Notes for planning application Heathfield, Breinton HR4 7PP 08/03/16

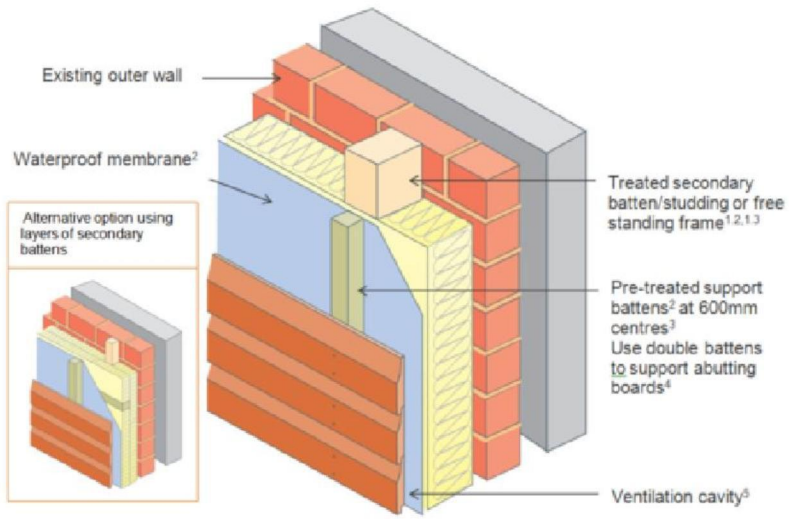
Prepared by the owners of Heathfield, Breinton HR4 7PP for Herefordshire County Council in application for planning to clad the house with insulation and replace all external windows and doors. This proposal takes into account the location impact and appearance of its surrounds. The house is situated in a very quiet beautiful area 300m from the river Wye designated as a SSSI, site of specific scientific interest.

1. **Planning permission is sought to clad the house in timber.** The new insulating layers will consist of 100mm solid foam insulation board in-between treated softwood frame, covered with a permeable membrane. The insulating layer will be clad in untreated, locally sourced, oak or larch boards.
2. **Planning permission is sought to replace the existing external doors and windows** with modern, thermally efficient, triple glazing and attractive oak front and rear entrance doors. This will also entail replacing the front door with a window and installing a replacement closed oak porch, central to the front of the house.

Two A3 drawings illustrate the principal elevations of the house at a scale of 1:100 before and after the proposed refurbishment. The proposed alterations are to improve thermal efficiency, external appearance and update the interior at Heathfield, Breinton Hereford, HR4 7PP

Timber Cladding Details

By adding substantial insulation to the walls, floors and roof to current standards, the property will benefit from an enhanced thermal envelope. The walls will be covered externally with 100mm dense insulation board between treated softwood frames, lined with a breathable membrane and timber clad with attractive locally sourced oak or larch boards.



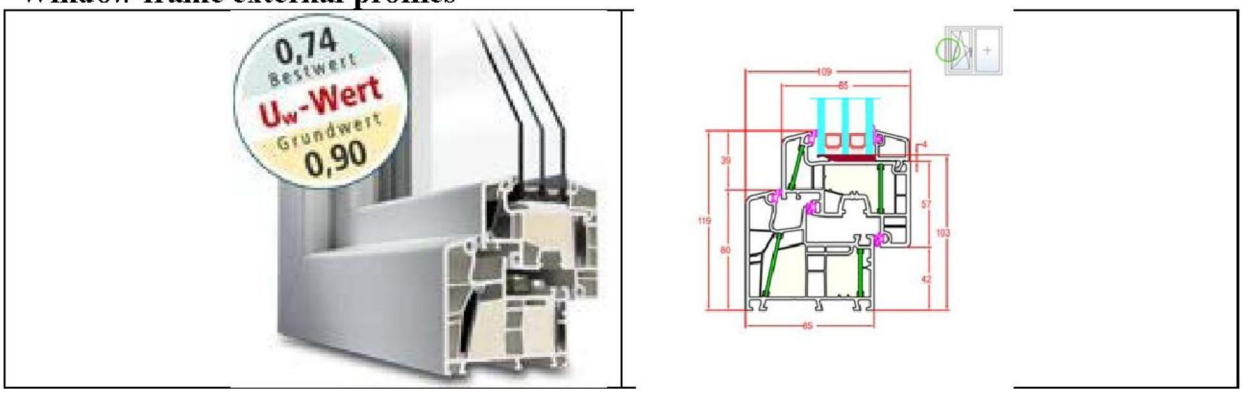
source: http://www.timbercladding.org/DesignConsiderations/DesignDetail/HorizontalCladding/ExistingStructure.aspx

The timber cladding will be 20mm by 250mm untreated feather board green oak or larch left to weather to a natural silver colour. The same timber will also be used to replace the white plastic soffits and the white plastic window surrounds, covering the concrete lintels and window sills.

Window Details

All existing white plastic framed windows will be replaced with grey modern triple glazing to compliment the timber cladding. The windows will be highly efficient modern turn and tilt grey plastic with a thermal efficiency Uw value of 0.9Kw/m2. All ground floor windows will be 85-109mm frames safety glass with 8mm external security glass. The exterior colour of RAL 7012, illustrated below, was chosen to match the silver timber cladding.

Window frame external profiles



Window frame external colour

In time we propose to upgrade the energy efficiency of the house installing PV solar cells on the south facing roof after a full external envelope of modern insulation materials is installed. We will also take the opportunity to utilise the attic space and upgrade the kitchen and bathroom facilities. The oil fired central heating and hot water system will be upgraded with thermostatic valve controls to a mains pressure system, removing the need for water tanks in the attic and incorporating solar energy for supplementary electricity. The Solar PV cells will be installed on the south facing roof for maximum efficiency.

The attic space will be converted to provide a replacement bedroom. The roof space will be fully insulated and naturally lit by four north facing Velux roof lights. The first floor will be upgraded to incorporate stairs to the attic, a new en-suite bathroom and a family bathroom. On the ground floor, the kitchen will be remodelled as an attractive kitchen dinner. At the front of the house the existing front porch will be replaced with a picture window to match the kitchen window. The new entrance will be central to the house with new door in an attractive oak porch, to match the cladding. This will improve the thermal efficiency and natural light to the adjoining rooms.

The proposals are more than 300m distant from any neighbours and the proposed Velux roof lights look north onto open countryside. Locally sourced wood was chosen to reflect the natural colours of the landscape. It is intended to remodel this house to a high standard based on sound ecological principals to provide us with an attractive, comfortable, energy efficient home for the future.