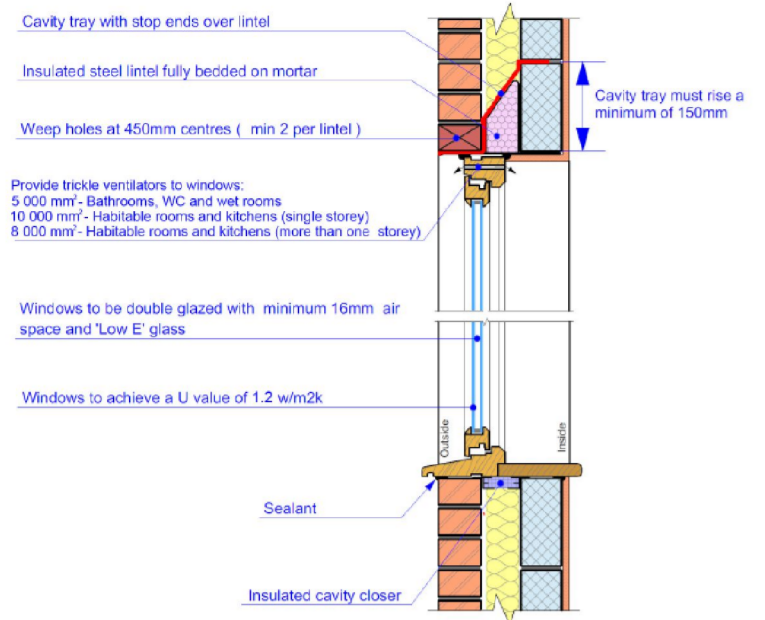


# PLANNING APPLICATION



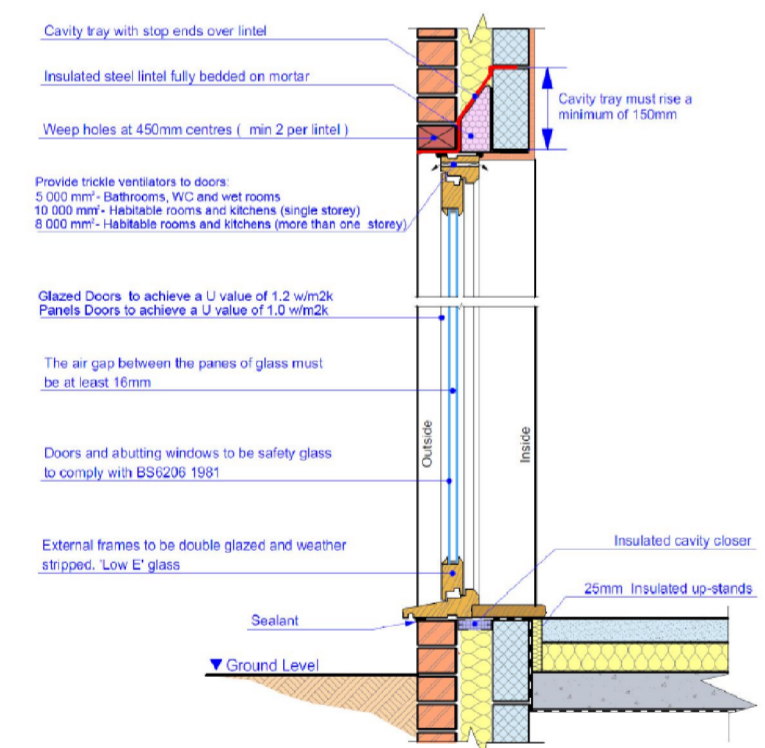
Windows to achieve a U value of 1.2 w/m<sup>2</sup>k  
Windows to be double glazed with minimum 16mm air space and 'Low E' glass  
Safety glass (toughened or laminated) shall comply with building regulations and have markings on each piece of safety glazing.  
The area of windows, rooflights and doors should not exceed 25% of the floor area of the room in which it is located.  
If the area of windows, rooflights and doors exceeds 25% of the total floor area, compensating measures should be included elsewhere in the work to improve the energy efficiency of the dwelling.  
Background ventilation to be provided via window trickle ventilators:  

- 8 000mm<sup>2</sup> - Habitable rooms and kitchens ( more than one storey dwellings)
- 10 000mm<sup>2</sup> - Habitable rooms, kitchens (single storey dwellings)
- 5 000mm<sup>2</sup> - Bathrooms, WC and utility rooms

 All windows to be fitted with draught-proof seals.  
 Insulated cavity closers should be installed where appropriate and insulated plasterboard to be used in reveals  
 Minimum overlap between the frame and cavity closer 30 mm

## RE REAR ELEVATION

SCALE 1 : 50



Glazed Doors (more than 60% glazed area) to achieve a U value of 1.2 w/m<sup>2</sup>k  
Panels Doors (less than 60% glazed area) to achieve a U value of 1.0 w/m<sup>2</sup>k  
External frames to be double glazed and weather stripped, 'Low E' glass. Frames to 'Fensa' standards. The air gap between the panes of glass must be at least 16mm  
Doors and abutting windows to be safety glass to comply with BS6206 1981.  
Safety glazing to have markings on each piece of safety glazing.  
Background ventilation to be provided via doors trickle ventilators:  

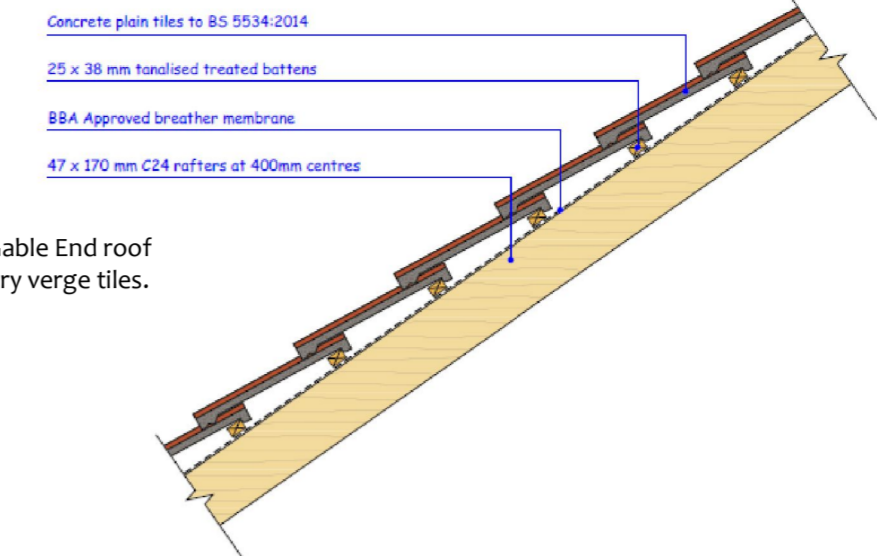
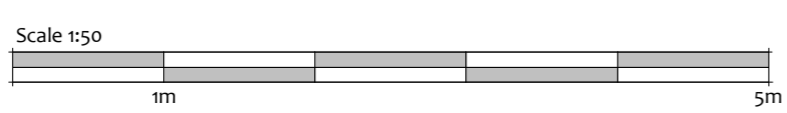
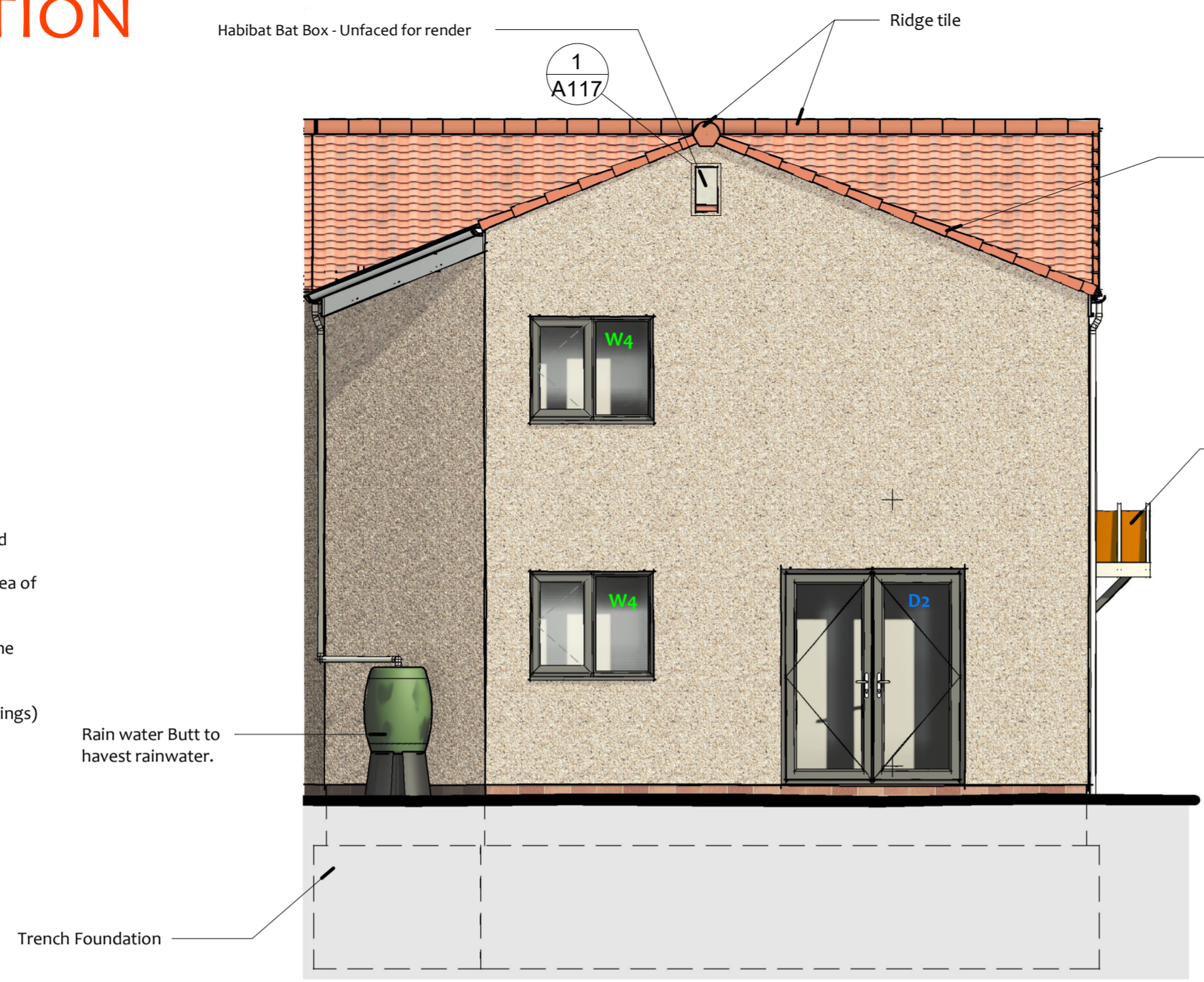
- 8 000mm<sup>2</sup> - Habitable rooms and kitchens ( more than one storey dwellings)
- 10 000mm<sup>2</sup> - Habitable rooms, kitchens (single storey dwellings)
- 5 000mm<sup>2</sup> - Bathrooms, WC and utility rooms

 Minimum overlap between the frame and cavity closer 30 mm  
 Entrance door to be 932mm wide with a disabled threshold. Ensure door has a minimum clear opening of 775mm.  
 Insulated cavity closers should be installed where appropriate and insulated plasterboard to be used in reveals  
 All doors to be fitted with draught-proof seals.

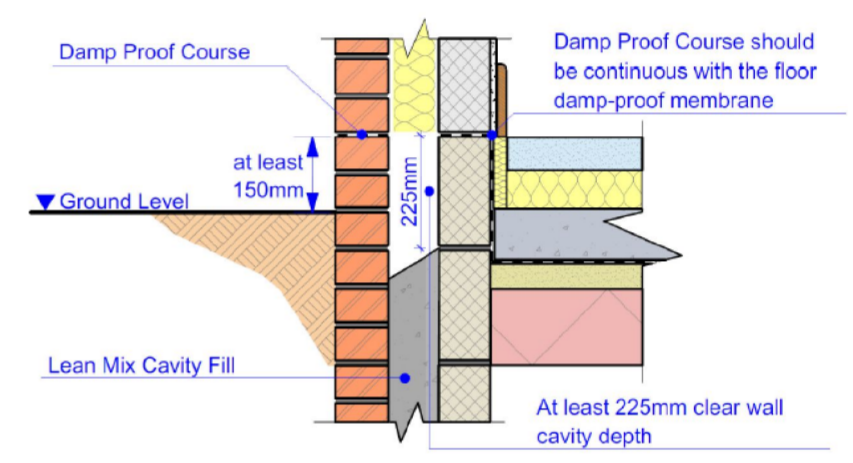
## LS LEFTSIDE ELEVATION

SCALE 1 : 50

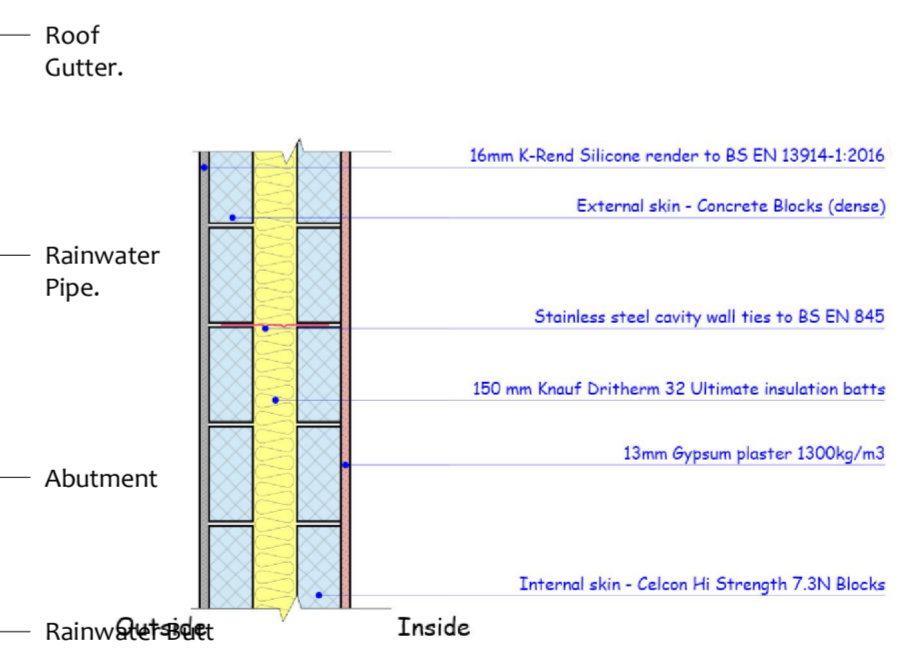
Habitat Bat Box - Unfaced for render



**Pitched roof construction. Roof pitch 25°**  
 Marley Ludlow Major concrete tiles to be fixed and lapped strictly in accordance with the manufacturer's instructions on 25 x 38mm tanalised sw treated battens on breather roofing membrane with BBA or other approved accreditation.  
 Supported on 47 x 170mm C24 softwood treated timber rafters at 400 centres.  
 Rafters nailed over 100 x 50mm wall plate that is mortar bedded and strapped to inner leaf with 1000 x 30 x 5mm galvanised mild steel straps at maximum 2000mm centres. Provide 25mm continuous proprietary ventilation with insect mesh at eaves level and 5mm continuous ventilation at ridge level to allow for cross ventilation. Provide lateral restraint by installing galvanised mild steel straps 1000 x 30 x 5mm every 2m along the wall. Straps to be carried over at least 3 rafters with solid noggins and to be built into walls. Ensure that cranked end



**DPC**  
 A damp proof course (DPC) shall be provided to all ground floor walls and shall consist of a layer of polythene or similar approved type to BS743 bedded on mortar and adequately lapped 150mm at joints and full width lap at corner returns. The damp proof course shall be minimum of 150mm above the level of any adjacent finished ground or paving. Vertical insulating damp proof course 150mm wide to give protection to cold bridging to be installed at jambs and cills in cavity construction and cavity closed with blockwork as applicable.



**Full fill cavity wall with render finish.**  
 16mm K-Rend Silicone render finish to comply to BS EN 13914-1:2016 applied in 2 coats onto 100 mm Concrete Blocks (dense). Fully filled insulated cavity using 150 mm Knauf Dritherm 32 Ultimate. Cavity wall insulation installed in accordance with manufacturers details. Inner skin of 100mm Celcon Hi Strength 7.3N Blocks, with compressive strength in accordance with structural engineer's details. Finish walls internally with 13mm Gypsum plaster 1300kg/m<sup>3</sup> applied in accordance with manufacturers instructions. Taped and jointed complete with beads and skim plaster finish.  
 All brickwork and blockwork is to be carried out in accordance with the latest amendments of BS 5628.  
 All mortar for external and internal walls shall be class 3 designation and be consistent in colour and quality throughout.

U-VALUE 0.18 W/m<sup>2</sup>K