

Notes used by Nick Owens in support of application DM/21/0009

	Notional Building specification for B/Regs Part L 2021	Expected Part L 2025	8 Hurst Road	
Element or system	Reference Value for Target Setting	Draft Future Homes specification NEW BUILD	DM/21/0009 Low energy retrofit	
Opening areas (windows, rooflights, doors)	As existing upto maximum of 25% of total floor area		34.76m ² windows and floor area 173m ² inc. garage so 20%	✓
External walls including semi-exposed walls U value (W/m ² K)	U = 0.18 W/m ² K	U = 0.15	U = 0.12	✓
Floors U value (W/m ² K)	U = 0.13 W/m ² K	U = 0.11	0.78 /0.95 as existing	Historic
Roofs U value (W/m ² K)	U = 0.11 W/m ² K	U = 0.11	U = 0.156, using wood fibre	
Semi-glazed door (30-60% glazed area) U value (W/m ² K)	U = 1.0 W/m ² K		U = 0.78	✓
Windows and glazed doors with >60% glazed area U value (W/m ² K)	U = 1.2 Frame factor = 0.7 Solar energy transmittance 0.63 Light transmittance 0.80 Overshading - as existing building average	U _g = 0.8	New ones U _g = 0.5 to 0.7 U _f = 0.92 Overshading: external blinds on south-facing	✓ generally
Heating appliance	Mains gas	Low carbon heating (e.g. heat pump)	Gas + piping for heat pump readiness	
Heat emitter type		Low temperature	Underfloor + cool rads	✓
Ventiation System Type	Natural with intermittent fans, 4 if floor area > 100m ²	Natural (with extract fans)	Mechanical Ventilation with Heat Recovery (no wasted heat)	✓
Photovoltaics	None	None	1.96 + 2.24 = 4.2kW	✓