

-The Existing house does not have insulation. The exposed nature of the site has meant that the existing stone has deteriorated very badly becoming porous allowing both heat loss and water ingress.

-The timber will be sourced sustainably from a PEFC, STA & FSC accredited timber frame company.

-The client is also exploring the possibility of implementing solar power.

-External Walls (Render Clad & 140mm Timber Frame): 283mm Rain Screen walling formed with outer leaf in 9mm cement board which should be finished with a 5mm Cementous render base coat & mesh and 3mm top coat in render. Internal Leaf to be formed with 140 x 40 Treated S/W Timber Frame to specialists' Design & Layout. Timber frame to be sheathed externally with 9mm OSB which is to be covered in Foil Backed Proctor Waterproofing Membrane. Waterproofing membranes to be cut and overlaid onto cavity tray around all openings and at DPC level. With 100mm K108 Kingspan Insulation or similar approved. Internal face to be lined with SuperQuilt Multi-Foil Insulation & Vapour Control Layout, 25mm battens to form service void with 12.5mm Plasterboard + 3mm Skim.

Rain Screen to vented at low level using Wemico white PVC ventilation angle and at high level into the soffit space. DPC level of rain screens to have overhanging cill

-Flat Roof (Sedum Warm Roof) : Flat roof to be constructed using s/w treated timber joists to structural engineers specification. Roof falls to a minimum of 1:40 which are to be formed with S/W timber furring pieces. Roof Sub-Deck to be formed with 18mm OSB3 T&G boarding overlaid with a Dupont frameshield VCL 120mm TR27 Kingspan insulation, to be then overlaid with 18mm OSB3 T&G roof deck and lined with seamless EPDM single-ply rubber membrane. Roof to be covered in Riefa Lightweight Green Roof deck and Sedum roof covering. Timber rafters to be underlined with 12.5mm plasterboard & 5mm Skim. Little to No maintenance required

-Windows: Generally, to be triple-glazed with min.16mm air gap between panes filled with argon gas. Glazing to be low-E type. Opening lights to be weather-sealed and provide a minimum of 1/20th of the total floor area of room as ventilation. Windows to give a U-value not exceeding 1.4W/m²K, as set out in L1B of the Building Regulations. Doors to give a U-value not exceeding 1.4W/m²K, as set out in L1B of the Building Regulations. Windows in habitable rooms to be fitted with trickle-vents to give background ventilation the equivalent area of at least 5000mm². Any glazing extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to B.S.6206. All glazing to comply with B.S.6206. Any Glazing below 800mm should be guarded.

-The existing house has an above ground volume of 695 CBM with the proposed being 633 CBM and the previously approved being 750 CBM.

-The previously approved scheme was for a 5 bed house which was much larger than our current proposal and no mention of the septic tank was brought into question. On this scheme alone the proposal is for a smaller house, albeit one more

bedroom but the overall capacity wouldn't be affected. We do not have the specification for the on site septic tank and this would have to be something to be investigated further when it comes to construction if deemed to be.

-Parking will be provided within the garage, to the side of the house and there is space to the front. Waste collection is to remain as existing.