



**VELUX®**

# Preserving a period home in Tynemouth

with VELUX Heritage conservation roof windows



## THE PROPERTY

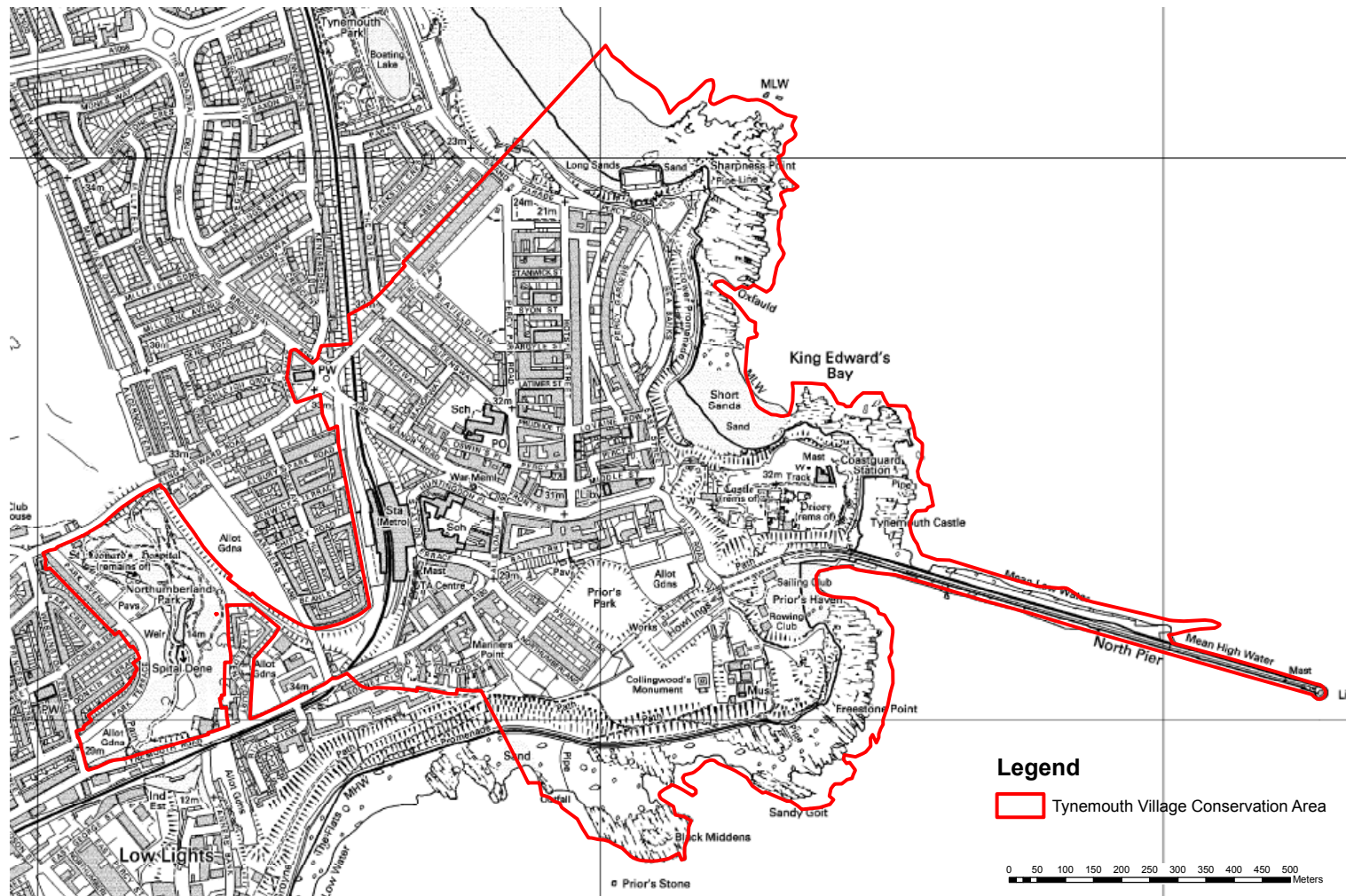
Andrew and Carly, residents of Tynemouth (a large conservation area) envisioned their newly acquired property as their forever home with their two children. The Edwardian semi-detached villa they bought had ample space but lacked daylight and ventilation. While they had six big double bedrooms, there weren't enough bathrooms and the living space felt cramped. Their loft area consisted of one small rooflight in the landing, and an indoor window in the bathroom towards the landing.





“Change is a sign of continuing life, but it needs to be handled with care and sensitivity to ensure alterations from new developments and other investments are of the highest quality.”

Tynemouth Village Conservation Area Management Strategy  
Supplementary Planning Document, April 2014

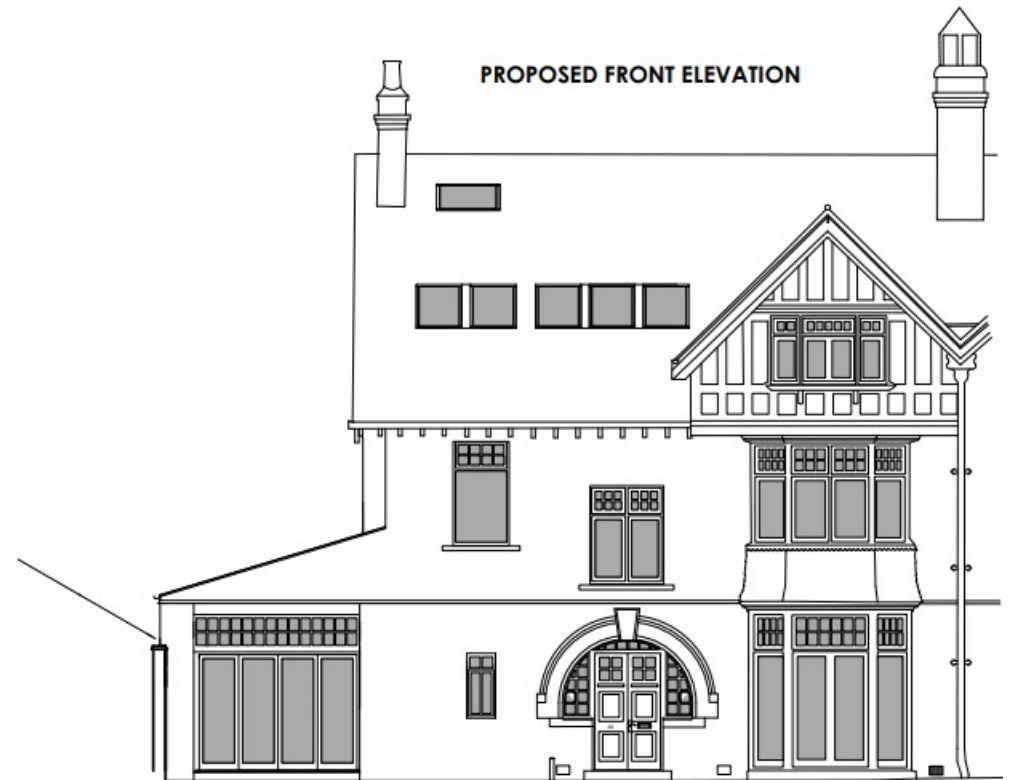


## THE AREA

As the house borders a conservation area, it was crucial for the family to ensure the house renovation remained in keeping with the surroundings. The public spaces in Tynemouth Village conservation area are rich and diverse, with a sea front, riverside, open spaces, Northumberland Park (the regeneration of which is near completion) and the recently refurbished Victorian Station. There are also many fine streets of late Georgian and early Victorian terraces that, combined, give Tynemouth Village a special character that's widely favoured by tourists.

Andrew and Carly's Edwardian semi-detached villa was built between 1900 and 1929. Therefore, it was essential for them to preserve and enhance their home's character and appearance.

The homeowners wanted to renovate their future home to be in keeping with the style. They reached out to Spence & Dower Chartered Architects who crafted drawings and submitted the proposal and secured approval.





## ANDREW AND CARLY'S WISH LIST

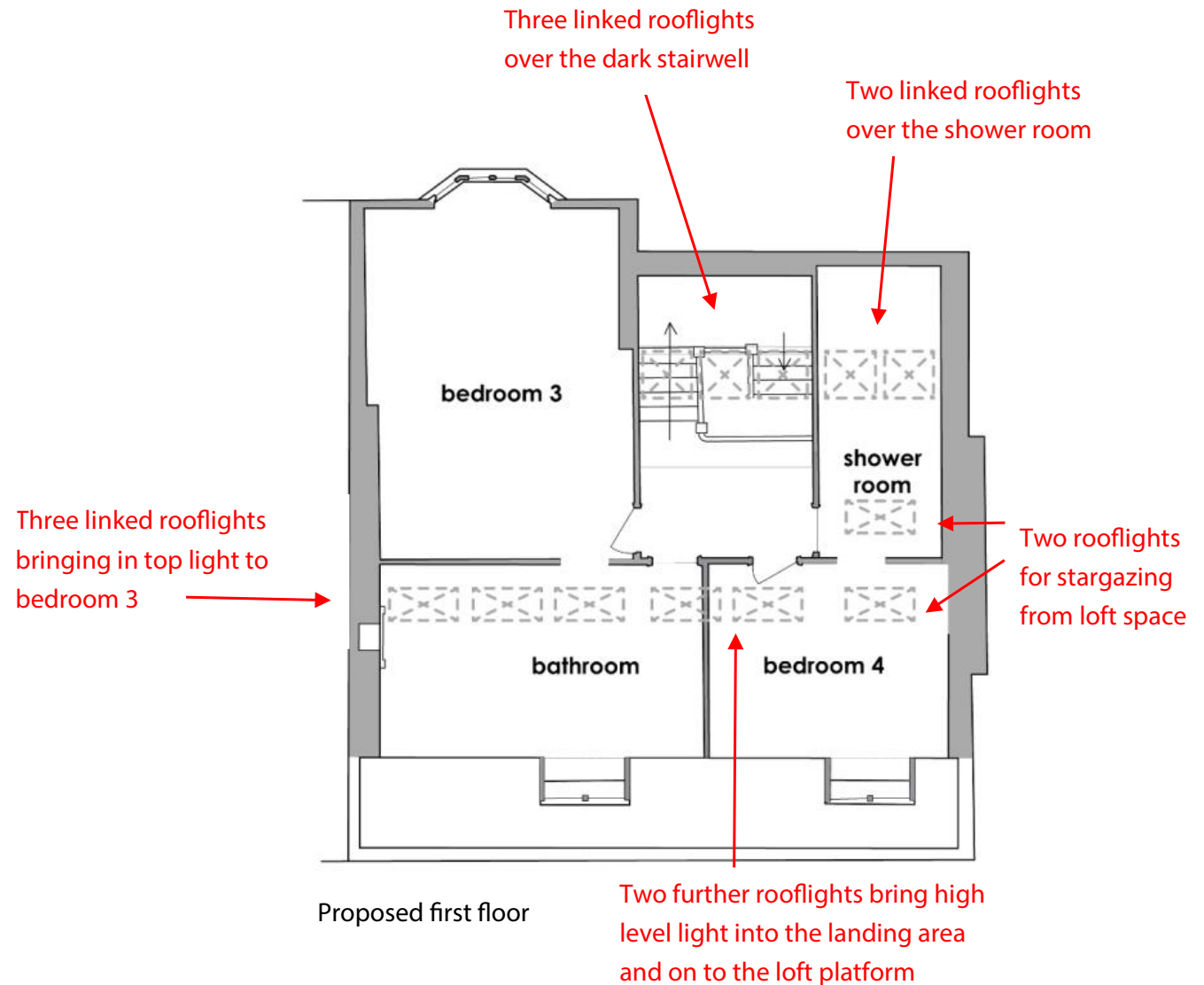
Andrew and Carly envisioned several key improvements to enhance their living experience.

- Maximising views of both front and rear gardens.
- Incorporating rooflights to retain sunlight in the newly roofed area and improve light and ventilation in the stairwell.
- Upgrading bathroom facilities and optimising the loft space for added functionality.

## DESIGN ITERATIONS

The design process focused on addressing Andrew and Carly's needs while respecting the property's heritage. Several key iterations were proposed for the loft area by Spence and Dower.

- VELUX roof windows were proposed in the loft to bring in additional light and to make the space feel more open and brighter.
- A further rooflight in the loft space above the shower rooms so the loft platform provides two windows for stargazing in different directions.
- The solution to the dark top landing of the stairwell to provide three linked rooflights between the exposed purlins.





## LOFT BATHROOM SPACE TRANSFORMATION

The bathroom on the top floor didn't have external windows, but it did have an internal one facing the indoor landing area. Therefore, it was necessary to open the bathroom loft area to install a ventilation system.

After the successful planning application, the construction work began. The homeowners were keen on following the proposal, however, during their construction time, the **VELUX Heritage conservation roof window** was launched. The sleek and subtle low-profile design of the new roof window played a significant role in their decision because it guaranteed to harmonise seamlessly with the house's style.



After installing one **VELUX Heritage conservation roof window** in the bathroom, Andrew and Carly saw the effect of daylight when installing the roof window as it transformed the space. They wanted the same effect on top of the central staircase.



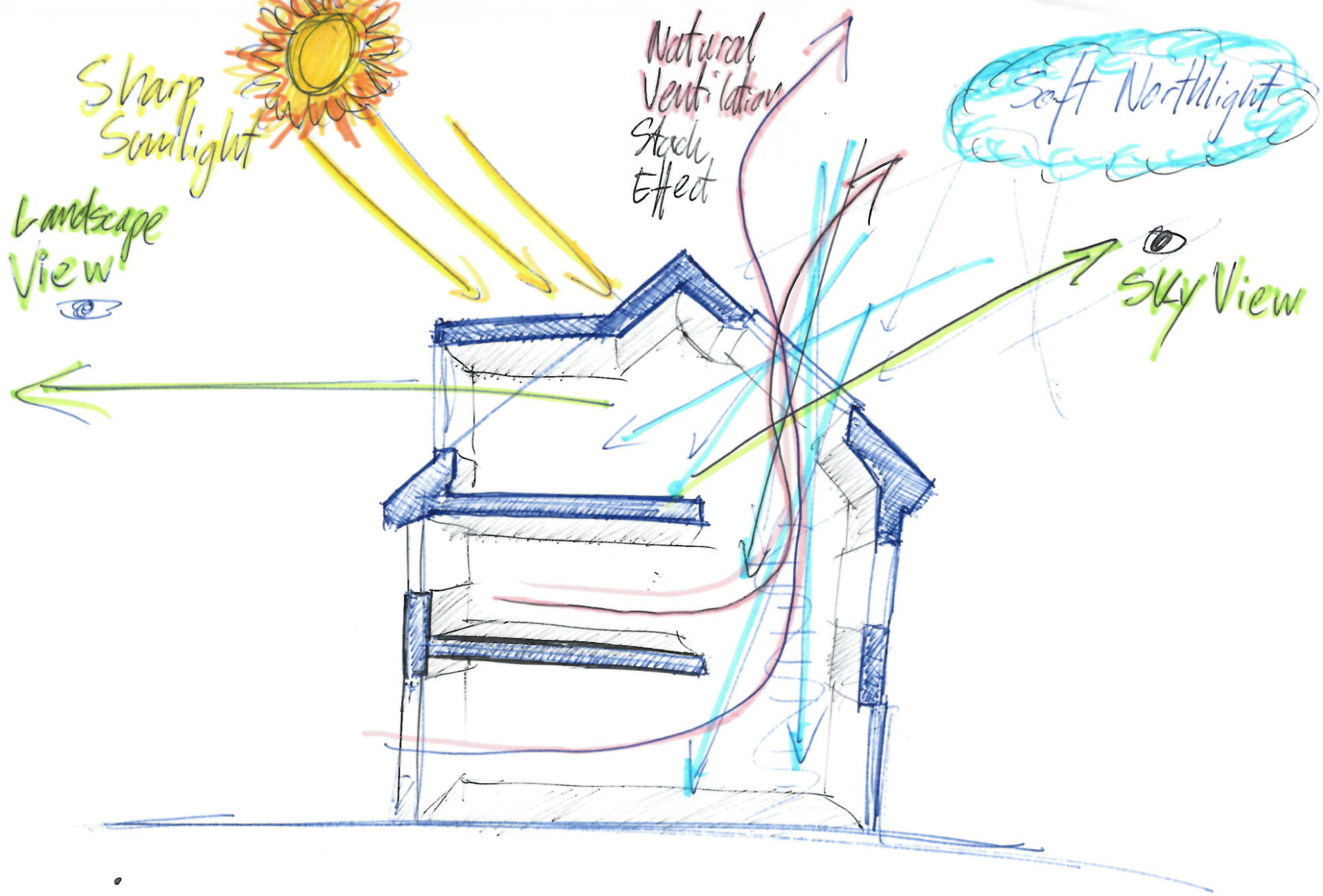


## STAIRWELL ILLUMINATION

Two linked **VELUX Heritage conservation roof windows** were installed between exposed purlins to brighten the dark top landing and extend into the adjacent shower room. This allowed daylight to flow through the central staircase of the house and maintain the natural ventilation flow.








ArchiTect









## OUTCOME


With the installation of two VELUX Heritage conservation roof windows in the landing, Andrew and Carly's home embraced the influx of daylight and the fresh ventilation flow through the central staircase of the house.

Installing a large VELUX Heritage conservation roof window in the bathroom that featured a hand winder made it possible for them to air the space and ventilate it thoroughly.

“ Because they are so low profile, they just look like they have always been there. ”

Andrew, the homeowner



A photograph of a child with brown hair, wearing a light grey sweater, standing on a staircase and looking up at two large, rectangular skylights. The skylights are set into a white ceiling and are framed by dark blue or black metal. A thick, light-colored wooden beam runs horizontally across the ceiling between the two skylights. The walls are a light grey color. To the right, a large green plant with long, thin leaves is visible. The child is holding a white paper airplane in their right hand, pointing it towards the skylights. The overall atmosphere is bright and airy, with natural light coming through the skylights.

The alterations promised to create a versatile and inviting space for the family to enjoy for generations to come, **while preserving the heritage of the building.**

“It’s completely changed the whole perspective of the house, really. ”  
Andrew, the homeowner





“The installed rooflights are different in size and number from what has been put in the planning application, but they look very good incidentally. ”

Tim Bailey RIBA  
Architect, Head of Practice  
xsite architecture LLP  
Spence & Dower (sister practice)



VELUX Company Ltd  
Woodside Way  
Glenrothes  
Fife  
Scotland  
KY7 4ND

Tel: 01592 778 225  
Email: [architecture@velux.co.uk](mailto:architecture@velux.co.uk)  
Website: [velux.co.uk](http://velux.co.uk)

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