

# Managing your project

A practical guide to  
bringing your plans to life

Includes 2012 price list (inc VAT)

A woman with long brown hair, wearing a grey cardigan and dark trousers, stands by a window, looking out. The room is a bedroom with a bed covered in white linens featuring a bird pattern. A nightstand with a red rotary phone and a potted plant is visible. The ceiling has a skylight.

**VELUX®**

# Light and your home

Now that you've chosen the room, or rooms, that you would like to open up to natural daylight and fresh air, it's time to set your plans in motion.

This is the exciting part. But it can also seem daunting. Where do you start? And how do you stay in control of the process?

In this guide you'll find practical hints and tips on how to make your project come to life, how to hire tradespeople and how to manage your budget. It also gives you product information and prices for all the VELUX products you wish to use.

With our help, managing your own building project might not be as difficult as you think. They say that every journey starts with a single step – take that step with us today.

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Always add a contingency to your budget – typically an extra 15%. Unexpected problems are likely to arise on any project, and it will save you a lot of time and anxiety if you know you have set money aside to deal with them.

*Top Tip*

## Managing your building project

### Six steps to success

You have a good idea of what you want to do. You can imagine your finished project. But where do you start? Our six simple steps can help you turn your vision into reality.

#### Funding your work

Now you have an idea how much your project is going to cost, the next thing to ask is how you're going to pay for it. You may be lucky enough to have savings set aside, but the chances are you will need additional funds – particularly if the project is a major one.

The way in which you choose to fund your project will vary according to your particular circumstances, and that is why it is so important to speak to an Independent Financial Adviser as soon as possible to explore all of your options. You can also find unbiased information online at [www.which.co.uk](http://www.which.co.uk)

#### Making payments to contractors

There are several ways in which you can pay contractors. For smaller projects, payment is usually made after the work is completed and invoiced. For larger projects, that may take several months, your contractor may ask to be paid in stages. Final payment is then made when the job is complete.

There are different methods of paying fees to professionals. They may prefer to be paid an hourly rate, a percentage of the whole project, or in lump sums at different stages. Make sure you agree exactly how and when fees will be paid before any plans are drawn up.

## Your Budget Planner

You might like to use the following planner to help you budget for all the costs involved in your project. Don't forget to add 15% contingency to your total for unexpected costs. If you'd prefer, there is an electronic budget planner online that you can update as you go along. Go to [www.velux.co.uk/projectdaylight](http://www.velux.co.uk/projectdaylight)

Architect	£
Survey/legal fees	£
Groundworks (if necessary)	£
Builder/contractor	£
Painter and Decorator	£
Extras (e.g. light fittings, radiators etc)	£
15% contingency	£
Total	£

If you choose not to use a single contractor for your project, remember you will need to itemise all trades separately (ie. bricklayer, joiner, electrician, plasterer).

We hope that this guide will inspire you to use VELUX Roof Windows in your project. If so, don't forget to add the cost of any VELUX Roof Windows, Flashings and Blinds into your budget. You will find a full price list at the back of this guide.



### Step 2. Appoint an architect

Not every building project needs an architect. Before you decide whether you need one, it's worth asking 'What exactly does an architect do?'

#### Why use an architect?

Put simply, an architect can bring a wealth of knowledge of planning regulations, building materials, and design styles to your project. At the most practical level he or she will draw up accurate plans and specifications to help you get any necessary permissions, and help you price your project accurately. At the other end of the scale, you can contract them to oversee your whole project, from initial design sketches through to completion.

For larger or more complex projects it is always worth talking to an architect. They are trained to think about the space and light in three dimensions, and may come up with a way of achieving what you want in a way you have never thought about.

#### When don't I need an architect?

If, however, your project is fairly straightforward, simply changing the function or use of a room, for example, your building contractor may well be experienced enough to draw up any plans necessary for building regulations. In that case you can save money by not using an architect.

If in doubt, however, it pays to contact an architect and talk through your plans with them. The Royal Institute of British Architects (RIBA) will have details of suitable architects in your area. You can contact them on [www.architecture.com](http://www.architecture.com)

**Ask any friends or relatives that have recently completed a project if there is an architect they can recommend.**

*Top Tip*

### Step 1. Work out a budget

Before you do anything else, you need to get an idea of how much your project is going to cost.

Sit down and think about everything that your project involves – from laying foundations and installing windows, right down to changing light fittings and adding blinds. Where possible, allocate a cost against every single part of the process. This will be easier for some things than others. If you have had work done in the past you should find it fairly straightforward, but if not, you will probably wonder where to start.

#### Getting verbal quotes

In each section of this guide we've provided average costs per square metre for specific types of project, for example extensions range from £1,000 per square metre\* upwards. This will give you a rough estimate of the cost of your own project. There really is no substitute for asking the tradespeople involved to give you a verbal quote for each of the stages of your project, from groundworks through to redecoration. To help get more precise quotes a rough sketch is often useful.

Obviously these quotes will not be set in stone (they will be replaced by written quotations later in the process), but they should at least give you a starting point to put a budget together. This stage takes time and patience – but it's worth doing if you don't want an unpleasant surprise when the work is underway.

\* Source: Build It Magazine November 2011



Unless you are very experienced with building projects, it is always best to use a single contractor. If you are managing your own project, it is your responsibility to make sure all the trades – the joiners, electricians, plumbers and plasterers, etc are on site at the right time. Any mistake or delay with one will inevitably cause problems with the others. If you're using a single contractor these problems are his/hers to deal with.

*Top Tip*

### Step 3. Find a builder

This part of the process can be surprisingly difficult for anyone who has not had building work done before. We've all heard stories about substandard work – how can you stop it happening on your project?

There is no doubt that the best way to find a builder is by word-of-mouth recommendation. Has someone you know had building work done recently? Were they happy with the process and the end result? Ask around – someone may be able to recommend tradespeople to you. Failing that, contact your local professional bodies, such as the Federation of Master Builders, for a member in your area. Visit [www.fmb.org.uk](http://www.fmb.org.uk) or [www.velux.co.uk](http://www.velux.co.uk) for more help.

### Ask for references

Whatever method you use to find your builder, always ask for references. Any reputable builder will be happy to provide you with a list of customers for whom they have recently carried out similar work, that you can contact for references. If possible, ask if you can see the work that has been completed. Narrow your list down to two or three possible contractors.

### Getting competitive quotes

Prepare a specification for the job and give it to all the contractors to use as a basis for their quotation. If you're using an architect he or she will be able to provide one for you.

Even if all the contractors are quoting on the same specification, the cheapest contractor isn't necessarily the best for the job. If a price seems particularly low, ask yourself why it might be so. Check the small print of the quotation for exclusions, and ask what materials they intend to use – cheaper materials can compromise the finished result. Ultimately you need to make your decision based on a balance of price, references, the reputation of the company, and the quality of their completed projects.

### Put it in writing

When you have chosen a contractor, it's always wise to get a written contract – one that not only details costs, but also a payment schedule and an agreed time frame for signing off all the completed jobs. A written contract protects you, and it also forms the basis of a good working relationship with your builder, simply because it lessens the chance of confusion.

### Step 4. Get local authority permissions

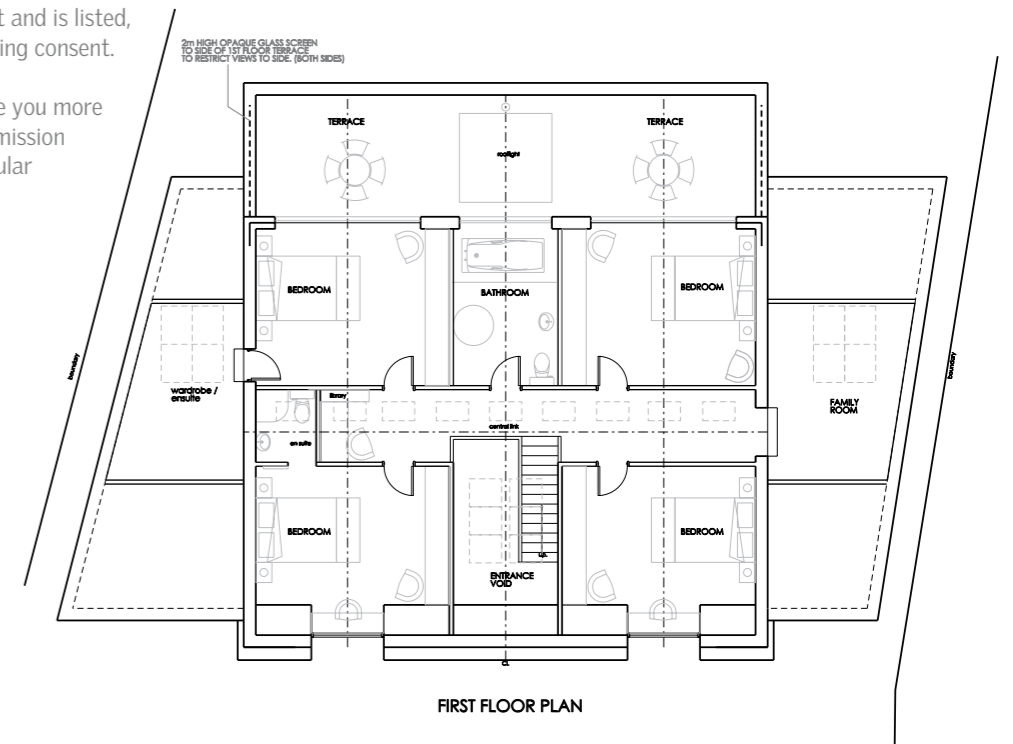
Unless your project involves no structural work at all, the chances are you will need to obtain the relevant local authority certifications, planning permission and sometimes listed building consent. You must however, always comply with current building regulations.

#### Planning permission

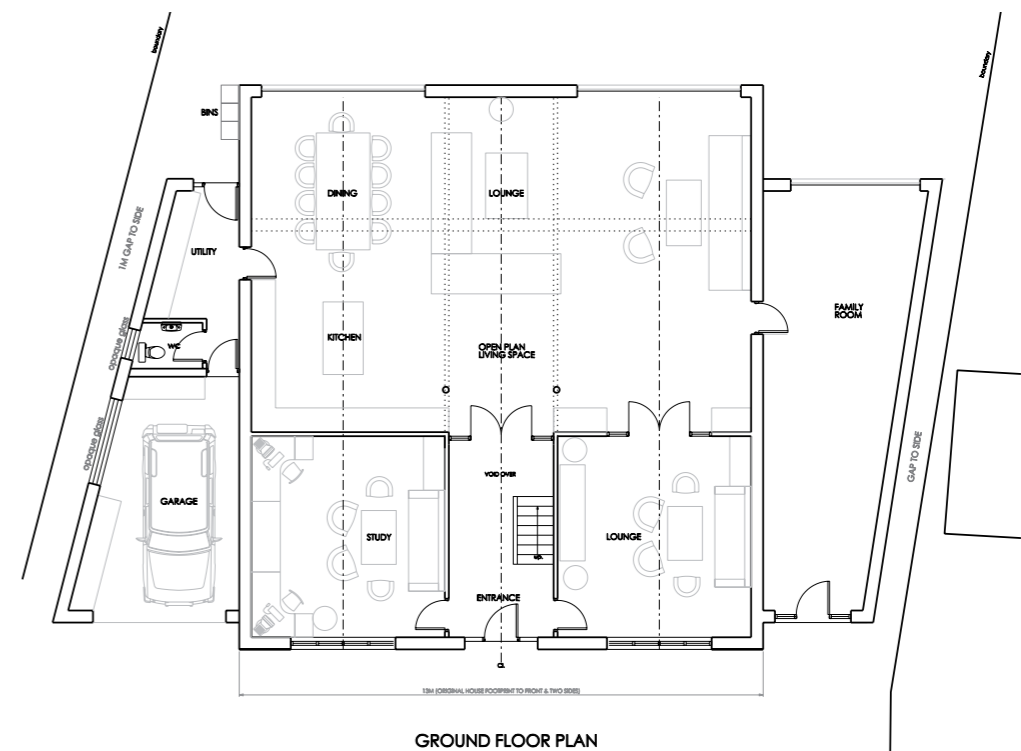
Planning permission is primarily concerned with the way a project looks, and its impact on the environment. A wide variety of improvements require planning permission, including loft conversions and extensions. It is always worth checking with your local planning department before you start any work – and do it in good time, as your plans may take a while to be approved.

If your building is of historical interest and is listed, you are also likely to need listed building consent.

The second part of this guide will give you more information on whether planning permission is likely to be required for your particular kind of project.



A typical example of floor plans





If you have a particularly tight deadline, you might want to think about paying your contractor an agreed bonus if he meets it. Make sure this is specified in your written contract.

*Top Tip*



### Building regulations

Even if your project doesn't require planning permission, it will still have to conform to building regulations, which are concerned primarily with a building's safety and function. Your local authority building control department will be able to advise you on this.

It's best to ask your architect and/or builder to be responsible for compliance with planning and building regulations, as they can be complicated and often require the submission of detailed plans. Your builder and architect will also be able to advise you on the fees payable in your area, which can vary depending on the local authority involved.

### Step 5. Get a structural survey

If your project involves any structural work, such as knocking down a wall or building an extension, you may need a structural survey. A structural engineer can help your architect and/or builder calculate load-bearing requirements, and specify the best building materials to use. However, a structural survey isn't always necessary – ask your builder whether you're likely to need one.

### Step 6. Agree a time frame

Any project, even a relatively small one, can stretch on unreasonably if you have not agreed an end date with your builder. And, of course, the longer a project takes to complete, the more likely it is that your budget will be stretched.

Agreeing an end date helps to manage expectations and control finances. Agreeing a time frame helps you to keep track of delivery dates and when people need access to your site.





## Go one step further

Building an extension is a great way to create extra space. The current trend for a large, open plan living space has meant that extensions have become particularly popular in recent years.

### Questions to ask before you start

#### Do you have enough outside space available?

It's all very well designing a fantastic new extension, but if your remaining garden is the size of a postage stamp it could seriously spoil your enjoyment of it. As a general guide it's best never to build on more than 50% of your available outside space.

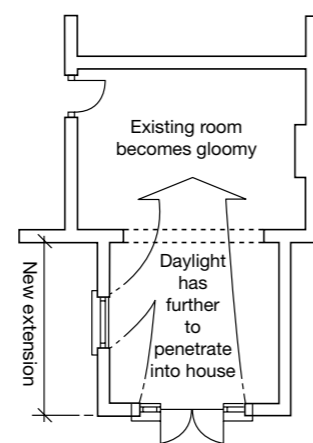
#### Are your services in the right place?

You will probably have to extend water, gas and drainage pipes to service your new extension, particularly if it contains a kitchen or bathroom. You also need to be sure that your new extension will not block access to existing pipes and drainage. Moving services can be expensive and time consuming – don't forget to factor it into your schedule and budget if necessary.

### Possible planning issues

Planning regulations have recently changed, and it's now possible to do many smaller extensions without planning permission. However, your extension should follow certain rules:

- It must not exceed the existing height of your home.
- It cannot extend more than 4m outwards (or 3m if your home is not detached).
- It has to be within a certain distance of your boundary. This varies by local authority, so be sure to check with them first.



By using roof windows you can bring daylight deep into the living space. Diagram from Home Extension Design by Julian Owen, published by RIBA publications 2008.

For further information visit [www.planningportal.gov.uk](http://www.planningportal.gov.uk) as criteria varies from region to region.

### Budgeting

Expect to pay around **\*£1,000 – £1,250 per square metre** for an off-the-shelf extension, and between **£1,400 – £2,000 per square metre** for a bespoke solution.

\*These figures can be used as a guide, however, costs will vary from region to region, and will depend on internal finishes etc.

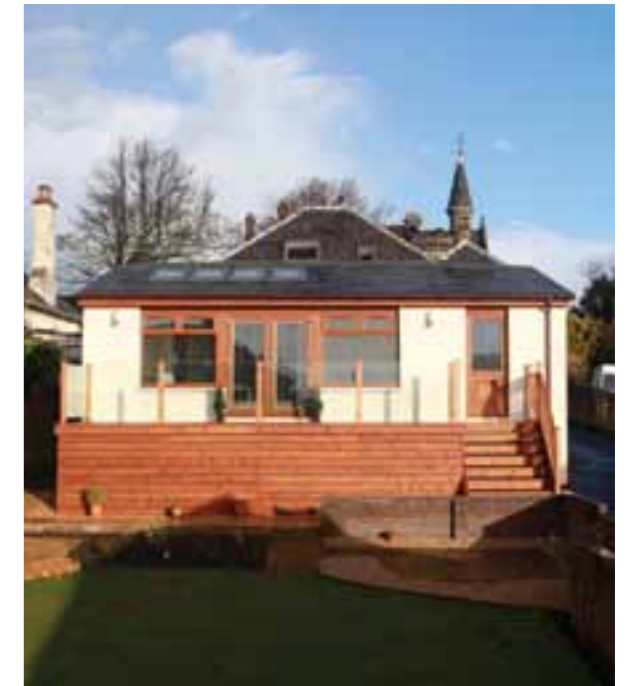
## Case Study 1

### Kirkcaldy, Fife

When Richard and Tracy Thompson decided to give their extension and living space more light they visited the Grand Designs Live exhibition in London for inspiration. Experts at the VELUX stand showed them what could be achieved using VELUX Roof Windows.

The resulting changes brought light flooding in to the extension and the whole of the back of the house, and integrated the living space more closely with the garden.

"We wouldn't change a thing."



Take your plans to VELUX experts at the Grand Designs Live exhibitions in London or Birmingham. They can help you make the most of any changes you have planned.

*Top Tip*



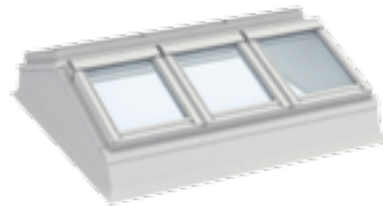
## Flat roof design inspiration

Opening up a flat roof with a window can flood a forgotten space with light, transforming a room. We offer a range of options for flat roofs – all designed to keep heat loss to a minimum, make the most of solar gain and let in natural daylight and fresh air. Just choose the one that suits you best, then sit back and enjoy the benefits...

### VELUX Atrium

Combine windows for a dramatic Atrium effect.

- Put together VELUX Centre-Pivot Roof Windows in the combination of your choice to create an attractive Atrium – choose from natural pine or white polyurethane internal finish.
- Electric or Solar operated windows are ideal for out-of-reach situations.
- Glazing with a laminated inner pane is recommended for high level situations.
- VELUX can provide bespoke flashing kit – dependent on combination and roofing material. However, on-site kerb work and flashings will still be required.



### Flat Roof Kerb

All the benefits of a VELUX Roof Window in a flat roof.

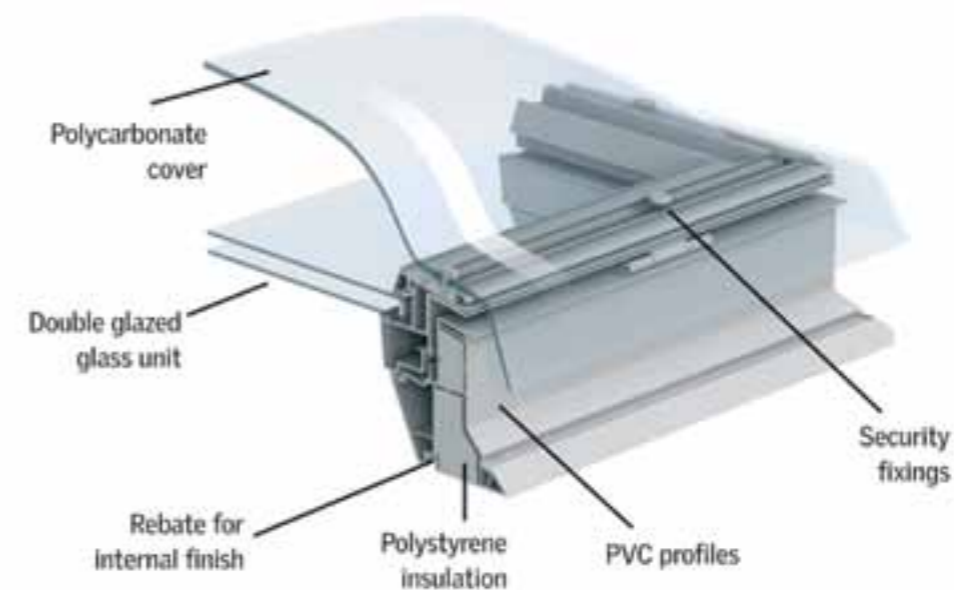
- Insulated timber kerbs to allow the installation of standard VELUX Roof Windows in a flat roof.
- Select the insulated timber kerb to match the size of your roof window.
- Roof window not included. Allows you the flexibility to select the most appropriate type of roof window for your application such as white polyurethane finish or INTEGRA®.
- Glazing with a laminated inner pane is recommended for high level situations.
- Window perimeter flashing supplied. On-site flashing for the kerb required.
- 10 year VELUX guarantee.



### Flat Roof Window

Innovative VELUX solution for bringing large amounts of daylight through a flat roof.

- Double glazed window with protective polycarbonate cover.
- Certified to European Security Standards EN 1627-30.
- Energy efficient with an interior area  $U_w$ -value of  $1.4W/m^2K$  (certified to EN 12567-2) and an external surface area  $U_e$ -value of  $0.72W/m^2K$ .
- Excellent sound insulation from rain and hail.
- Available fixed (without background ventilation) or INTEGRA® electrically operated with hidden motor, rain sensor and intelligent remote.
- Clear or opaque polycarbonate cover.
- Available in 8 sizes with kerb height of 150mm.
- AA fire rated.
- 10 year VELUX guarantee for the windows, panes and kerbs, 3 year guarantee for the electrical components.
- New 150mm extension kerb allows installation in warm or sedum roof constructions.
- Electric Pleated blinds available.



## Case Study 2

### Ilkley, West Yorkshire

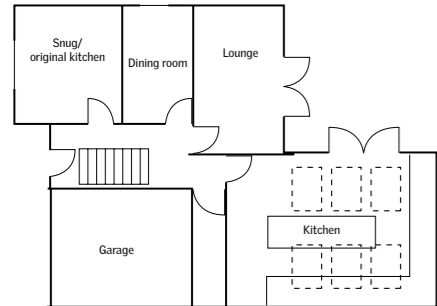
When Mark and Mandy Ridley built their home in 1992, they had plenty of room for them and their first daughter, Megan. But with the addition of Ellie Scarlett and Esme, the house felt too crowded, so they decided to create extra space by extending into the garden. It took six months to build the extension and then two weeks for the kitchen refit. The final cost of the project, including a new basement, and the kitchen/bedroom extension was £140,000. Because they didn't want to move out the work was confined to the extension until the final six weeks when the builders knocked through. After that they just lived with the mess as best they could.

The new kitchen features a large island unit to divide up the space and to create a more casual dining area away from the main dining table. Bringing in lots of natural light was essential so the room didn't feel dark, and so six VELUX Roof Windows were included in the plans, as well as large patio doors leading to the garden.



The extra dining space created is perfect for a family of five

"It's more of a communal space now. We can cook and entertain in here, the kids can do their homework or watch TV and Esme can play quite happily while we keep an eye on her."



Ventilation is a key consideration when you're planning your extension. Well designed natural ventilation will help exchange stuffy, stale air with fresh air from the outside, improving the internal living environment and keeping your home from overheating.

*Top Tip*



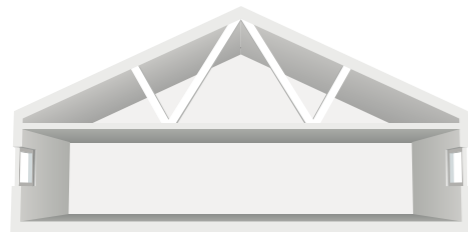
# Loft conversions





## Move on up

A loft conversion is one of the quickest and easiest ways of creating a substantial amount of extra living space in your home, without stealing space from your garden. It is tremendously versatile too. Whether you need an extra bedroom, bathroom, or workspace, a loft can become anything you want it to be.



Modern (post 1965) trussed rafter roof construction



Traditional (pre 1965) roof construction

### Questions to ask before you start

#### Is your loft suitable for conversion?

Houses built since the mid 1960's tend to have pre-fabricated trussed rafters (see diagrams above), which involves more structural work to convert. There are, however, companies who specialise in these kinds of conversions (see Case Study 3). If your home has a traditional rafter and purlin roof construction you should find it more straightforward, depending on other factors such as load bearing walls and available headroom (you should be looking for a minimum of 2.4m ceiling height). Your builder/architect can advise you.

#### Will water tanks need to be moved?

In many homes the cold water tank is located in the loft. You may need to move yours to gain the living space you need. Is there somewhere suitable you can move it to? If not, you might want to consider changing your heating system to use a condenser boiler, which is fed directly from the mains and eliminates the need for cold water storage meaning that all of your water supply will be fed by the mains. Obviously, this has cost implications and you should discuss this with your plumber.

#### How will you reach your loft?

If you want your new space to be an integrated part of your home you will have to think about how you will get to it. Often this means sacrificing a certain amount of space on the floor below to construct a staircase and you should think carefully about the position of it before proceeding.

#### Possible planning issues

Your loft conversion is not likely to need planning permission, providing:

- The new space is no more than 50m<sup>3</sup> (40m<sup>3</sup> if your house is terraced).
- It does not extend your roof above the existing ridge, or towards the road.
- You use roof windows such as VELUX. There are restrictions on creating dormer windows, particularly on the front elevation.
- Your home is not listed. If it is, you will need to apply for listed building consent. Roof windows are sometimes permitted in listed buildings, providing the placement and construction of them are deemed suitable by the conservation department of your local authority. VELUX has a range of roof windows that have been specially designed for use in historic buildings. Visit [www.velux.co.uk](http://www.velux.co.uk) for more information.

Even if your loft conversion doesn't need planning permission, it will still need to conform to rigorous building regulations covering areas such as head clearances, ventilation, and safety/fire issues. Your architect or builder will make sure you conform to these.

#### Budgeting

You can expect to pay around **\*£600 – £1,200 per square metre** for an off-the-shelf loft conversion and **£900 – £1,400 per square metre** for a bespoke solution.

\*These figures can be used as guide, however, costs will vary from region to region, and will depend on internal finishes etc.

## Case Study 3

### Ilkley, Leeds

When the owners first bought this stunning house in a quiet Yorkshire village they knew how much potential it had. Unfortunately, the roof was supported with modern truss rafters, which involved more structural work to convert.

With the help of a specialist company, however, they succeeded in fulfilling their home's potential.



The most successful part of the project is the huge living room that leads out onto a beautiful roof terrace accessed by the VELUX Roof Terrace System. This makes the most of views of the surrounding countryside



"Flooding the room with natural light and opening up the views will add real value. I'm really pleased with the results."



A combination of VELUX Roof Windows were used in the shower-room to let in more light and give the feeling of extra space. It also connects the room with the outside, an unexpected pleasure in what is usually a purely functional area.

## Case Study 4

### Stockport, Cheshire

Flexibility is what more and more people are demanding from their homes these days and the McColl family is no exception. When Sue McColl decided she needed more space to accommodate friends and family at various times of the year, and a home office to work from, she enlisted the help of loft conversion specialists. Using VELUX products extensively they added a third floor extension, and transformed the dead space in her attic into an inspirational living area full of fresh air and light.

Sue and her family stayed in the house for the entire time and were delighted with how little disruption there was to their lives. In fact, the whole build process went smoothly, something that Sue puts down to working closely with her building contractor and architect. This led to getting planning permission in only eight weeks, and a build process of just four months. The project came in on time and on budget.



Thanks to Sue's determination and vision the results are nothing short of stunning

**Can you go one step further? The steeper the slope (pitch) of your roof, the more suitable it will be for conversion. If you're lucky, and your roof has a very steep pitch, you may be able to squeeze in a mezzanine level.**

*Top Tip*



# Sunrooms



## Sitting pretty in the sun

Living in the UK, we like to make the most of our sunlight whenever we can. Not surprisingly, the idea of a sunroom, where we can relax and enjoy the sunshine and the garden, is very appealing.

### Questions to ask before you start

#### Which way will your new sunroom face?

South-facing will get the most direct sun, but this also means the room could get too hot. You will have to consider shading your windows with blinds and make sure that the windows you use provide good ventilation. If you are more likely to sit in your sunroom in the morning, choose an East-facing aspect if possible. If you're more likely to use it in the evening, choose a West-facing one.

### Possible planning issues

Listed below are some of the main issues you may encounter when you apply for planning permission:

- If your room gives you a new and possibly intrusive view of a neighbour's property.
- If you are substantially changing how your home will look from the main road.

It is always best to check with your planning department and/or architect and builder about any planning before any work is started. Check with them about building regulations too, as there are likely to be regulations regarding total surface area of glazing allowed and the insulation properties of any windows you install.

**It will seriously spoil the pleasure of sitting in your new sunroom if you have to look at a compost heap, or your neighbour's unsightly shed. Consider putting money aside to tidy up your garden, and provide screening of unattractive features.**

*Top Tip*

**If you can, schedule work to be carried out in the summer months. This keeps disruption to a minimum and lessens the chance of bad weather holding up progress.**

*Top Tip*



### Budgeting

Budgeting for a sunroom is difficult, as the total cost depends on whether you are carrying out any structural alterations, and the number and type of windows you install. Allow for between **\*£950 – £1,150 per square metre** for an off-the-shelf solution, or between **£1,400 – £2,000 per square metre** for a bespoke one.

\*These figures can be used as guide, however, costs will vary from region to region, and will depend on internal finishes etc.

## Case Study 5

### Montrose, Angus

When Eric McDonald inherited this bungalow in Montrose from an aunt, he decided to turn it into a holiday home for his family. "The light on the East coast is completely different from the light in Glasgow. It makes a great change."

To make the most of that light, Eric decided not only to expand into the roof and add solar panels, but to extend out into the garden. By incorporating VELUX Roof Windows and french doors onto the patio he has turned his inheritance into the perfect place to relax in the sun.



**Transform an ordinary extension into a sunroom by combining VELUX Roof Windows with traditional glazing to let in as much light as possible.**

*Top Tip*

## Case Study 6

### Bournemouth, Dorset

When they decided to build an extension onto their 1920's home, the Searles wanted it to be as welcoming as possible. Using eight VELUX Roof Windows they flooded the extension with light, creating a kitchen/diner/sunroom where they could eat, entertain and relax. It's no surprise that this has quickly become their favourite room in the house.



Rooms that receive more sunlight also receive more heat. Combine easy to open windows with tailor-made blinds to give you maximum control of your indoor climate. And with VELUX INTEGRA® even hard to reach windows and blinds can be operated at the touch of a button.

*Top Tip*



When making the improvements, Mrs Searle wanted to create a room where the whole family could gather to enjoy themselves

If you would like your sunroom to receive the maximum light possible, consider opening up the ceiling and installing VELUX Roof Windows in the roof above. This will not only bring more light to the room below and give a greater sense of space, but also help control indoor climate.

*Top Tip*



Self build



## Building your dream home

Thanks mainly to the popularity of TV programmes such as Grand Designs, more and more people are considering building a home from scratch. Certainly there is no better way of getting a living space that is totally tailored to your family's individual requirements.

Building your own home is a big commitment. But with planning, dedication and patience, the rewards are worth it.

### Questions to ask before you start

#### Does my plot have planning permission?

Finding land that is suitable for building on is notoriously difficult. Every local authority has tight controls on permitted development of greenfield (rural) and brownfield (urban) sites. You might like to try:

- Finding a plot that already has a dwelling on it, with a view to knocking it down (see Case Study 8).
- Looking for brownfield sites in unexpected places, such as between existing plots.
- Subscribing to search websites such as Buildstore's Plotsearch database – [www.buildstore.co.uk/findingland](http://www.buildstore.co.uk/findingland)
- Taking a look on Google Earth – [www.googleearth.com](http://www.googleearth.com) to find plots that may be hidden at ground level. Then search your local authority to see who owns them.

#### Am I going to manage the build myself?

Unless you have a lot of experience in the construction industry and are likely to be on site every day, the answer to this question should probably be 'no'. Although a project manager will incur fees, he or she can save you a lot of time and money in the long run. A project manager can be appointed either by your architect or your main contractor.

**Full planning permissions used to be issued for a period of five years, but local authorities now have the discretion to reduce this to just three. Check when your planning permission is due to expire, as there is no guarantee you will be able to renew it.**

Source ref: [www.planning-applications.co.uk](http://www.planning-applications.co.uk)

*Top Tip*

### Possible planning issues

When you've found your plot and have drawn up your plans, you have to get those plans approved by your local authority. This process is likely to go more smoothly if your proposed building is similar in size and style to any buildings that were previously on the site, or to any neighbouring buildings. If you use a local architect he or she will know what kind of developments are likely to get approval, and when you might get away with pushing the planning boundaries a little further.

**New build homes are particularly cost-effective in the UK at the moment as you can claim VAT back on almost all your build costs (but not professional fees). Remember, however, that you can only claim it after you have paid your invoices, so you will have to include VAT in your original budget for cash flow purposes. VAT rates can change, and certain conditions also apply, so it pays to check with the Government's VAT enquiry line on 0845 0109000.**

Source ref: [www.hmrc.gov.uk/vat](http://www.hmrc.gov.uk/vat)

*Top Tip*

### Budgeting

The average cost of your self build home will depend on the method of construction you choose.

**Brick and block** – This is one of the fastest, cheapest methods of construction, which is why 60% of new homes are built this way. Progress can be held up in bad weather, however, and so is best as a summer build. **Average cost: £1000 – £1,300 per square metre**<sup>\*1</sup>

**Timber frame** – another quick, cost-effective method, used by around 30% of self-builders. **Average cost: £925 – £1,175 per square metre**<sup>\*1</sup>

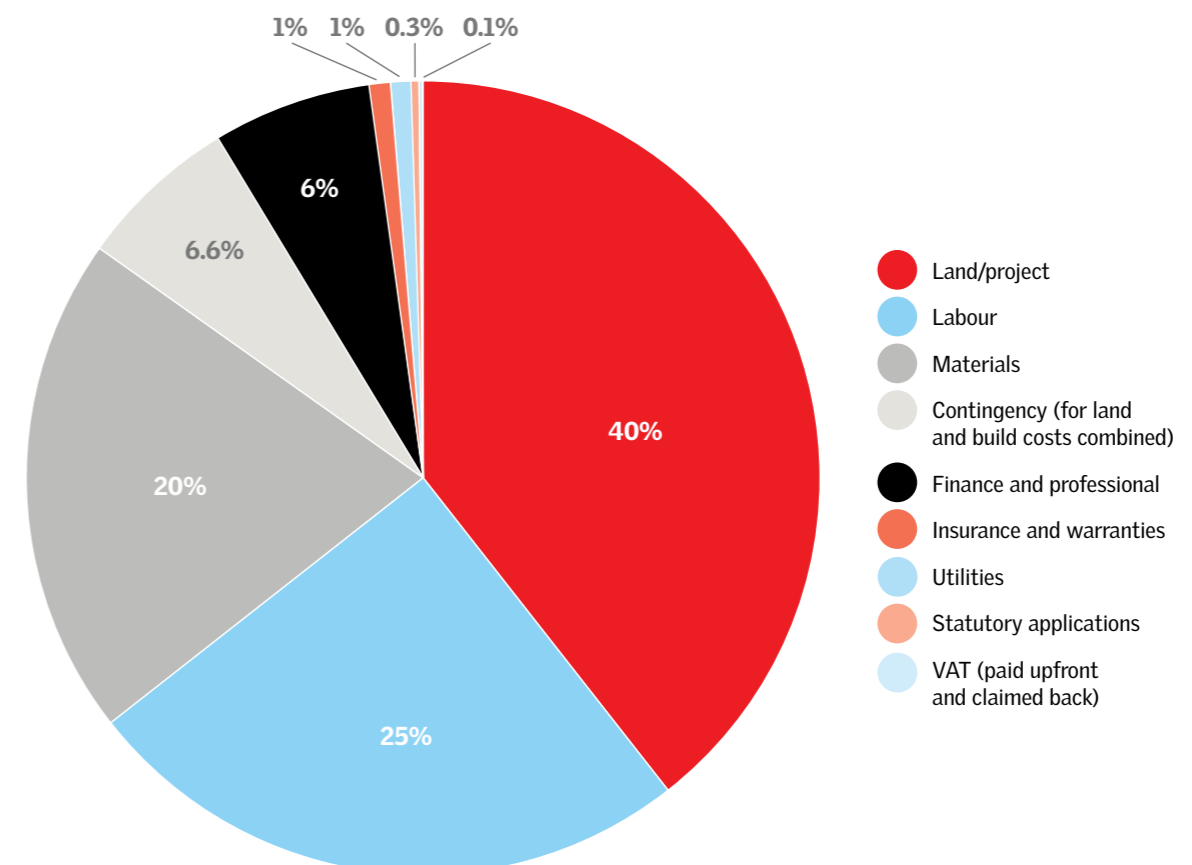
**SIPS (Self Insulated Panel System)** – SIPS offer a high degree of air-tightness and insulation. The cost of standard 100mm thickness SIPS is more expensive than blockwork and insulation (manufacturers claim about 1%, although some estimates are as high as 10%)<sup>\*2</sup>. Savings can be made, however, because construction is faster.

<sup>\*1</sup> Source: Build It Magazine November 2011

<sup>\*2</sup> Source: Homebuilding and Renovating Magazine December 2011

These costs are indicative only and will depend on other factors such as the shape and slope of the site, and the quality of the finishes. These figures do not include the cost of the site, professional fees or external works, such as landscaping and fencing. All costs exclude VAT.

### Typical budget breakdown for a self build project



## Case Study 7

### Galway, Ireland

As a local property developer, Damian Crehan was able to choose the perfect location for his own new development, offering breathtaking views of the rugged Galway countryside. He admits that natural light was hugely influential in the design, resulting in welcoming, light filled internal spaces.

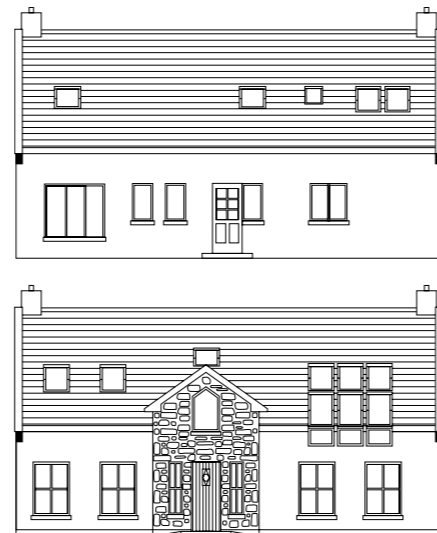


Combination VELUX Roof Windows act as a stunning design feature in the Master Bedroom, letting light flood in and offering stunning views over the Irish landscape. For those lazy mornings, Blackout blinds help to keep out daylight

To make the most of the light and increase the ventilation, the VELUX Roof Windows and blinds are electrically controlled



There's no doubt that the years Damian has spent working in property development have paid off. It's obvious he has picked up a lot of useful ideas from other projects he's managed. This experience is also evident in the quality of work – everything has been finished to the highest of standards. This makes for a house that perfectly blends a traditional exterior with a bright, modern and stylish interior



## Case Study 8

### Stockport, Cheshire

After 20 years experience in the building trade, it was a natural step for Jim and Kath Isaacs to build their own home. The plot they wanted was only fifty yards from their own house, and had a derelict bungalow on it. Over the course of several years many people had bought and sold the plot, but were unable to get the relevant planning permission to build on it.

When Jim and his family finally managed to buy it, they got planning permission in just nine weeks. Jim puts this down to his experience of the building trade and the fact that he and his architect Mark Thorley worked very closely with the local authority to produce plans that were sympathetic to their surroundings.

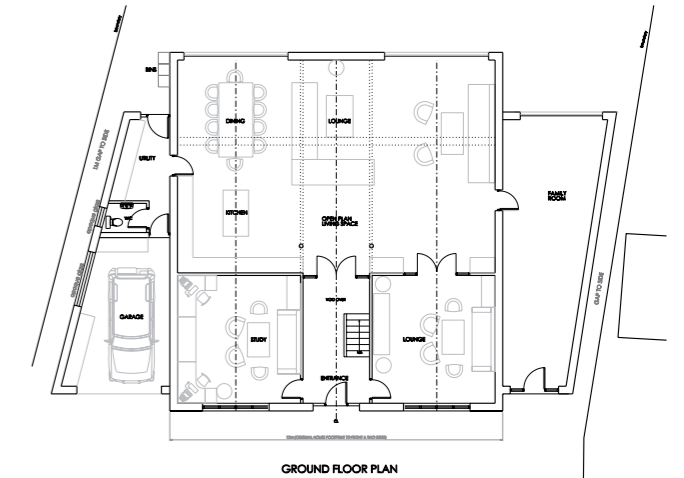
Once work started the whole build took just four months. The end result, a contemporary home full of light, space, and state of the art gadgetry, is a testament to their dedication and eye for detail.



The plot the Isaacs chose for their dream home was far from promising



The demolition of the old property is nearly complete



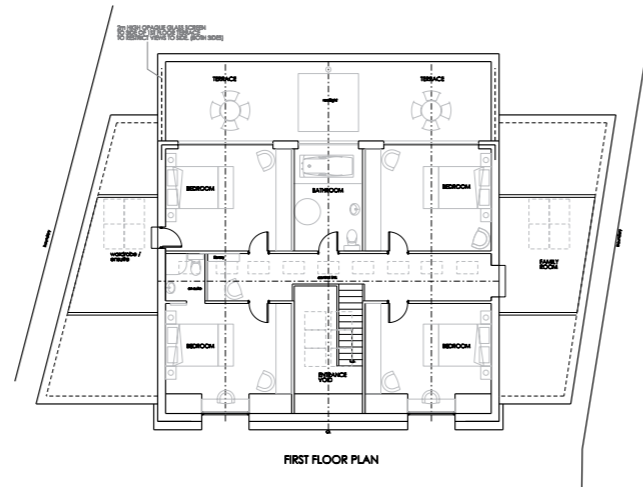
Things began to take shape surprisingly quickly



The home of their dreams



"I'm quite claustrophobic, so I love being outside. That's why we put patio doors leading out on to the garden. And why we've got so many VELUX Roof Windows upstairs. I just love the connection to the outside."



At the top of the spacious landing, VELUX INTEGRA® Roof Windows stream light in from above and offer views over the rooftops of the surrounding houses. As with most things in this state-of-the-art home, the windows are electrically operated



The new roof windows allow natural light and fresh air to enter the bathroom making the room feel much bigger

# Solar Hot Water





## Solar Hot Water

Harness the power of the sun with VELUX Solar Collectors

More and more people in the UK are becoming aware of green issues, and the impact their home has on the environment, in particular.

For anyone looking for a clean, renewable source of hot water, solar heating is the answer. It can provide up to 70% of the energy needed for your home's hot water requirements, making it better for your pocket as well as for the environment.

### Questions to ask before you start

#### Which way does your roof face?

The best position for solar collectors is a South-facing roof. West and East-facing roofs are also suitable, but a North-facing one will struggle to receive the amount of daylight you need to heat your water.

### Possible planning issues

Getting planning permission to put solar collectors on your roof can be tricky, simply because many are ugly and intrusive. VELUX solar collectors, on the other hand, are designed to look like our streamlined roof windows, and so are likely to present fewer planning problems.

Permission will depend on where you are planning to put your collectors, and whether your home is a listed building. It's worth remembering, however, that most planning departments have been instructed to look favourably on sustainable developments, and so it is always worth asking them directly.



### Budgeting

VELUX Solar Collectors start from £408.00, please remember you will also need to factor in the costs of accessories, tank and installation.



## 4 simple steps to buying your VELUX Solar Collectors



### Step 1.

Estimate the maximum number of people that could need hot water in your house

It is best to base this on the number of bedrooms you have rather than the number of people currently living there. A three bedroom house, for example, could potentially have 4 to 5 people living in it.

### Step 2.

Determine the size and number of solar collectors you need on the roof

To work out the area you require, allow 1m<sup>2</sup> collector area per person if the roof is South-facing and up to 1.5m<sup>2</sup> if your roof faces East or West. There are four different size of collectors, the details of which are included in the table below. The number of collectors you require should be based on the aperture area.

Collector Code	Gross Area*	Aperture area
CLI M08 5000	1.16m <sup>2</sup>	0.9m <sup>2</sup>
CLI S06 5000	1.42m <sup>2</sup>	1.2m <sup>2</sup>
CLI S08 5000	1.68m <sup>2</sup>	1.4m <sup>2</sup>
CLI U12 5000	2.51m <sup>2</sup>	2.2m <sup>2</sup>

\*Measured from the external outer edges of the collector

### Step 3.

Select your flashings

First of all, confirm if your solar collectors are being installed into a slate or tile roof. We have flashings that are perfectly suited for both roof types to ensure a safe and tight integration with the roof. You can also combine the collectors with VELUX Roof Windows using the same flashings system.

Then select the right size of flashings for your solar collectors.



Slate roof



Tiled roof

### Step 4.

Choose any accessories you may need

Flow and return pipes for connection to the cylinder will be required, as will connecting pipes between cylinders and Glycol heat transfer fluid. VELUX Glycol fluid is pre-mixed and ready to use. Please note that the quantity of Glycol required will depend on the total volume of the solar circuit. Please contact VELUX for further information and full technical details.



# Case Study 9

## Old Rayne, Aberdeenshire

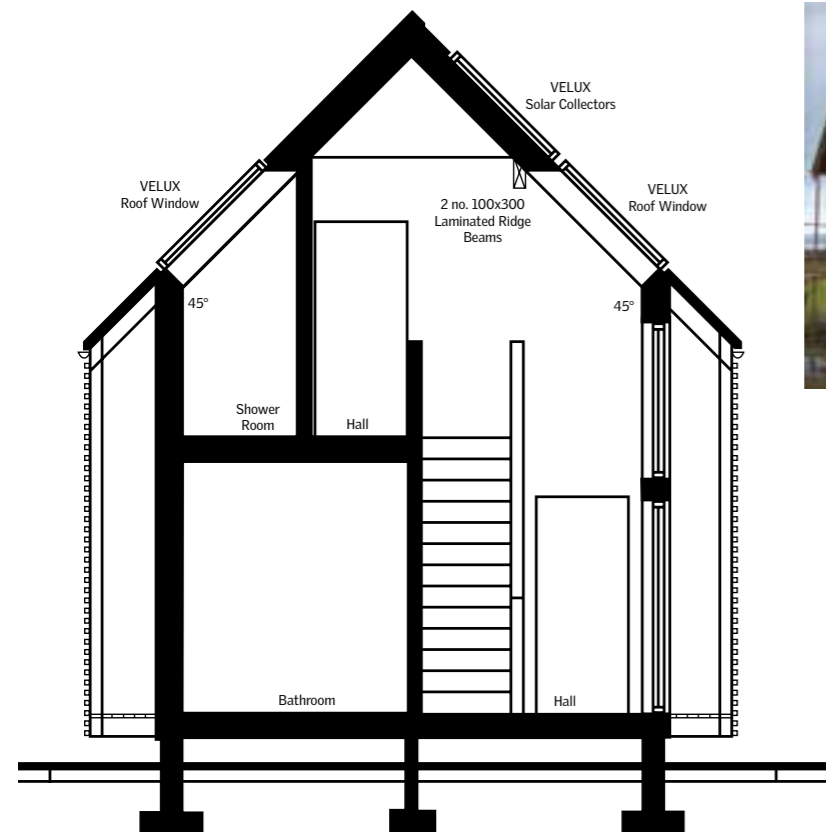
This stunning show home was commissioned in 2009 by Bryan Stuart, who has a business selling log-built holiday homes and chalets. The aim of the build was to provide an affordable, sustainable home designed to fit into a sensitive rural location beside an existing 18th century farmhouse and steading.

There was plenty of space on the 3 1/2 acre site to allow the house to be built facing due South, to maximize solar gain. Although the house is highly insulated, the South-facing aspect meant that solar collectors were a very efficient way of providing water heating. The house was designed by architectural professor Gokay Deveci of The Robert Gordon University, Aberdeen, who included VELUX Roof Windows and matching solar collectors as an integral part of the design from the very beginning.

The result is a contemporary home that requires very little heating or maintenance, and sits comfortably alongside the 18th century farmhouse.



The plot is situated at the back of the client's workshop and backs onto open fields. With this in mind, the design was created in response to the Scottish landscape. The whole property is built from renewable Scottish timber



"We chose VELUX because it's the best on the market, aesthetically. The solar collectors integrate so well with the roof and with the glazing system as a whole, which made it the ideal solution for this project."

## Package prices

You can find these inspirational room sets in your 'Project daylight' brochure. These are just a small list of combinations available that can help bring more daylight into your property.



### Page 04

Window type:  
4 x GGU P10  
INTEGRA®  
with --73 pane  
2 x GGU M08  
with --73 pane

**£4,308.00**



### Page 06

Window type:  
4 x GGL S06  
with --73 pane  
2 x EBY Timber  
support rafter  
4 x FHL Pleated Blinds

**£3,120.00**



### Page 15

Window type:  
4 x GGU M08  
INTEGRA®  
with --60 pane

**£3,048.00**



### Page 16

Window type:  
3 x GGU P10  
INTEGRA®  
with --60 pane

**£2,646.00**



### Page 22

Window type:  
2 x GPU M08  
with --73 pane  
2 x GIU M34  
with --73 pane

**£2,328.00**



### Page 24

Window type:  
3 x GDL P19  
CABRIO® Balcony  
6 x FHL  
Pleated Blinds

**£6,048.00**



### Page 26

Window type:  
2 x GGU M08  
with --73 pane  
2 x FHL  
Pleated Blinds

**£1,164.00**



### Page 38

Window type:  
2 x GGU P08  
with --73 pane  
2 x DKL P08  
Blackout Blinds

**£1,195.00**

We offer a 10 year guarantee with every window we produce, and a 3 year guarantee on electrical components. Prices do not include flashings or installation products.

# Sustainable Solutions

## A range of energy efficient solutions for your project

With sustainability a key issue with governments right across Europe, building regulations concerning energy efficiency are getting tougher and tougher. This is something to consider if you are making changes to your home. That's where VELUX can help. Our roof windows come with a variety of energy efficient glazing options for different situations. Our installation products – the Insulation Collar (BDX), Underfelt Collar (BFX) and Vapour Barrier (BBX) – ensure energy efficient and regulation compliant installation. In addition, our recessed flashing improves insulation values by enabling the window to sit lower in the roof structure.

### Things to consider

#### Finish



Think about choosing a white polyurethane finish for your roof windows. It needs less on-going maintenance than a timber finish.

#### Glazing



Choose your glazing carefully. All of our windows are gas-filled with low emissivity coatings, but the glazing itself is available in a variety of specifications. For enhanced energy efficiency choose --60 pane glazing or --65 pane triple glazing.

#### Operation



Consider the most appropriate method of operation for your window. Top-hung windows are the best choice when the window is within reach. For higher installations consider INTEGRA® electric, or the solar powered version which has the added benefit of not requiring mains electricity.

#### Installation



The way your windows are installed can make a huge difference to the energy efficiency of your home. Ask your installer to use VELUX Installation Products for the best results.



# Prices

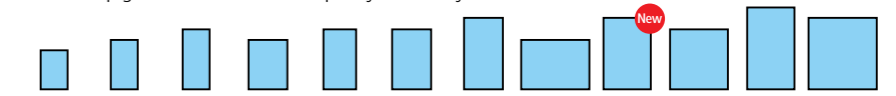
## Centre-Pivot Roof Windows

www.velux.co.uk/products



### White polyurethane finish (GGU)

- Timber frame with moulded polyurethane finish.
- Rotates 180° for easy cleaning.
- Its moisture resistant coating makes it ideal for humid rooms such as kitchens and bathrooms and is easy to wipe clean.
- Stylish white finish and rounded corners for contemporary look.
- Drainage channels help get rid of condensation quickly and safely.



Product Code		C02	C04	C06	M04	F06	M06	M08	U04	P08	S06	P10	U08
<b>GGU 0059</b> U-value 1.4 W/m²K	Toughened outer pane	£276.00	£294.00	£306.00	£318.00	£342.00	£360.00	£396.00	£462.00	£468.00	£480.00	£492.00	£558.00
<b>GGU 0073</b> U-value 1.4 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating	£324.00	£342.00	£354.00	£372.00	£396.00	£414.00	£450.00	£534.00	£540.00	£552.00	£564.00	£630.00
<b>GGU 0060</b> U-value 1.3 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating, <b>enhanced noise reduction</b>	£336.00	£354.00	£366.00	£396.00	£414.00	£438.00	£474.00	£564.00	£570.00	£582.00	£594.00	£660.00
<b>GGU 0065</b> U-value 1.0 W/m²K	Triple glazed Laminated inner, toughened outer pane Clearview coating	£480.00	£498.00	-	£558.00	£582.00	£600.00	£636.00	-	£768.00	£780.00	-	£858.00
<b>GGU 0034</b> U-value 1.4 W/m²K	Obscure inner, toughened outer pane	£318.00	£336.00	£348.00	£366.00	£390.00	£408.00	£444.00	£528.00	£534.00	£546.00	£558.00	£624.00

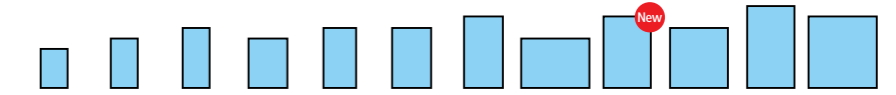
## Centre-Pivot Roof Windows

www.velux.co.uk/products



### Pine finish (GGL)

- Excellent value for money and easy to install.
- Made of high quality natural pine with clear lacquer finish.
- Easy to use top control bar for opening and even ventilation purposes when the window is closed.
- Rotates 180° for easy cleaning.



Product Code		C02	C04	C06	M04	F06	M06	M08	U04	P08	S06	P10	U08
<b>GGL 3059</b> U-value 1.4 W/m²K	Toughened outer pane	£234.00	£246.00	£258.00	£264.00	£288.00	£300.00	£330.00	£384.00	£390.00	£396.00	£408.00	£462.00
<b>GGL 3073</b> U-value 1.4 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating	£282.00	£294.00	£306.00	£318.00	£342.00	£354.00	£384.00	£456.00	£462.00	£468.00	£480.00	£534.00
<b>GGL 3060</b> U-value 1.3 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating, <b>enhanced noise reduction</b>	£294.00	£306.00	£318.00	£342.00	£360.00	£378.00	£408.00	£486.00	£492.00	£498.00	£510.00	£564.00
<b>GGL 3065</b> U-value 1.0 W/m²K	Triple glazed Laminated inner, toughened outer pane, Clearview coating	£438.00	£450.00	-	£504.00	£528.00	£540.00	£570.00	£684.00	£690.00	£696.00	£708.00	£762.00
<b>GGL 3041Q</b> U-value 1.6 W/m²K	Laminated inner, toughened outer pane. Enhanced safety and security	-	£558.00	-	£600.00	£624.00	£636.00	£666.00	£780.00	-	£792.00	£804.00	£858.00

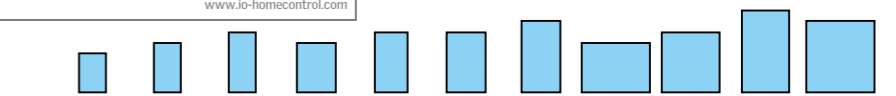
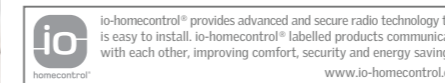
## INTEGRA® Electric Roof Windows

www.velux.co.uk/integra



### White polyurethane finish (GGU)

- The remote allows you to control the opening and closing of windows from anywhere in your home.
- Ideal for windows that are out of reach to open by hand.
- Comes with programmable remote control and rain sensor.



Product Code		C02	C04	C06	M04	F06	M06	M08	U04	S06	P10	U08
<b>GGU 007321U</b> U-value 1.4 W/m²K	Laminated inner, toughened outer pane Clear and clean coating	£612.00	£630.00	£642.00	£660.00	£684.00	£702.00	£738.00	£822.00	£840.00	£852.00	£918.00
<b>GGU 006021U</b> U-value 1.3 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating, <b>enhanced noise reduction</b>	£624.00	£642.00	-	£684.00	£702.00	£726.00	£762.00	£852.00	£870.00	£882.00	£948.00



## Top-Hung Roof Windows – open to 45°

www.velux.co.uk/products



### Pine finish (GPL)

- Made of high quality natural pine with clear lacquer finish.
- Can stay open to any position up to 45°.
- Offers uninterrupted views and a feeling of space when opened.
- Rotates 180° for ease of cleaning.
- Bottom handle for convenient opening.



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

	M06	M08	S06	P10	U08
External frame size (nominal w x h) cm	78 x 118	78 x 140	114 x 118	94 x 160	134 x 140

External frame size (nominal w x h) cm

Product Code		M06	M08	S06	P10	U08
<b>GPL 3059</b> U-value 1.4 W/m²K	Toughened outer pane	£426.00	£474.00	£564.00	£582.00	£660.00
<b>GPL 3073</b> U-value 1.4 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating	£480.00	£528.00	£636.00	£654.00	£732.00
<b>GPL 3060</b> U-value 1.3 W/m²K	Laminated inner, toughened outer pane Clear and Clean coating, <b>enhanced noise reduction</b>	£504.00	£552.00	£666.00	£684.00	£762.00
<b>GPL 3065</b> U-value 1.1 W/m²K	<b>Triple glazed.</b> Laminated inner, toughened outer pane Clearview coating	£666.00	£714.00	£864.00	£882.00	-

\*Sizes suitable for emergency escape requirements.

## Conservation Roof Windows

www.velux.co.uk/products



VELUX quality with conservation style. Comes with a black external profile, glazing bar and recessed installation for slated roofs.

- Available in either centre-pivot or top-hung style.
- Top control bar for easy opening and even ventilation when closed.
- Top-hung version suitable for emergency escape.
- All packages include BDX + BFX.

	Centre-pivot	Top-hung
Slate	20°-90°	20°-55°
Plain tiles	25°-90°	20°-55°
Tiles	15°-90°	15°-55°
Recessed into Tiles	20°-90°	20°-55°

• For roof pitches 55°-75°, please specify special springs when ordering.

	C04	C06	F06	M06	M08	U04
External frame size (nominal w x h) cm	55 x 98	55 x 118	66 x 118	78 x 118	78 x 140	134 x 98

Packages include: GGL Centre-Pivot Roof Window with toughened outer pane, glazing bar and suitable flashings.

External frame size (nominal w x h) cm

Centre-Pivot Roof Windows – pine		C04	C06	F06	M06	M08	U04
<b>GGL SD5N1</b> U-value 1.4 W/m²K	GGL 3559 Roof Window + EDN recessed Flashing for <b>slate</b> up to 8mm thick (min 20° roof pitch)	£478.80	£495.60	£534.00	£620.40	£660.00	£776.40
<b>GGL SD5P1</b> U-value 1.4 W/m²K	GGL 3559 Roof Window + EDP Flashing for <b>plain tiles</b> up to 15mm thick (min 25° roof pitch)	£478.80	£495.60	£534.00	£620.40	£660.00	£776.40
<b>GGL SD5W1</b> U-value 1.4 W/m²K	GGL 3559 Roof Window + EDW Flashing for <b>tiles</b> up to 120mm in profile (min 15° roof pitch)	£478.80	£495.60	£534.00	£620.40	£660.00	£776.40
<b>GGL SD5J1</b> U-value 1.4 W/m²K	GGL 3559 Roof Window + EDJ recessed Flashing for <b>tiles</b> up to 90mm in profile (min 20° roof pitch)	£478.80	£495.60	£534.00	£620.40	£660.00	£776.40

Packages include: GHL Top-Hung Roof Window with toughened outer pane, glazing bar and suitable flashings.

External frame size (nominal w x h) cm

Top-Hung Roof Windows – pine. Open to 30°. Suitable for emergency escape.		M08
<b>GHL SD5N1</b> U-value 1.4 W/m²K	GHL 3559 Roof Window (opens to 30°) + EDN recessed Flashing for <b>slate</b> up to 8mm thick (min 20° roof pitch)	£750.00
<b>GHL SD5P1</b> U-value 1.4 W/m²K	GHL 3559 Roof Window (opens to 30°) + EDP Flashing for <b>plain tiles</b> up to 15mm thick (min 25° roof pitch)	£750.00
<b>GHL SD5W1</b> U-value 1.4 W/m²K	GHL 3559 Roof Window (opens to 30°) + EDW Flashing for <b>tiles</b> up to 120mm in profile (min 15° roof pitch)	£750.00
<b>GHL SD5J1</b> U-value 1.4 W/m²K	GHL 3559 Roof Window (opens to 30°) + EDJ recessed Flashing for <b>tiles</b> up to 90mm in profile (min 20° roof pitch)	£750.00

## Optional glazing bars for standard VELUX Roof Windows

Create a traditional style appearance by adding conservation glazing bars to standard grey VELUX Roof Windows.

- Grey glazing bar to match grey exterior finish of all standard VELUX Roof Windows.

	C02	C04	M04	U04	C06	F06	M06	S06	M08	P08	U08	P10
Optional glazing bars for standard windows												
Recommend x 2 glazing bars for U04, S06 & U08	ZGA W02 0024 £72.00	ZGA W04 0024 £74.40	ZGA W06 0024 £76.80	ZGA W08 0024 £79.20	ZGA W10 0024 £81.60							

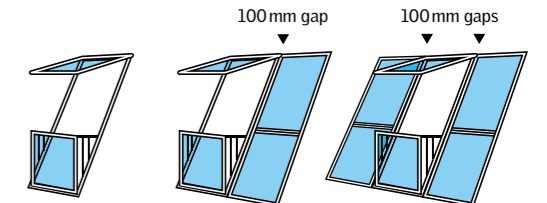
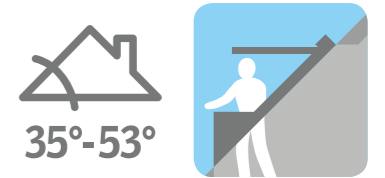
## CABRIO® Balcony

www.velux.co.uk/products



When closed it fits snugly to the roof, but when opened it becomes an instant balcony.

- Can be combined with (GPL) top-hung and (GIL) fixed bottom element to offer extra views, ventilation and daylight.
- Top-hung section rotates 180° for easy cleaning.
- Made of high quality natural pine with clear lacquer finish.



Packages include: Single CABRIO® pine roof window with optional one or two side units (GPL top-hung and GIL fixed element), toughened outer pane with clear and clean coating and laminated inner pane for additional safety, flashings and EKY support trimmer(s).

External frame size (nominal w x h) cm

Product Code		P19	P19	P19
<b>GDL SD0L1</b> U-value 1.6 W/m²K	CABRIO® + Flashings for <b>slate</b> up to 8mm thick	£2,124.00		
<b>GDL SD0W1</b> U-value 1.6 W/m²K	CABRIO® + Flashings for <b>tiles</b> up to 120mm in profile	£2,148.00		
<b>GDL SK0L221</b> U-value 1.6 W/m²K	CABRIO® + 1 x GPL & 1 x GIL. Flashings for <b>slate</b> up to 8mm thick		£3,817.20	
<b>GDL SK0W222</b> U-value 1.6 W/m²K	CABRIO® + 1 x GPL & 1 x GIL. Flashings for <b>tiles</b> up to 120mm in profile		£3,817.20	
<b>GDL SK0L321</b> U-value 1.6 W/m²K	CABRIO® + 2 x GPL & 2 x GIL. Flashings for <b>slate</b> up to 8mm thick			£5,474.40
<b>GDL SK0W321</b> U-value 1.6 W/m²K	CABRIO® + 2 x GPL & 2 x GIL. Flashings for <b>tiles</b> up to 120mm in profile			£5,474.40

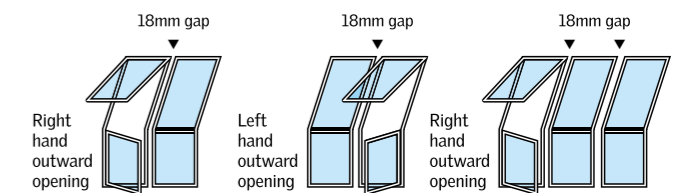
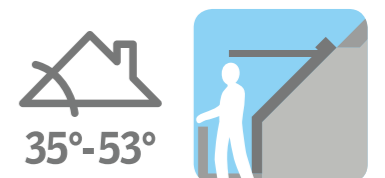
## Roof Terrace

www.velux.co.uk/products



Offers a doorway to the outside helping you to extend your room.

- Top-hung sections rotate to 180° for easy cleaning.
- Does require extra work to make external balcony area.
- Opening and fixed lower elements.



Packages include: Left or right opening base element, fixed elements, top-hung GEL pine roof window with toughened outer pane with clear and clean coating and laminated inner pane for additional safety, flashings, EBV adjustable trimmer(s) and rail support

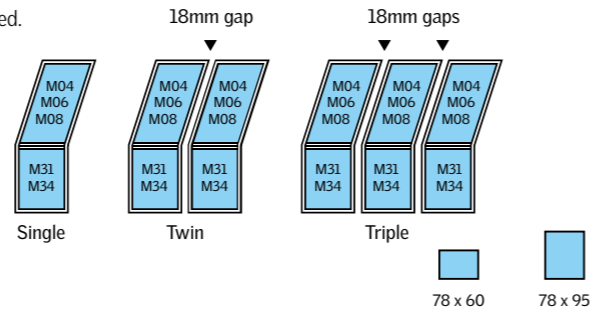
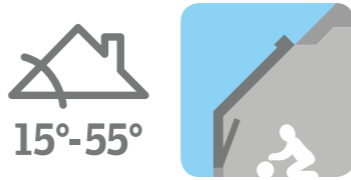
External frame size (nominal w x h) cm

Product Code		M08	M08	M08
<b>GEL SE0L221</b> U-value 1.4 W/m²K	Terrace package + Flashings for <b>slate</b> up to 8mm thick	£4,423.20		
<b>GEL SE0W223</b> U-value 1.4 W/m²K	Terrace package + Flashings for <b>tiles</b> up to 120mm in profile	£4,423.20		
<b>GEL SE0L222</b> U-value 1.4 W/m²K	Terrace package + Flashings for <b>slate</b> up to 8mm thick		£4,423.20	
<b>GEL SE0W224</b> U-value 1.4 W/m²K	Terrace package + Flashings for <b>tiles</b> up to 120mm in profile		£4,423.20	
<b>GEL SE0L321</b> U-value 1.4 W/m²K	Terrace package + Flashings for <b>slate</b> up to 8mm thick			£6,848.40
<b>GEL SE0W323</b> U-value 1.4 W/m²K	Terrace package + Flashings for <b>tiles</b> up to 120mm in profile			£6,848.40



Ideal for storey-and-a-half houses. Combine vertical and sloping pine roof windows to extend the possibilities for view and daylight.

- Combinations available; single, twin or triple.
- Select your pine roof window(s) in size M04, M06 or M08.
- Choose from top hung, centre-pivot or electric.
- Select your bottom vertical element in size M31 or M34.
- Vertical element is bottom-hung and opens inwards for added ventilation and cleaning.
- Other combinations can be created.



External frame size (nominal w x h) cm

Pine Vertical Elements		M31	M34
<b>VFE 3073</b>	Laminated inner, toughened outer pane Clear and Clean coating	£540.00	£582.00
<b>VFE 3060</b>	Laminated inner, toughened outer pane Clear and Clean coating, <b>noise reduction</b>	£564.00	£606.00

External frame size (nominal w x h) cm

Flashings		M04	M06	M08
<b>EFL 0000</b>	Single installation, for <b>slate</b> up to 8mm thick	£120.00	£127.20	£132.00
<b>EFW 0000</b>	Single installation, for <b>tiles</b> up to 120mm in profile	£120.00	£127.20	£132.00
<b>EFL 0002</b>	Twin installation, for <b>slate</b> up to 8mm thick	£314.40	£333.60	£343.20
<b>EFW 0002</b>	Twin installation, for <b>tiles</b> up to 120mm in profile	£314.40	£333.60	£343.20
<b>EFL 0003</b>	Triple installation, for <b>slate</b> up to 8mm thick	£484.80	£513.60	£528.00
<b>EFW 0003</b>	Triple installation, for <b>tiles</b> up to 120mm in profile	£484.80	£513.60	£528.00

Internal trimmer – Pine

<b>EBY W10 3100</b>	18mm gap adjustable trimmer (x1 for Twin installation, x2 for Triple installation)	£451.20
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### Combine windows for a dramatic Atrium effect.

For a high-impact design feature, and to bring even more light into a flat roof extension, consider combining a number of VELUX Centre-Pivot Roof Windows to create an Atrium.

- Centre-Pivot windows available in Natural Pine or White Polyurethane finish.
- Glazing with laminated inner pane recommended for high level situations.
- Use with VELUX INTEGRA® for hard to reach situations.
- Contact VELUX for further details on 01592 778 225.



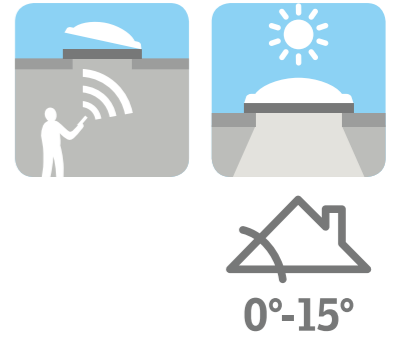
For more details visit [www.velux.co.uk](http://www.velux.co.uk)



### Flat roof windows (CFP/CVP)

Innovative VELUX solution for bringing large amounts of daylight into a flat roof.

- Available fixed (without background ventilation) or INTEGRA® electrically operated with hidden motor.
- Excellent sound insulation from rain and hail.
- Polycarbonate cover designed simply to protect the double glazed unit below from rain and snow.
- Kerb and sash made of extruded hard PVC profiles.
- Rain sensor closes window automatically with INTEGRA® electric version.
- Electric blinds are available.
- Energy efficient with an interior area U-value of 1.4W/m²K (certified to EN 12567-2) and an external surface area U-value of 0.72W/m²K (certified EN 1873).



External frame size including kerb (nominal w x h) cm  
Structural openings (nominal w x h) cm

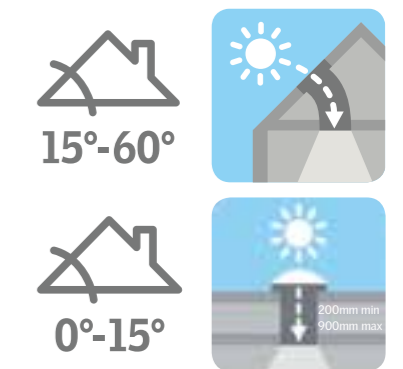
	78 x 78 60 x 60	78 x 108 60 x 90	98 x 98 80 x 80	108 x 108 90 x 90	90 x 120 108 x 138	118 x 118 100 x 100	138 x 138 120 x 120	100 x 150 118 x 168
Fixed	060060	060090	080080	090090	090120	100100	120120	100150
<b>CFP S00G</b>	£486.00	£538.80	£555.60	£639.60	£710.40	£693.60	£861.60	£894.00
<b>CFP S00H</b>	£486.00	£538.80	£555.60	£639.60	£710.40	£693.60	£861.60	£894.00
INTEGRA®	060060	060090	080080	090090	090120	100100	120120	100150
<b>CVP S02G</b>	£906.00	£948.00	£978.00	£1,074.00	£1,176.00	£1,146.00	£1,320.00	£1,362.00
<b>CVP S02H</b>	£906.00	£948.00	£978.00	£1,074.00	£1,176.00	£1,146.00	£1,320.00	£1,362.00
Accessories								
<b>ZCE 0015</b>	£150.00	£156.00	£162.00	£180.00	£192.00	£198.00	£204.00	£210.00
<b>ZZZ 210</b>	£36.00	£40.80	£43.20	£45.60	£54.00	£48.00	£50.40	£60.00



### Sun tunnels

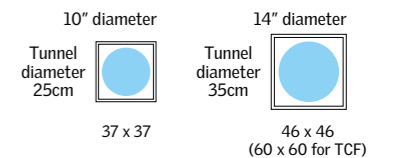
Add natural light to those dark internal areas of your home, such as cupboards, hallways and stairwells. They also look great from the outside with the flat glass rooflight appearance.

- Available in rigid (10" or 14") or flexible (14") tunnels.
- Clear and clean coating keeps glass cleaner for longer.
- Comes with white ceiling ring as standard. Other effects available.



### Flat roof sun tunnels

- Available in 14" diameter flexible tunnel.
- White PVC kerb with polycarbonate cover.
- Recommended tunnel length for optimum daylight performance: 0.2 – 0.9m.
- 10 year VELUX guarantee.



Packages include: Rooflight with integral flashing and toughened glazing with clear and clean coating, flexible or rigid tunnel and double layer acrylic diffuser with white ceiling ring.

External frame size (nominal w x h) cm

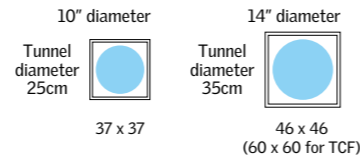
Rigid sun tunnels		
<b>TWR 010 2010</b>	10" diameter rigid tunnel for <b>tiles</b> up to 120mm in profile	£288.00
<b>TLR 010 2010</b>	10" diameter rigid tunnel for <b>slate</b> up to 8mm thick	£288.00
<b>TWR 014 2010</b>	14" diameter rigid tunnel for <b>tiles</b> up to 120mm in profile	£348.00
<b>TLR 014 2010</b>	14" diameter rigid tunnel for <b>slate</b> up to 8mm thick	£348.00
Flexible Sun Tunnels		
<b>TWF 014 2010</b>	14" diameter flexible tunnel for <b>tiles</b> up to 120mm in profile	£276.00
<b>TLF 014 2010</b>	14" diameter flexible tunnel for <b>slate</b> up to 8mm thick	£276.00
Flat Roof Sun Tunnel		
<b>TCF 014 0010</b>	14" diameter flat roof flexible tunnel with polycarbonate cover	£348.00

## Sun Tunnel Accessories

www.velux.co.uk/products



- The Lovegrove Lamp is an innovative award winning daylight lamp for your sun tunnel.
- We offer a range of other accessories for our sun tunnels.



External frame size (nominal w x h) cm

Lovegrove Lamp		
ZTB 014 1001	The VELUX Sun Tunnel by Lovegrove uses the sun as a lamp	£498.00
Accessories		
ZTR 010 0062	600mm rigid extension section for 10" diameter tunnel	£60.00
ZTR 014 0062	600mm rigid extension section for 14" diameter tunnel	£60.00
ZTR 014 0124	1,200mm rigid extension section for 14" diameter tunnel	£120.00
ZTL 014	Low energy light kit for 10" and 14", fits inside tunnel, requires bulb and mains connection	£78.00

## Glazing Options

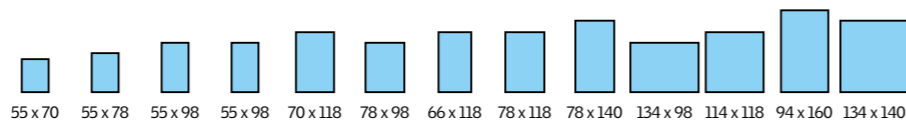
www.velux.co.uk/products

Glazing type	Energy saving (u-value)	Solar energy gain (g-value)	Noise reduction	Toughened outer pane	Laminated inner pane for additional safety	Obscure glazing	Clear and clean coating	Clearview
--59 standard	✓	✓✓✓	✓	•				
--73 additional safety	✓	✓✓✓	✓✓	•	•		•	
--60 recommended	✓✓	✓	✓✓✓		•		•	
--65 triple glazed	✓✓✓	✓✓	✓✓	•	•			•
--34 obscure	✓	✓✓✓	✓	•		•		

## Replacement Roof Window Panes

www.velux.co.uk/products

Advances in pane technology allow the upgrading of existing glazing units to provide better heat and sound insulation properties. All panes AA fire rated.



Replacement Roof Window panes	9	102	6	104	5	304	206	306	308	804	606	410	808
For windows manufactured before April 2001		(102)		(104)		(304)	(206)	(306)	(308)	(804)	(606)	(410)	(808)
(Window size of pane to be replaced shown in brackets.)	(9)		(6)		(5)	(1)		(14)	(2)	(7)	(4)	(3)	(8)
IPL 0059C U-value 1.7 W/m²K* Toughened outer pane	£67.20	£76.80	£74.40	£79.20	£99.60	£88.80	£96.00	£102.00	£111.60	£128.40	£130.80	£135.60	£156.00
For windows manufactured from April 2001		55 x 78	55 x 98	78 x 98	66 x 118	78 x 118	78 x 140	134 x 98	114 x 118	94 x 160	134 x 140		
Replacement Roof Window panes	C02	C04	M04	F06	M06	M08	U04	S06	P10	U08			
IPL 0059 U-value 1.1 W/m²K* Toughened outer pane	£76.80	£79.20	£88.80	£96.00	£102.00	£111.60	£128.40	£130.80	£135.60	£156.00			
IPL 0034 U-value 1.1 W/m²K* Obscure inner, toughened outer pane	£102.00	£104.40	£117.60	£126.00	£134.40	£147.60	£170.40	£172.80	£178.80	£205.20			
IPL 0073 U-value 1.1 W/m²K* Laminated inner, toughened outer pane Clear and Clean coating	£102.00	£104.40	£117.60	£126.00	£134.40	£147.60	£170.40	£172.80	£178.80	£205.20			
IPL 0060 U-value 1.0 W/m²K* Laminated inner, toughened outer pane Clear and Clean coating, noise reduction	£129.60	£133.20	£148.80	£160.80	£171.60	£188.40	£216.00	£219.60	£228.00	£261.60			

\*Centre-pane value

## Upgrading Manual Roof Windows to Electrical Operation

www.velux.co.uk/products

Conversion kits		
KMX 100	Electric conversion kit to upgrade to full INTEGRA® functionality of GGL or GGU Centre-Pivot Roof Windows installed after April 1986 (includes rain sensor)	£378.00
KSX 100	Conversion kit to upgrade to full solar powered INTEGRA® functionality of GGL or GGU Centre-Pivot Roof Windows installed after April 1986 (includes rain sensor)	£408.00

## Solar Hot Water System

www.velux.co.uk/solar



- VELUX Solar Collectors integrate discreetly in the roof and blend beautifully with both traditional and modern architecture.
- Collectors can be installed in a number of combinations or with VELUX Roof Windows using the same unique VELUX flashing system.
- VELUX recommends 1m² to 1.5m² of aperture area per person living in the house to provide adequate energy for hot water.
- Cylinder specification is at the discretion of the installer, however for a typical solar hot water system, VELUX recommend approx 180L capacity for a 2 bedroom house, 280L for a 3 or 4 bedroom house and 375L for a 5 bedroom house.
- Flow and return pipes for connection to the cylinder will be required, as will connecting pipes between collectors and Glycol heat transfer fluid. VELUX Glycol fluid is pre-mixed and ready to use. Please note the quantity of Glycol required will depend on the total volume of the solar circuit. Please contact VELUX for further information and full technical details.

External frame size (nominal w x h) cm

Solar Collectors	M08	S06	S08	U12
CLI 5000	£408.00	£474.00	£504.00	£660.00

In addition to solar collectors, VELUX also supply a range of extra products to allow you the flexibility to meet the requirements of your development.

Flashings	2 bed house 2/3 occupants	3 bed house 3/4 occupants	4 bed house 4/5 occupants	5 bed house 5/6 occupants
U12	1 x U12	2 x U12	2 x U12	3 x U12
Flashings for slate (up to 8mm thick)	EDL U12 0000 £81.60	EKL U12 0021E £249.60	EKL U12 0021E £249.60	EKL U12 S0311 £379.20
Flashings for tile (up to 120mm in profile)	EDW U12 0000 £98.40	EKW U12 0021E £249.60	EKW U12 0021E £249.60	EKW U12 S0311 £379.20
S08	2 x S08	3 x S08	4 x S08	4 x S08
Flashings for slate (up to 8mm thick)	EKL S08 0021E £242.40	EKL S08 S0311 £367.20	EKL S08 S0411 £492.00	EKL S08 S0411 £492.00
Flashings for tile (up to 120mm in profile)	EKW S08 0021E £242.40	EKW S08 S0311 £367.20	EKW S08 S0411 £492.00	EKW S08 S0411 £492.00
S06	2 x S06	3 x S06	4 x S06	5 x S06
Flashings for slate (up to 8mm thick)	EKL S06 0021E £228.00	EKL S06 S0311 £345.60	EKL S06 S0411 £463.20	EKL S06 S0511 £580.80
Flashings for tile (up to 120mm in profile)	EKW S06 0021E £228.00	EKW S06 S0311 £345.60	EKW S06 S0411 £463.20	EKW S06 S0511 £580.80
M08	3 x M08	4 x M08	5 x M08	6 x M08
Flashings for slate (up to 8mm thick)	EKL M08 S0311 £307.20	EKL M08 S0411 £412.80	EKL M08 S0511 £518.40	EKL M08 S0611 £624.00
Flashings for tile (up to 120mm in profile)	EKW M08 S0311 £307.20	EKW M08 S0411 £412.80	EKW M08 S0511 £518.40	EKW M08 S0611 £624.00

## Accessories

ZFM 005	Single length of flexible flow or return pipe (5m)	£126.00	ZFT 002	Connector for linking ZFM pipes	£6.00
ZFM 010	Single length of flexible flow or return pipe (10m)	£198.00	ZFT 003	Underfelt sealing collars to re-seal the roofing felt where it is breached by the flow and return pipes	£18.00
ZFM 015	Single length of flexible flow or return pipe (15m)	£270.00	ZFT 010	Supply of ready to use glycol (10 litres)	£42.00
ZFM 020	Single length of flexible flow or return pipe (20m)	£330.00	ZFT 011	Supply of ready to use glycol (20 litres)	£66.00
ZFR EFO	Connector pipe between collectors installed at a 100mm gap other lengths available, please contact VELUX for details	£31.20	ZPT 1000	22m Thermo sensor to be run between the last solar collector on the circuit and the control unit	£30.00



## Window Accessories

www.velux.co.uk/products



Security locks

For extra security.



Restrictors

For restricted opening.



Control pole

For out of reach windows.

### Security locks, restrictors and control poles

<b>ZCT 200</b>	100-180cm telescopic pole for operation of GGL/GGU Centre-Pivot Roof Windows.	£42.00
<b>ZCT 100</b>	100cm extension for ZCT 200.	£24.00
<b>ZOZ 012</b>	Security lock – Key operated window lock for GGL/GGU Centre-Pivot Roof Windows only.	£48.00
<b>ZOZ 010 S011</b>	Opening restrictor with key (cannot be used on top-hung roof windows GPL, GPU, GHL, GHU).	£48.00

## Blinds

www.velux.co.uk/products

We offer an extensive range of blinds that are specially made to fit VELUX Roof Windows.



Blackout

- Offers complete blackout to help you turn day into night.
- Ideal for bedrooms.



Duo Blackout

- Combination of Blackout and Pleated blinds.
- Total blackout as well as heat control.



Roller

- Provides basic privacy and daylight control.
- Partly translucent fabric which holds back glare.
- Now available in slimline.



Flying Pleated

- Provides privacy and sun screening without completely blocking out the daylight.
- Creates an elegant, soft, decorative effect.



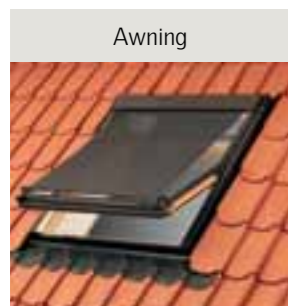
Venetian

- Controls both the amount and direction of light.
- A classic yet practical style.

All blinds are available in electric option except Duo Blackout blinds. Blackout and Roller blinds available in solar powered remote control.

## External Blinds

www.velux.co.uk/products



Awning

Perfect for keeping a room cool.



Shutters

Additional protection from extreme weather.

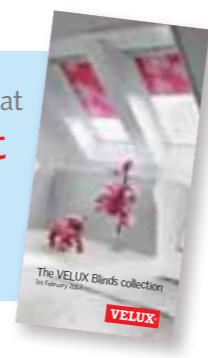
Awning Blinds		C02	C04	C06	M04	F06	M06	M08	U04	P08	S06	P10	U08
<b>MAL</b>	Manual awning blinds.	£76.80	£76.80	£76.80	£93.60	£91.20	£93.60	£93.60	£127.20	£103.20	£120.00	£103.20	£127.20
<b>MML</b>	Electric awning blinds.	£340.80	£348.00	£352.80	£352.80	£360.00	£362.40	£369.60	£391.20	£444.00	£398.40	£412.80	£420.00
<b>MSL</b>	Solar awning blinds.	£448.80	£456.00	£460.80	£463.20	£468.00	£470.40	£477.60	£499.20	£552.00	£506.40	£520.80	£528.00

Roller Shutters		C02	C04	C06	M04	F06	M06	M08	U04	P08	S06	P10	U08
<b>SML 0000E</b>	Electric roller shutter.	£420.00	£429.60	£434.40	£439.20	£441.60	£446.40	£456.00	£482.40	£535.20	£489.60	£508.80	£516.00
<b>SSL 0000E</b>	Solar roller shutter.	£480.00	£489.60	£494.40	£499.20	£501.60	£506.40	£516.00	£542.40	£595.20	£549.60	£568.80	£576.00

Roller shutters available in manual, electric and solar options.

You can view our extensive range of blinds online at [www.velux.co.uk/blindsdirect](http://www.velux.co.uk/blindsdirect)

Or you can order your free brochure by calling **01592 778 225**



## VELUX Roof Window sizes

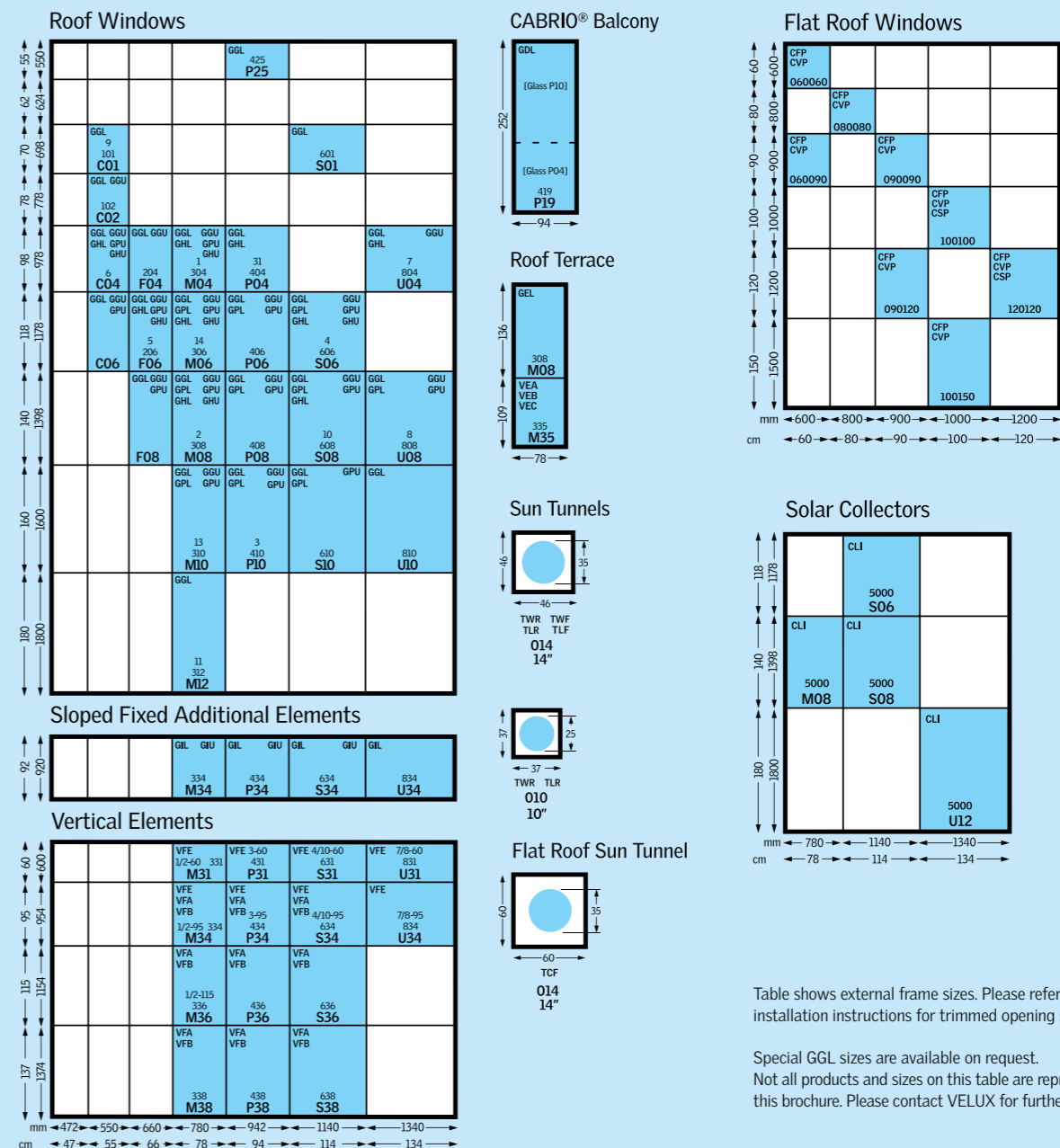


Table shows external frame sizes. Please refer to installation instructions for trimmed opening sizes.

Special GGL sizes are available on request. Not all products and sizes on this table are represented in this brochure. Please contact VELUX for further details.

## Need any more help with your project?

We hope you've found this practical guide to managing your project helpful. To help you further on your way, we've put together a list of contacts you might find useful:

- |                                       |  |
|---------------------------------------|--|
| Royal Institute of British Architects | <a href="http://www.architecture.com">www.architecture.com</a>                       |
| National Federation of Builders       | <a href="http://www.findabuilder.com">www.findabuilder.com</a>                       |
| Government Departments of Planning    | <a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a>             |
| Buildstore                            | <a href="http://www.buildstore.co.uk">www.buildstore.co.uk</a>                       |
| Which?                                | <a href="http://www.which.co.uk">www.which.co.uk</a>                                 |
| Federation of Master Builders         | <a href="http://www.fmb.org.uk">www.fmb.org.uk</a>                                   |
| HM Government VAT Dept                | <a href="http://www.hmrc.gov.uk/vat">www.hmrc.gov.uk/vat</a>                         |
| General Planning Information          | <a href="http://www.planning-applications.co.uk">www.planning-applications.co.uk</a> |

If you would like more inspiration and ideas on how to add light and life to your home our other free brochure, Project daylight – could be just what you need.

Visit [www.velux.co.uk](http://www.velux.co.uk) for your free copy





# Our commitment to sustainable living

VELUX is a forward thinking company whose values are built on daylight, fresh air, quality of life and creating healthy places to live and work.

For us, sustainability influences everything we do. It starts where it should – with the quality of our products.

We have been making the world's leading roof windows for over 70 years, which means that our customers can choose our products with confidence in both their quality and durability.

Our windows are designed to keep heat loss to a minimum, to make the most of solar thermal gain and let in natural daylight and fresh air.

Used on their own, or in tandem with our new solar hot water systems, they can play a key role in helping customers reduce their fuel bills and CO<sub>2</sub> emissions.

Our aim for the future is simple – to continue to help create healthy buildings that are great places to live, and contribute positively to the environment.

*for a brighter future*

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KY7 4ND  
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Willsborough Industrial Estate  
Clonshaugh  
Dublin 17, Ireland  
Tel: 01 848 8775  
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Website: [www.velux.ie](http://www.velux.ie)



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