practical roofing solution which would complement the natural look of the log homes.

The main centre used 6,800 Edgemere slates, with the smaller manager's home requiring approximately 2,300 slates in total.

PROJECT INFORMATION

Location/
Derby

Application/
Residential

Product/
Edgemere interlocking
slates in Smooth Grey

Specifier/
Foundation Matters

ABBOTSWOOD PARK
CASE STUDY





Edgemere was the ideal choice for the roof with its thin leading edge, giving the appearance of natural slate at a more cost effective price. We received excellent technical support from Marley and we're really pleased with the end result.

ADAM WATTS, TECHNICAL DIRECTOR, BELLWAY HOMES

The 425 family and affordable homes at Abbotswood Park have been built by Bellway Homes, using both Old English Dark Red and Smooth Grey Edgemere slates, to create a mixture of roof heights and designs, adding rhythm and interest to the streetscape.

Situated next door to Warner Bros studios and steeped in historical, industrial and film making history, there were strict design parameters put in place by the local planning office to ensure the site would be developed to create a clear sense of identity and mixture of homes.

The different roof forms, heights and designs were a key part of creating this identity and Bellway Homes chose Marley's Edgemere slates to give a contemporary, yet cost effective, roof covering that could be used to add character to different parts of the development.

PROJECT INFORMATION

Location/
Leavesden

Application/
Residential

Product/
Edgemere interlocking slates
in Smooth Grey
and Old English Dark Red

Specifier/
Bellway Homes

HAYFIELD GRANGE
CASE STUDY





The Hayfield Grange development is in a picturesque setting and we needed to use a roof tile that both complemented the contemporary style of the homes and blended in with the local surroundings. The Marley Duo Edgemere slate gives the properties a premium, slate-like finish more cost effectively and is quicker and easier to install.

GRAHAM ROSS, MARLEY CONTRACT SERVICES

Marley's Duo Edgemere slates have been used to give a slate-like finish on an award winning roofing project for ten prestigious new build homes in the highly desirable Cults area of Aberdeen.

The Cala Homes development at Hayfield Grange includes ten detached luxury properties finished with a distinctive exterior. Marley Contract Services was appointed to complete the roofing contract and specified the Duo Edgemere tiles in Smooth Grey to complement the stone finish of the homes. Marley's concrete plain tiles were also used around the dormer windows on the luxury homes.

PROJECT INFORMATION

Location/
Aberdeen

Application/
Residential

Product/
Duo Edgemere interlocking
slates in Smooth Grey

Specifier/
Marley Contract Services

LARK PLACE CASE STUDY



PROJECT INFORMATION

Location/
Soham

Application/
Residential

Product/
Riven Edgemere interlocking
slates in Smooth Grey

Specifier/
Hopkins Homes

Leading East Anglian independent property developer, Hopkins Homes, specified the Marley Riven Edgemere for its latest 67 home development in Cambridgeshire. Set on the outskirts of the picturesque town of Soham, the Riven Edgemere offered a natural textured slate roof finish to the variety of stylish houses and apartments on site, complementing the local vernacular.





Here to help

Getting our knowledge to you and your project smoothly and efficiently

▲ CUSTOMER SERVICES

Marley is committed to providing outstanding customer care and is staffed by experienced personnel: Tel 01283 722588 or e-mail info@marley.co.uk

To find your nearest stockist, please visit: marley.co.uk/stockists

▲ TECHNICAL ADVISORY SERVICE

Specifiers require prompt, knowledgeable and detailed responses to a vast range of enquiries covering everything from the embodied energy of a typical roof tile, to the different ventilation options available.

Our Technical Advisory Service is staffed by a qualified team with specialist knowledge not only of all Marley products, but also crucially, how those systems integrate with other roofing components and comply with Building Regulations, Health and Safety, environmental and other critical roofing criteria.

Tel 01283 722588, E-mail info@marley.co.uk or visit marley.co.uk/resources

▲ ACTING RESPONSIBLY AND DELIVERING SUSTAINABLE QUALITY

BES 6001

Demonstrating our commitment to sustainable building, all our roofing products are certified under the BES 6001 standard for responsible sourcing and therefore contribute to extra credits under BREEAM and The Code for Sustainable Homes.

QUALITY STANDARD

All our factories in the UK are ISO 9001, 14001 and ISO OHSAS 18001 accredited. They achieve the highest standards in quality, health & safety and the environment.

CE MARKING

All of our products covered by EN Standard carry an appropriate CE Mark. This means that our products meet the required safety standards and have a guaranteed level of quality.

▲ TOOLS

Tools and assets that make design and specification as straightforward as possible.

SPECRITE

Produce instant NBS clauses that meet the recommendations of British Standards and Codes of Practice: marley.co.uk/specrite

TILEFIX

Tool to create fixing specifications based on the geographical location and building dimensions of specific roofing projects: marley.co.uk/tilefix

ROOFING ESTIMATOR

Create a complete bill of materials for your project based on a wide range of building and roof types: marley.co.uk/estimator

BIM

BIM Space is a set of free-to-download Building Information Modelling (BIM) objects that provide a standard range of build ups for all of our products: marley.co.uk/bim

CAD DETAILS

Access to over 2,000 CAD drawings illustrating how specific tile and slate details can be formed: marley.co.uk/cad

ROOF SYSTEM SELECTOR

Easy-to-use and comprehensive system finder delivering results from choice of pitch, material or tile type: marley.co.uk/productselector

▲ RESOURCES AND TRAINING

SAMPLES

Samples of clay and concrete interlocking and plain tiles are available on request. Call 01283 722588 or visit marley.co.uk/samples

FIXING INSTRUCTIONS AND LITERATURE

Comprehensive sitework, fixing and installation literature and videos: marley.co.uk/resources
All current product and technical literature can be downloaded: marley.co.uk/downloads

CPDS

A range of Continuous Professional Development roofing seminars accredited by the RIBA CPD Certification Service. For more information or to make a booking: marley.co.uk/cpd

TRAINING

Theoretical, practical, engaging and informative training available at three locations nationwide. marley.co.uk/training

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Tell me more

Call 01283 722588

Email info@marley.co.uk

Or visit marley.co.uk

Marley, Lichfield Road, Branston, Burton upon Trent, DE14 3HD











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