

RESIDENTIAL APARTMENT FOREST OF BOWLAND, LANCASTER

Product: 3 Wall Box Rooflight

Client: PJ Livesey Group



Situated within the converted water tower of the former Lancaster Moor Hospital, Glazing Vision's 3 wall box rooflight was key to unlocking the spectacular views from the apartment.

Located just outside Lancaster and close to the Forest of Bowland, this is a designated area of natural beauty. The former asylum has been transformed as part of a multi-million pound housing development by the PJ Livesey Group, and was shortlisted for the LABC NW Building Excellence Awards 2016.

The conversion of the stone water tower, located above the imposing main entrance, presented a number of structural challenges for PJ Livesey. There was a narrow spiral staircase leading up to two rooms at the top, and positioned high in the tower was a water tank containing ¼ million gallons of water. Before any construction work could take place these obstacles had to be carefully removed, ensuring no damage was caused to the fabric of the building.

CASE STUDY 15

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A roof terrace was an integral element of the design of the planned water tower luxury apartment. This was crucial to capitalize on the panoramic views of the Fells of Bowland and Morecambe Bay, whilst also providing a generous amount of outdoor living space. However the existing roof was deemed to be too high to offer safe barrier height for the intended roof terrace, in relation to the parapet walls.

Initially, a hinged Glazing Vision Skydoor rooflight was specified before PJ Livesey decided upon their innovative box rooflight, which was seen as offering superior head height and removed the requirement for installing a balustrade around the opening.

The rooflight was fixed onto 3 walls and as such was enclosed within the existing fabric. No additional balustrading was required and the minimal structural framework of the box rooflight, supplied in a timeless powder-coated grey, guaranteed full use of the sizeable

roof terrace and a seamless integration of the exterior and the interior.

The retractable glazed section, which slides over the fixed section of glass, is operated at the touch of a button. This provides a clear 50% opening and sufficient head height for easy access. The resident can thus climb the small stairwell whilst the rooflight is retracting into its open position, without having to “bow” his head. The secure manual override also detects movement during the open/close operation to provide the all-important safety features. An access key pad also offers an additional benefit to the resident with regards to comfort and security.

For PJ Livesey, their sensitive conversion of the Water Tower and development of the Residence at Lancaster Moor were recognized at the inaugural NW Insider Residential Property Awards in 2016 – they were named Bespoke & Urban Developer of the Year.

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